



TOWN OF WINDSOR FACT SHEET

SUBJECT: HOCKEY ARENA / HOCKEY HERITAGE PROJECT

DATE OF FACT SHEET: FEBRUARY 16, 2018

PREPARED BY (AND CONTACT INFO):

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QUESTION: What is a basic ice rink? What will it include? Will it have the museum? Will it have a walking track?

ANSWER: Given that we will only have a limited amount of funds, the Town will be building a hockey arena that will not include a museum but it will include a very worthy entrance to the facility with showcases and displays of hockey heritage. People will feel and know that you are in a rink that is a tribute to hockey heritage.

The Hockey Heritage Society will be in their current location of Haliburton House; however, would like more space. The Town of Windsor is having discussions with NS Museums on this matter. On top of the heritage showcase entrance way, there will also be signage informing/encouraging visitors to walk the trail from Long Pond to Haliburton House to view more of the hockey heritage collection, information and memorabilia.

The arena design will include the option for a walking track so should funds be available, it will be included.

QUESTION: When will construction start?

ANSWER: If all goes as planned, June 2018 but that would mean that federal approvals and all design and construction plans are approved.

QUESTION: How much money is available to build a rink?

ANSWER: The only funds we have right now is \$5 Million (\$1 Million from the Municipality of the District of West Hants; \$1 Million from the Town of Windsor; \$3 Million from the Province of NS). If we are able to fundraise \$1,000,000 in the next six weeks, we can get matching federal dollars to match our \$3 million and the provinces \$3,000,000. Realistically, we are hoping for \$9,000,000.

QUESTION: Where will it be built?

ANSWER: The arena will be built on the Long Pond site.

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QUESTION: What will happen to the current rink (exhibition arena)?

ANSWER: The current exhibition arena is used for a dual purpose; hockey arena in the winter months and a horse show arena and other agricultural/exhibition purposes for the other half. The Agricultural Society are the best ones to respond on what they will do with the space during the other half of the year when the hockey ice is removed.

QUESTION: Being at King's-Edgehill, they will take it over and get the best ice times.

ANSWER: That is not true, in fact, the opposite is the case. They can use the arena during hours that it is underutilized as they are next to it (for example, during the daytime). Nevertheless, a Management Board will have policies to ensure that the arena is managed for effectiveness and efficiency. Provincial funding contribution toward this project requires it be equally used for "public" use.

QUESTION: What will happen to staff at current rink?

ANSWER: Staff have a lot of expertise and the Town will ensure that since this is a town-owned facility that we retain that expertise for the new arena.

QUESTION: Should be on Wentworth Road; people will get lost trying to find it.

ANSWER: We are a very small town and with appropriate signage, GPS in most vehicles and Google Maps, there is little chance people will get lost. For those who play hockey and in-relation to schedules, once players/families visit an arena once or twice, they know where it is for the future. This area attracts thousands of visitors a year with current attractions (Dill Farm, Long Pond, King's-Edgehill School, etc), and it has not been an issue to-date.

QUESTION: Will Windsor taxpayers be the only ones covering any shortfall if it doesn't make money?

ANSWER: Yes.

QUESTION: Why did West Hants not partner?

ANSWER: West Hants made a significant capital contribution of \$1 Million to the project. The Town is very thankful to them for it. They have also indicated that they have no desire to be involved in any partnership agreement or operating expenses whatsoever. As you are aware, the Town also bore the entire operational expenses for running the existing arena on its own over the past 36 years or so, without any cost-sharing from West Hants; this evidently will continue to be the practice.

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QUESTION: Why just a rink and not a multi-use facility that everyone can enjoy (like the Canada Games Centre)?

ANSWER: We can't afford it. We will build a 500 seat arena that we hope is not a tax burden to our residents. We are a small community of 3,800 (approx. 1,100 households and 300 businesses), of which will have to pay for anything that is larger than required. The operating costs have to be covered by reasonable user fees or it will end up in a deficit annually which will then fall on taxpayers to pick up. We want to look at something that, realistically, can operate without a deficit. (There are number of NS arenas that operate with deficits and some that break-even or even a have a small surplus. We want to build something that realistically, can break-even or have that surplus).

QUESTION: Anyone know if there was a financial benefit to taxpayers to build at Exhibition site?

ANSWER: We do know that there is absolutely no need for us to build at the Exhibition site as the Town owns its own land on Wentworth Road (so it would make no sense to purchase or lease additional property).

With respect to the existing Exhibition Arena, West Hants received a quote/budget plan to phase in refurbishment of it and it was: Low-end \$6.6 Million and High-end, just over \$8.5 Million. On top of this, the Agricultural Society indicated if that were to be done, they would then require a new, separate, 500-seat horse show arena to be built.

In summary: to answer the question specifically, the Town would have to purchase/lease land at the Exhibition site, then build (when the Town already owns land in a different area on Wentworth Road), so this would cost more.

Or, to refurbish, spend the amount identified in the quote provided to West Hants, plus build a new horse arena and a replacement for the green barn and all of these costs would have to be added on top of the estimates listed above (re. low/high-end).

Further, part of the challenge for this project is fundraising. When the last effort was ceased last year after three years of fundraising and pledges in the local, national and international hockey community, that money was withdrawn. At this stage, the Town also has to assess which location allows the best opportunity to bring back funders. We have six weeks to raise \$1,000,000 so that we can receive matching federal dollars.

QUESTION: College Road is already in rough shape with a lot of traffic. What will be done with that? And has the Gladys Manning been notified because residents there are already scared to walk/drive down College Road because of its condition and how narrow it is? And if there are upgrades to College Road, how much will that cost taxpayers as well?

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ANSWER: College Road has been an issue for the Town for well over 10 years. Residents have asked for the repair and upgrade of the road well before an arena was ever conceived on Long Pond. At some point, whether there is a rink built or not, the road, like many other roads in Windsor, will need to be reconstructed and paved. This is not an arena expense. This is an expense that will have to be incurred by the Town regardless of whether an arena is built or not.

And no, Gladys Manning has not been directly contacted.

QUESTION: **As a taxpayer in the town of Windsor I also have a question and a comment.....1- Should we not have had a vote on where the arena will be built? and 2- In my opinion wouldn't the old arena on wentworth Road have been a more logical choice with more infrastructure already in place...for example.....right off the 101...easy access to food vendors (Tim Hortons...MacDonalds...etc).....Super 8 also right there when needed.....With all these amenities already in place it would seem to make more sense.....in my opinion.....Has it even been discussed the upgrading that College Road will need at more added cost...**

ANSWER:

- Council was elected to make decisions and in the case of this arena proposal, discussions have been taking place for over 10 years. Council has to assess which location provides the best opportunity for economic development of the region, the best opportunity to showcase our hockey heritage assets, the best opportunity for fundraising, and the best and most cost effective option after all these considerations are taken into effect.

A Feasibility Report assessing the two locations was also undertaken and an estimate to refurbish the existing arena was also done. The decision was made given what our Council knows. Citizens will definitely have input and an opportunity to make comment when the project is right-sized and redesigned. A presentation will be made to the community on what it will look like and cost.

- The food establishments and the accommodations are all less than a 5 minute drive from Long Pond. While the existing Exhibition Arena is extremely close to these amenities, it shouldn't prevent Council from making the best decision for the Town. Further, this location provides opportunity for visitors to go "through" our town rather than just off at Exit 5A and turn right into the Exhibition grounds. Those coming from Exit 5A will at minimum, travel Wentworth Road and those from Exit 6, through our downtown. (Currently, most visitors to the existing arena will just take Exit 5A no matter which direction they're coming from on Hwy. 101 and not necessarily travel into our town).
- For those who use arenas, there are hockey arenas 15 - 30 minutes away from a highway exit. If a person has to get to the arena, those trips are not uncommon. An assessment done by the Feasibility Report states that Long Pond is roughly a five minute drive from any of the three exits to Windsor; Exits 5, 5A and 6.

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- Upgrading College Road has been on the capital budget for over 10 years. It will have to be upgraded at some point and the Town would have to pay for it regardless of whether an arena was ever built on this site. It is an expense that would be incurred and it is not an arena associated expense as being suggested. It is on our 5 year capital plan to replace whether an arena gets built or not.

QUESTION/COMMENT:

“This project shifted from investing in an arena to now solely owning it (without West Hants) which means shortfalls will fall solely on Windsor tax-payers (rather than 50/50 with West Hants as a partner). This change has not been discussed with Windsor tax-payers. Council needs to know if Windsor citizens want that;” and,

From the minutes:

“West Hants’ correspondence to withdraw from the Hockey Heritage Inter-Municipal Service Agreement Recommendation Report – Discussion was held with respect to the letter and partnerships and the Memorandum of Understanding. Question was raised as to whether anyone spoke with Warden Zebian asking why West Hants didn’t want to continue being a partner. It was noted that it was not discussed.

Consensus was for Windsor to respond acknowledging the letter with regret and that Windsor looks forward to future discussions West Hants wishes to have.

MOVED BY ALLEN/BREGANTE TO RECOMMEND TO COUNCIL THAT WINDSOR ACKNOWLEDGE WITH REGRET WEST HANTS’ CORRESPONDENCE AND THEIR MOTION OF THEIR JANUARY 29, 2018 COUNCIL MEETING, TO “REMOVE ITSELF FROM THE HOCKEY HERITAGE INTER-MUNICIPAL SERVICES AGREEMENT” AND THAT WINDSOR COUNCIL AGREES TO TERMINATE THAT AGREEMENT. MOTION CARRIED.

(ii) West Hants’ correspondence - Commit \$1 Million support for indoor ice rink Recommendation Report

MOVED BY ALLEN/IVEY TO RECOMMEND TO COUNCIL THAT WINDSOR COUNCIL ACKNOWLEDGE WITH THANKS THE JANUARY 29, 2018 MOTION OF THE MUNICIPALITY OF THE DISTRICT OF WEST HANTS COUNCIL, IN WHICH WEST HANTS COMMITTED TO PROVIDE \$1 MILLION IN UNRESTRICTED CAPITAL FUNDING TOWARD THE CONSTRUCTION OF AN INDOOR ICE RINK TO BE USED BY THE RESIDENTS OF WINDSOR AND WEST HANTS. AND THAT COUNCIL WILL INCLUDE IN ANY FUTURE FINANCIAL PROJECTIONS OR COSTING FOR SUCH A FACILITY THE CONTRIBUTION OF MONEY MADE BY WEST HANTS. MOTION CARRIED

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So, does this mean \$1 million is now pulled from the project? If so, Windsor taxpayers, and I am one, will need to pick up the \$1 million shortfall. I don't agree to or endorse that. And I expect many other tax payers would agree.

Can you post?

- straightforward total building cost estimates
- land cost
- annual operating costs
- sources of construction funding
- ongoing sources of annualized operation funding
- impacts of building/land costs on Windsor tax payers over the next 5-10 years
- impacts of operational cost on Windsor tax payers per year
- estimated revenue of a new arena particularly to tax revenue of the Town of Windsor to offset tax payer contribution.

- ANSWERS:**
- **West Hants' Contribution:** West Hants has committed to \$1 Million dollar capital contribution and the Town is very grateful for that as it is money we will not have to fundraise to build the arena.
 - **Straightforward Total Building Cost Estimates:** The building costs will have to reflect what only the Town can afford and a redesign and right-sizing exercise is about to be undertaken with consulting engineers and also with the very generous assistance of the GFL Newport Arena whose expertise in building an arena that is self-sufficient and not a burden on taxpayers is a shining model to emulate. They will be assisting us through the re-design stages. Until this stage, building costs could not be given because it was not known where it would be located or how much funding there would be. Now that this information is known, the Town of Windsor can obtain "Class D" estimates (a realistic figure plus or minus 30-40% usually derived at before design drawings). It's used to provide some predictability.
 - **Land Costs:** When the Mayor and CAO met with King's-Edgehill School a few weeks ago, they were agreeable to donate the land; however, this will have to be formally requested by the Town and we are in the process of doing that.
 - **Annual operating costs, Impacts of building/land costs on Windsor tax payers over the next 5-10 years, and Estimated revenue of a new arena particularly to tax revenue of the Town of Windsor to offset tax payer contribution:** all queries raised relative to costs, revenues, etc will have to be revamped to a smaller design with less features that were in the original design. These will be posted when available.
 - **Sources of Construction Funding:** outlined earlier in the Fact Sheet.
 - **Ongoing sources of annualized operation funding & Impacts of operational cost on Windsor tax payers per year:** Same as existing Exhibition Arena; user-fee based as is the

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current Exhibition Arena and should there be a deficit, the Town of Windsor (taxpayers) will be responsible.

The objective is to build something we can afford and on an operating budget that is covered by reasonable user fees. This is also about managing expectations in our community with those that want a walking track, museum space, a gymnasium, 750 seats, etc. If the funding was available and if we can operate this without it being a burden to taxpayers, then that will be the ultimate consideration.

Finally, all of the above has to be done in the next six weeks before the 31 March deadline. As information comes available, it will be released to the public.

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