



TOWN OF WINDSOR FACT SHEET

SUBJECT: HOCKEY ARENA / HOCKEY HERITAGE PROJECT

DATE OF FACT SHEET: Revised February 28th 2018

PREPARED BY (AND CONTACT INFO): Louis Coutinho, CAO, 902-798-7646,
lcoutinho@town.windsor.ns.ca

QUESTION/COMMENT: **At the Feb. 13, 2018 Windsor Committee of the Whole meeting, citizens and some council members were surprised to hear that the number of hockey arena site options had increased from two to seven.**

ANSWER: There should have been no surprises for Council members as through in-camera discussions and other meeting discussions, staff was given direction from council.

Although the number of options increased, there were really only two more new locations. One was Town of Windsor owned property on Wentworth Road (at the old school site); the other was the Haliburton House property. The other options were all related to either the Exhibition site or the Long Pond site.

QUESTION/COMMENT: **There has been no public consultation/input, especially since the Feasibility Study report was released (pertaining to location, tax rates, costs, etc).**

ANSWER: There has been nothing to present to the community until a decision was made on a location and the financial numbers tested or vetted for Class D estimates. Council has now made that decision and the Town will have a public presentation on this at the Community Centre to be held at 7:00pm on March 13th 2018 when we have more reliable information to provide.

Over the last four years, this matter has arisen with both councils on numerous occasions and these meetings were open to the public; additionally, the Long Pond Arena Society had many engagement sessions with the public on this as well but this predates the two Council involvement.

QUESTION/COMMENT: **Additional site options added included the former Windsor Regional High site on Wentworth Road, or the demolition of Haliburton House to build a new rink amongst the sink holes in that area.**

ANSWER: The demolition of Haliburton House was never mentioned by staff of the Town, nor council members, and that statement is patently untrue.

Birthplace of Hockey

Playing on the ponds of Windsor since 1800

PO Box 158, 100 King Street, Windsor ♦ Nova Scotia ♦ B0N 2T0
www.town.windsor.ns.ca





TOWN OF WINDSOR FACT SHEET

QUESTION: The Feasibility Study was conducted by the Province to provide information to select the best site for this project. The study reflected 14 advantages for the Wentworth Road (Ag Society) site compared to 6 for the Long Pond site. Did Windsor's elected officials ignore the study contracted to ensure all levels of government make the best educated use of tax-payers dollars?

It was also decided to leave the Hockey Heritage building at Haliburton House but to expand it, and also explore reviving the Stannus Street rink (which is privately owned) for outdoor hockey. How did this get into this picture?

ANSWER: The report was written so that both Councils could read through it and make some decisions on moving forward. Just between the two locations, Town Council saw a distinct advantage with the Long Pond site because of its direct link to hockey heritage, to the fact that fundraising for such a location had a greater probability and potential of yielding extra money which could be leveraged, and, finally that there was no time left to continue to debate this matter but to get on with what the majority of residents have been telling them to do.

The Town looked at all the hockey heritage assets in seeking possible options as they were encouraged to do so. The Stannus Rink is key part of our hockey heritage and while it is not part of our current project, it is a necessary component of the Town's hockey history.

QUESTION/COMMENT: Long Pond (King's location) is said to bring the world here, something strongly dismissed in the feasibility study. The Agriculture Society property was ruled out by council as they believe most people don't want a shared facility (although it certainly is the most cost effective of all the options - whether a new separate arena or a refurbished existing arena).

ANSWER: The statement that Long Pond was "strongly dismissed in the feasibility study" is untrue.

The statement that the Agricultural Society property was ruled out by Council as they believe most people do not want a shared facility is also not true. In a meeting with Agricultural Society reps on February 09th 2018, it was they who stated very specifically that the dual purpose use of the arena as a horse show and ice arena was rejected by the community on a go forward basis and that the way to address that situation was to construct a new 500-seat horse show arena appended to the refurbished ice arena; and it would also entail the construction of a new facility to replace the green barn. These facts were reported at the Council meeting that is referenced. The extra costs of building a new 500 seat horse show arena and replacement "green barn" all would have a significant impact on costs and would be incurred by the Town on top of the

Birthplace of Hockey

Playing on the ponds of Windsor since 1800

PO Box 158, 100 King Street, Windsor ♦ Nova Scotia ♦ B0N 2T0
www.town.windsor.ns.ca





TOWN OF WINDSOR

FACT SHEET

refurbishment costs. Council also had to take into consideration which site offered the best opportunity to attract potential donors and fundraising capability.

QUESTION: Why would elected officials opt to spend millions of taxpayers money upgrading narrow residential roads to ATTEMPT to make them meet today's standards to access a new basic bones arena in a hidden away location? Why indeed, when Wentworth Road locations are basically shovel ready? Also, the funding outlined by CAO Coutinho did not include the money needed to upgrade access to the site (i.e. College Road).

ANSWER: College Road is not in scope. This is a separate capital budget item that has been on the books for years and is on the Town's 5 year capital budget plan. What that means is that it is a separate town cost because an arena notwithstanding, the Town still has to upgrade this road like any other road in Town.

QUESTION/COMMENT: CAO Coutinho said they have approximately \$5 million or so committed to this project: \$1 million each from the Town of Windsor and the Municipality of West Hants, and \$3 million from the province. The town is hoping for another 1/3 share from the federal government to bring the total amount pledged to between \$8.5 and \$9 million for this project.

ANSWER: CAO said with only \$5 Million, all the Town could attract was \$2.5 M from the feds for a total funding estimate of \$7.5 Million. CAO also said that if another million was raised, the best the Town could do is a \$9 million project in total, but first have to raise a million dollars.

QUESTION/COMMENT: Consultations with the operators of the Newport arena indicated they spent roughly \$6.8 million to build their facility in 2016. But it wasn't mentioned that Newport already had a new ice plant (cost and various saved elements from the old arena with a combined value of approximately \$1 million), and they owned the land (which King's-Edgehill School owns the land at the new proposed location at Long Pond).

ANSWER: When the Town asked the Newport Arena Board for their costs, they shared with us that it was all-in and that's the way the CAO represented it. They are a very credible organization and the CAO will apologize to them if he misrepresented what they told him.

Birthplace of Hockey

Playing on the ponds of Windsor since 1800

PO Box 158, 100 King Street, Windsor ♦ Nova Scotia ♦ B0N 2T0
www.town.windsor.ns.ca





TOWN OF WINDSOR

FACT SHEET

QUESTION/COMMENT: Factoring inflation, it was stated that it would probably cost at least 20% more now than it did in 2016, which potentially means another \$1.4 million using their figures in the final cost to the long Pond site.

ANSWER: Inflationary cost pressures apply to any site not just to the Long Pond site.

QUESTION/COMMENT: Newport Rink had a volunteer board oversee the project. To hire similar people might eat up 10% of any project.

ANSWER: The CAO did mention the Newport Arena had a board and that the Town may want to have a similar Board to provide oversight no matter where the project was located. The Newport model is an impressive model to emulate.

QUESTION/COMMENT: An Agricultural Society representative noted that the proposed rink will have about 125 more seats than Newport Rink, so it will be more expensive again.

ANSWER: With reference to the additional costs resulting from adding 125 more seats, when the Town met with the Agricultural Society the Town notes that the Ag Society asked for 400 seats more than the Newport Arena.

QUESTION: FINAL cost of a new bare bones rink at Long Pond could easily come in over the \$10 million dollar mark (NOT including road upgrades or additions of new roads, which could easily add another \$2 million or more to this figure). Currently amongst highest taxes in the province and almost double of those in West Hants. How can a town of approximately 1100 households take on an additional \$2 to \$4 million dollars in debt and not have to raise property taxes?

ANSWER: The Town is going to build a facility to match the funding available. Plans are changing to build something within the \$9 Million envelope – some tough decisions ahead.

The Town cannot comment on the cost of the facility until final costs and estimates are in for the project.

QUESTION: Why did West Hants not partner on this project?

ANSWER: The Town is very grateful and thankful to West Hants for their \$1 Million dollar contribution. It is \$1 Million that will not have to be fundraised. As the Warden noted in his letter to the Mayor and Council “The Municipality’s support for a joint arena project

Birthplace of Hockey

Playing on the ponds of Windsor since 1800

PO Box 158, 100 King Street, Windsor ♦ Nova Scotia ♦ B0N 2T0
www.town.windsor.ns.ca





TOWN OF WINDSOR FACT SHEET

is limited to the offer of support reflected in the second motion. That is, the Municipality remains willing to contribute \$1 Million of capital funding over five years for a project that includes an indoor ice surface, which is to be available to residents of West Hants on equitable terms. Any impediment to the success of the project arising from the Municipality's involvement in its governance and ownership is therefore avoided". West Hants has also never shared in any operating expenses of the existing arena for the past 35 years or so.

QUESTION/COMMENT: It was pointed out by a resident that with respect to donors, the figure that was presented last year by the then Long Pond Arena Society group was approximately \$250,000, which leads to believe the actual donations would not even come close to the "rumored" donations.

ANSWER: There is no fictitious list. These were not rumored donations.

QUESTION/COMMENT: Funds noted for the potential arena are for the initial "build" cost and have nothing to do with year to year operational costs of an arena. It's common knowledge that nearly 95% of arenas run a deficit each and every year, which in our case would also be passed on to ONLY the taxpayers of the Town of Windsor.

ANSWERS: It is the Town's intention to be in the 5% of rink operators who are in the black including the Newport Arena with whom we will be working very closely with on design and operations. We will build a facility that is affordable and the right size for our community.

Birthplace of Hockey

Playing on the ponds of Windsor since 1800

PO Box 158, 100 King Street, Windsor ♦ Nova Scotia ♦ B0N 2T0
www.town.windsor.ns.ca

