



# TOWN OF WINDSOR

## FACT SHEET

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**SUBJECT: HOCKEY ARENA - LONG POND ARENA FACILITY**

**DATE OF FACT SHEET: 10 April 2018**

**PREPARED BY (AND CONTACT INFO):** Louis Coutinho, CAO, 902-798-6675  
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**QUESTION/COMMENT: Will the Long Pond Arena be turned over to KES if the Town is unable to operate it in five years time or so?**

**ANSWER:** This question has surfaced a few times and is not based on any fact or reason given that this is a 100% Town-owned facility. The Town intends to operate a very efficient arena and will be working closely over the next few months with the Newport Arena Board who have been very helpful to us on their operational experiences and on the design of their facility. We have also not explored the revenue potential to its fullest yet and this will be part of the business case we are preparing as part of our submission. It is incomprehensible that a public asset would ever be turned over to any private sector organization.

**QUESTION/COMMENT: A new rink/recreation facility is obviously needed in our community and I believe it should be at the very least a joint project between the Town of Windsor and West Hants. This is far too expensive a project for the Town to go it alone, given the residents of West Hants are also primary users of the rink. It simply does not make sense for the Town to invest all the additional time and money to see this project through completion, as well as bear the operating costs for many years to come.**

**ANSWER:** We recognize the point you are making and that over 70% of the users are from West Hants, however, the West Hants Council made a decision to only make a capital contribution to the project and not involve itself in any other way. The Town is very grateful and thankful to West Hants for their \$1 Million dollar contribution. It is a \$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 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". As has also been pointed out before, West Hants has not shared in any operating expenses on the existing Exhibition Arena over the past 35 years or so.

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**QUESTION/COMMENT:** The cost that was estimated by the Town to be \$7.5M to \$9M just a few weeks ago is now at \$12.5M and is currently about \$13.8M net of HST (as I understand it to be) without any detailed design and real construction tender costs.

**ANSWER:** What Council presented at the public information session in March is what we have determined will be the cost of a 500 seat arena with a walking track and space within the facility to accentuate our hockey heritage and history. It is the Town's intention to work entirely within a \$12.5 Million + hst envelope. What that means is that when the Town does go out to tender, it will at that stage ensure that the design and engineering reflect changes that will bring all costs within our business case for i.e., \$12.5 M + hst project. What you saw at the meeting was a Class D estimate that was done to some detail so we could assess what the feasibility of such a project would be with the current funding dollars available and with what the Town can reasonably afford to raise within the time line left.

**QUESTION/COMMENT:** Has the funding deadline for the Long Pond Arena project been extended?

**ANSWER:** Yes, it has been extended to September 01 2018. That time line will allow the application to be properly vetted and processed through the appropriate federal and provincial departments. That being said, our application should be submitted as soon as possible and that includes submission of (1) a revised business case (2) proposed location with Class D estimates and (3) appropriate funding dollars to match what the provincial and federal governments will cost share on. We also know that the federal government will only cost share up to 1/3 of the total project cost and it cannot include gas tax money.

**QUESTION/COMMENT:** How much has the Town fundraised of the \$2.2 million it plans to raise?

**ANSWER:** Our campaign is just beginning. Up to this point, there has been a debate on where the arena will be built. Town Council has made the decision that it will be built on the Long Pond site. There has been a challenge fundraising for this facility because of the suggestion that an alternate location was being considered. That is not the case. It will be at the Long Pond site.

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**QUESTION/COMMENT:** Why is there still a debate on the location of the arena?

**ANSWER:** This is a small town and despite the decision to locate at Long Pond, some believe that an alternate location is still being considered. The is NOT based on any fact! Council has made that decision. What we do know from conversations we have had with our MP is that:

- He is supportive of a viable project
- He wants the Town to be confident in the construction cost numbers provided
- He wants to know that the \$2 - \$3 million fundraising will be successful
- The federal government will cost share to a maximum of one-third of the project costs
- The Town will be responsible for any cost overruns

What the MP and MLA are also aware of is that the project location is the Long Pond site.

**QUESTION/COMMENT:** Is there any truth to the fact that the project will exceed the \$12.5 million dollar figure after all costs are included?

**ANSWER:** This is a \$12.5 million dollar project and we will work within that budget envelope. What that means is that when the project goes out to tender for design and construction, we will have to make adjustments to the design to assure that an affordable and appropriate size arena is built and that some bells and whistles may be delayed until we can afford them or cut out of the design altogether.

**QUESTION/COMMENT:** We are being told that the figure for fundraising is a lot higher than \$2.2 million dollars.

**ANSWER:** The federal and provincial governments typically cost share 1/3, 1/3, 1/3. This is a \$12.5 million +hst dollar project. Our share is \$4.2 million dollars. We already have \$2 million of it. \$1 million each from the Town of Windsor and the Municipality of West Hants... which leaves \$2.2 for fundraising.

**QUESTION/COMMENT:** Why hasn't the Town made greater progress on its fund raising efforts?

**ANSWER:** Citizens want to know with certainty that their money will go to a particular location of their choice. Now that there is certainty that it will at the Long Pond site, we will begin the campaign in earnest and it will start with a full page ad in our local newspaper and in other media promoting the Long Pond Arena fundraising efforts and Seat and Puck sale efforts.

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**QUESTION/COMMENT:** When will the Town meet with residents to give another update?

**ANSWER:** The Town will update residents on the latest information through a FACT SHEET update on our website and facebook. We will meet next with the community when we have reviewed the total project costs and all estimates and revised any conceptual drawings to bring costs within our budgeted amount etc. There is still some work to do and citizens will receive more information as we refine our business case and when we are further along in preparation for tender work.

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