

Iryna Smela

From: Andrea McNeil-Wilson
Sent: November-21-17 4:42 PM
To: Diana Hawryluk; Desirae Bernreuther; Karen Gasmó
Cc: Bonnie Mancinelli; Joanne Kozlowski; Kayla Kurcin; Colette Hassman; Shauna Bzdel; Chris Holden
Subject: RE: MEDIA REQUEST - Drainage ditch at GTH

Hello,

I just finished meeting with Joanne on the media lines and have a follow-up question out to Water Works about 16(1)(b). I have also reviewed the tweets from question period and there was some misinformation in terms of 16(1)(b). I will follow-up with Infrastructure Planning to get the details and ensure that they are in the media lines as well.

Andrea

Andrea McNeil-Wilson
Regional Planning Coordinator
Planning Department

P: 306.519-0212
F: 306.777.6998
E: amcneil@rcglna.ca
Regina.ca

From: Diana Hawryluk
Sent: Tuesday, November 21, 2017 4:39 PM
To: Desirae Bernreuther ; Karen Gasmó ; Andrea McNeil-Wilson
Cc: Bonnie Mancinelli ; Joanne Kozlowski ; Kayla Kurcin ; Colette Hassman ; Shauna Bzdel ; Chris Holden
Subject: RE: MEDIA REQUEST - Drainage ditch at GTH

Andrea is working with Joanne on media lines which I have not seen yet. Our response should be simple, because we are currently in negotiations with the GTH 16(1)(b)(c), 17(1)(d). We can touch base in the morning to determine how we will respond.

Thanks

Diana

From: Desirae Bernreuther
Sent: Tuesday, November 21, 2017 4:35 PM
To: Karen Gasmó <KGASMO@regina.ca>; Diana Hawryluk <DHAWRYLU@regina.ca>
Cc: Bonnie Mancinelli <BMANCINE@regina.ca>; Joanne Kozlowski <JKOZLOWS@regina.ca>; Kayla Kurcin <KKURCIN@regina.ca>; Colette Hassman <CHASSMAN@regina.ca>
Subject: MEDIA REQUEST - Drainage ditch at GTH

Hi Karen and Diana,
I have a media request that we will need to respond to tomorrow.
I am not sure which area would be responsible. Please advise.

It sounds like the landowner has approached the City with his concern.
Thank you.
D

From: Stefani Langenegger [<mailto:stefani.langenegger@cbc.ca>]
Sent: Tuesday, November 21, 2017 4:27 PM
To: Desirae Bernreuther <DBERNREU@regina.ca>
Subject: Drainage ditch at GTH

Hi Desirae,

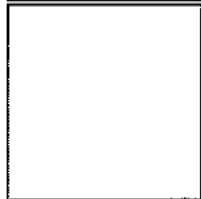
13(1)

I'm writing a web story now.
Let me know if you have any comment or questions for me.

Stefani

--

Stefani Langenegger
T: 306.347.9662 | M: 306.539.6722 | F: 306.347.9524 | [@SLangeneggerCBC](#)
email: stefani.langenegger@cbc.ca
[CBC Saskatchewan on Facebook](#)



Iryna Smela

From: Diana Hawryluk
Sent: November-23-17 8:24 AM
To: JP Cullen; Chris Holden
Subject: RE: UPDATE Landowner by GTH - flooding

Morning,

Non Responsive

I would be happy to meet and I am free until 10am this morning. I did brief Chris after the meeting and
Non Responsive

Non Responsive

Thanks

Diana

From: JP Cullen
Sent: Thursday, November 23, 2017 8:10 AM
To: Chris Holden ; Alan Clay ; Diana Hawryluk ; Maureen MacCuish
Subject: RE: UPDATE Landowner by GTH - flooding

Morning.
Non Responsive

I would appreciate some discussion on this issue if others are amenable.

Thanks.

From: Patrick Book
Sent: Wednesday, November 22, 2017 1:29 PM
To: Alan Clay <ACLAY@regina.ca>; Kyle Addison <KADDISON@regina.ca>; Chris Holden <CHOLDEN@regina.ca>; JP

Cullen <JCULLEN@regina.ca>

Cc: Maureen MacCuish <MMACCUIS@regina.ca>; Joanne Kozlowski <JKOZLOWS@regina.ca>; Desirae Bernreuther <DBERNREU@regina.ca>; Michael Fougere <MFOUGERE@regina.ca>

Subject: RE: UPDATE Landowner by GTH - flooding

Non Responsive

Non Responsive

16(1)(b)

16(1)(b)

From: Alan Clay

Sent: November-22-17 11:26 AM

To: Kyle Addison <KADDISON@regina.ca>; Patrick Book <PBOOK@regina.ca>; Chris Holden <CHOLDEN@regina.ca>; JP Cullen <JCULLEN@regina.ca>; Diana Hawryluk <DHAWRYLU@regina.ca>; Byron Werry <BWERRY@regina.ca>; Pat Wilson <PWILSON@regina.ca>

Cc: Maureen MacCuish <MMACCUIS@regina.ca>; Joanne Kozlowski <JKOZLOWS@regina.ca>; Desirae Bernreuther <DBERNREU@regina.ca>

Subject: UPDATE Landowner by GTH - flooding

Importance: High

Good morning Kyle, Patrick, Chris et al.

I want to assure you that we are giving the media lines around the GTH drainage issue our highest priority. This issue came to light as you know at 4 p.m. yesterday and the communications strategist got started on media lines immediately and got them circulated into the hands of the program area first this morning.

It is our protocol that we first get approval from the program area on our communications materials and that work is still underway as this is a complex matter and involves more than one department – Planning Department, Water Works, and Legal.

As you know, Diana Hawryluk is briefing the Mayor's Office at 1:30 on this issue. In the meantime, we have met with the various internal departments and are awaiting final approval on the media lines. If not sooner, they will be available to be discussed at 1:30.

Thanks.

Ac

Alan Clay, MA, APR, FCPRS
Director
Communications & Customer Experience

P: 306.519.4299
F: 306.777.6803
E: aclay@regina.ca
Regina.ca



From: Kyle Addison
Sent: November-22-17 10:18 AM
To: Patrick Book <PBOOK@regina.ca>; Desirae Bernreuther <DBERNREU@regina.ca>
Cc: Maureen MacCuish <MMACCUIS@regina.ca>; Joanne Kozlowski <JKOZLOWS@regina.ca>; Alan Clay <ACLAY@regina.ca>
Subject: RE: MEDIA REQUEST - Landowner by GTH - flooding

Sorry to be a pain, but would it be possible to get media lines ASAP. Diana and Karen are in ELT and unable to meet until 1:30pm. The CBC request came in at 4:30pm yesterday. We are soon approaching 16 hours past the original media request and I'm concerned with leaving this much longer.

Has comms been briefed on the issue yet?

From: Patrick Book
Sent: Wednesday, November 22, 2017 10:09 AM
To: Desirae Bernreuther <DBERNREU@regina.ca>
Cc: Maureen MacCuish <MMACCUIS@regina.ca>; Joanne Kozlowski <JKOZLOWS@regina.ca>; Alan Clay <ACLAY@regina.ca>; Kyle Addison <KADDISON@regina.ca>
Subject: RE: MEDIA REQUEST - Landowner by GTH - flooding

16(1)(a), 16(1)(b)

From: Desirae Bernreuther
Sent: November-22-17 9:56 AM
To: Patrick Book <PBOOK@regina.ca>
Cc: Maureen MacCuish <MMACCUIS@regina.ca>; Joanne Kozlowski <JKOZLOWS@regina.ca>; Alan Clay <ACLAY@regina.ca>; Kyle Addison <KADDISON@regina.ca>
Subject: MEDIA REQUEST - Landowner by GTH - flooding

Hi Patrick,
Just wanted to give you a heads up that I have a request from Global regarding the landowner at Question Period yesterday.
This is the second one, with CBC from yesterday.

Does Mayor Fougere want to respond to these?
If not, I will let you know what admin's approach is.

D

Desirae Bernreuther
Media Relations Consultant
Communications & Customer Experience
P: 306.777.7486
C: 306.530.0970
E: dbernreu@regina.ca
Regina.ca

Iryna Smela

From: Desirae Bernreuther
Sent: December-20-17 3:46 PM
To: Diana Hawryluk
Cc: Lorrie Snook; Joanne Kozłowski; JP Cullen; Chris Holden
Subject: RE: MEDIA REQUEST: GTH agreement FYI

Hi Diana,
This request has been deferred to admin, I will confirm 10 am with Geoff.
D

From: Diana Hawryluk
Sent: Wednesday, December 20, 2017 3:33 PM
To: Desirae Bernreuther
Cc: Lorrie Snook ; Joanne Kozłowski ; JP Cullen ; Chris Holden
Subject: Re: MEDIA REQUEST: GTH agreement FYI

Hi
I can do 10am tomorrow. If it's by phone I will ask lorrie to find us a room with a speaker phone and I would like someone from comms with me tape recording it.

Thanks

D

Sent from my iPhone

On Dec 20, 2017, at 3:26 PM, Desirae Bernreuther <DBERNREU@regina.ca> wrote:

Hi Diana,
The following media request is with the Mayor's Office, I will let you know asap if admin is asked to handle.
Geoff is looking for a call back either today or early tomorrow.
D

From: Geoff Leo [<mailto:geoff.leo@cbc.ca>]
Sent: Wednesday, December 20, 2017 2:40 PM
To: Desirae Bernreuther <DBERNREU@regina.ca>
Subject: GTH agreement

Hi Desirae

I hope all is well - I'm wondering if you can give me a hand. I'd like to speak to someone from the city about the recent agreement with the GTH.

13(1)

13(1)

to pay the city \$147,000 a hectare. 13(1)
13(1)

would typically have

I'm wondering if someone can help me wrap my head around this.

Thanks,
Geoff
306-533-0906

--

Geoff Leo
Investigative Reporter | CBC News
2440 Broad Street
Regina, Saskatchewan
Phone: (306) 347-9687
Cell: (306) 533-0906
geoff.leo@cbc.ca
Twitter: @gleocbc
ca.linkedin.com/in/geoffleo

From: Diana Hawryluk
Sent: December-20-17 10:17 PM
To: Chris Holden <CHOLDEN@regina.ca>
Cc: Kim Onrait <KONRAIT@regina.ca>
Subject: Re: MEDIA REQUEST: GTH agreement

Will do. I have a call with Stevens tomorrow afternoon to go through the agreement.

D

Sent from my iPhone

On Dec 20, 2017, at 6:30 PM, Chris Holden <CHOLDEN@regina.ca> wrote:

Diana,

If you are having a pre-meeting with the Mayor at 8:15 am, I suggest you update the Mayor about Councillor Steven's Facebook post then.

Thanks,

Chris

Chris Holden
City Manager
P: 306.777.7314
F: 306.949.7210
E: cholden@regina.ca
Regina.ca

On Dec 20, 2017, at 5:26 PM, Diana Hawryluk <DHAWRYLU@regina.ca> wrote:

FYI

Also Stevens put out a FB post on the gth which is inaccurate. Not sure who should tell the Mayor that. I will email Stevens and tell him what he put down is not accurate.

D

Sent from my iPhone

Begin forwarded message:

From: Kyle Addison <KADDISON@regina.ca>
Date: December 20, 2017 at 5:10:38 PM CST
To: Susan Lloyd <SLLOYD@regina.ca>
Cc: Michael Fougere <MFOUGERE@regina.ca>, Patrick Book <PBOOK@regina.ca>, Chris

Holden <CHOLDEN@regina.ca>, Diana Hawryluk <DHAWRYLU@regina.ca>, Desirae Bernreuther <DBERNREU@regina.ca>, Joanne Kozlowski <JKOZLOWS@regina.ca>, Maureen MacCuish <MMACCUIS@regina.ca>

Subject: Re: MEDIA REQUEST: GTH agreement

Hi Susan,

Geoff Leo has requested an interview with the city regarding the GTH for tomorrow.

Would you by chance be able to coordinate a pre interview meeting between the Mayor, Patrick, Diana, and the respective communications designates and myself for tomorrow morning?

Mayor Fougere has indicated that 8:15 would work for him. Outside of that, I am unable to access his calendar from my phone.

Thanks a bunch!

Kyle Addison
(C) 306.581.5651
(W) 306.751.4246

On Dec 20, 2017, at 3:56 PM, Maureen MacCuish <MMACCUIS@regina.ca> wrote:

It will be interesting. We are notifying GTH now.

Maureen MacCuish

Manager

Communications & Customer Experience

P: 306.519.9108

F: 306.777.6803

E: mmaccuis@regina.ca

From: Patrick Book

Sent: December-20-17 3:56 PM

To: Desirae Bernreuther <DBERNREU@regina.ca>

Cc: Maureen MacCuish <MMACCUIS@regina.ca>; Kyle Addison <KADDISON@regina.ca>;

Joanne Kozlowski <JKOZLOWS@regina.ca>

Subject: Re: MEDIA REQUEST: GTH agreement

[28\(1\)](#), [16\(1\)\(b\)](#)

Sent from my iPhone

On Dec 20, 2017, at 3:50 PM, Desirae Bernreuther <DBERNREU@regina.ca> wrote:

[28\(1\)](#)

D

From: Patrick Book

Sent: Wednesday, December 20, 2017 3:48 PM

To: Desirae Bernreuther <DBERNREU@regina.ca>
Cc: Maureen MacCuish <MMACCUIS@regina.ca>; Kyle Addison <KADDISON@regina.ca>;
Joanne Kozlowski <JKOZLOWS@regina.ca>
Subject: Re: MEDIA REQUEST: GTH agreement
First interview? How many is he proposing? 16(1)(b)
16(1)(b)

Sent from my iPhone

On Dec 20, 2017, at 3:45 PM, Desirae Bernreuther <DBERNREU@regina.ca> wrote:

Hi all,

This first interview is over the phone. I will follow up with Diana and book the interview and sit in.

D

From: Patrick Book

Sent: Wednesday, December 20, 2017 3:44 PM

To: Maureen MacCuish <MMACCUIS@regina.ca>

Cc: Desirae Bernreuther <DBERNREU@regina.ca>; Kyle Addison <KADDISON@regina.ca>;
Joanne Kozlowski <JKOZLOWS@regina.ca>

Subject: Re: MEDIA REQUEST: GTH agreement

Mayor agrees with tomorrow, and Diana is absolutely the best person to do it. 16(1)(b), 28(1)
16(1)(b), 28(1)

Kyle and I are both out of the office at the moment, but I absolutely agree with having Sheila alert the GTH folks.

Sent from my iPhone

On Dec 20, 2017, at 3:30 PM, Maureen MacCuish <MMACCUIS@regina.ca> wrote:

Hi all, Diana is prepared as per the communication approach, should the Mayor choose not to speak to this. 16(1)(b), 16(1)(a)

16(1)(b)

I suggest this be a more formal sit-down interview in an appropriate 'office' space environment and not a stand up scrum regardless of who responds.

Regardless, given the time of day, I suggest we do it tomorrow.

Maureen MacCuish

Manager

Communications & Customer Experience

P: 306.519.9108

F: 306.777.6803

E: mmaccuis@regina.ca

From: Desirae Bernreuther
Sent: December-20-17 3:14 PM
To: Patrick Book <PBOOK@regina.ca>
Cc: Kyle Addison <KADDISON@regina.ca>; Maureen MacCuish <MMACCUIS@regina.ca>;
Joanne Kozlowski <JKOZLOWS@regina.ca>
Subject: MEDIA REQUEST: GTH agreement

Hi Patrick,

Geoff Leo is looking to speak to someone about the GTH. He's asked for someone today or early tomorrow.

I recommend that Diana Hawryluk handle this request. Please let me know if you agree with this recommendation.

D

From: Geoff Leo [<mailto:geoff.leo@cbc.ca>]
Sent: Wednesday, December 20, 2017 2:40 PM
To: Desirae Bernreuther <DBERNREU@regina.ca>
Subject: GTH agreement

Hi Desirae

I hope all is well - I'm wondering if you can give me a hand. I'd like to speak to someone from the city about the recent agreement with the GTH.

13(1)

13(1)

would typically have to

pay the city \$147,000 a hectare. 13(1)

13(1)

I'm wondering if someone can help me wrap my head around this.

Thanks,

Geoff

306-533-0906

--

Geoff Leo
Investigative Reporter | CBC News
2440 Broad Street
Regina, Saskatchewan
Phone: (306) 347-9687
Cell: (306) 533-0906
geoff.leo@cbc.ca
Twitter: [@gleoabc](https://twitter.com/gleoabc)
ca.linkedin.com/in/geoffleo

Iryna Smela

From: Andrea McNeil-Wilson
Sent: March-12-18 11:07 AM
To: Chris Holden
Cc: Diana Hawryluk
Subject: FW: Agreement Payments

Hi Chris,

16(1)(a), 16(1)(c), 16(1)(e), 17(1)(b)(ii), 17(1)(d)(e)(f)

I have also included a link to the CBC article

regarding the Standing Committee on the Economy meeting that mentioned the GTH financials:

<http://www.cbc.ca/news/canada/saskatchewan/global-transportation-hub-financial-woes-loan-1.4286906>

Please let me know if you have any questions or require additional information.

Thanks,
Andrea

Andrea McNeil-Wilson

Regional Planning Coordinator
Planning Department

P: 306.519-0212
F: 306.777.6998
E: amcneil@regina.ca
Regina.ca

From: Schroeder, Matt GTH [mailto:matt.schroeder@thegth.com]
Sent: Wednesday, February 28, 2018 3:34 PM
To: Diana Hawryluk ; Richards, Bryan GTH
Cc: Andrea McNeil-Wilson ; Chris Holden
Subject: RE: Agreement Payments

Hi Diana,

13(1), 17(1)(b)(d)(e), 18(1)(b)(c)

Matt

From: Diana Hawryluk [mailto:DHAWRYLU@regina.ca]
Sent: Tuesday, February 27, 2018 6:32 PM
To: Richards, Bryan GTH
Cc: Andrea McNeil-Wilson; Chris Holden; Schroeder, Matt GTH
Subject: Agreement Payments

Hi Bryan,

Hope all is well. I spoke with Chris today and he recapped your conversation about [13\(1\), 17\(1\)\(b\)\(d\)\(e\), 18\(1\)\(b\)\(c\)](#)
[17\(1\)\(b\)\(d\)\(e\), 13\(1\), 18\(1\)\(b\)\(c\)](#)

If you could send me a proposal of what you are thinking. This will allow me to have a more comprehensive discussions with staff and finance.

If you have any questions please let me know. I look forward to hearing from you.

Cheers

Diana

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Iryna Smela

From: Chris Holden
Sent: March-20-18 6:05 PM
To: Diana Hawryluk
Cc: Desirae Bernreuther; Barry Lacey; Nathan Morrison; Bonnie Mancinelli; Karen Zypchyn; Patti Grant; Lorrie Snook
Subject: Re: MEDIA REQUEST: GTH question

I met with the Mayor at the end of the day and we discussed his response - it is aligned with Diana's comments.

16(1)(b)

Have a great evening everyone.

Chris

Chris Holden

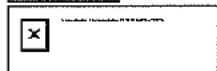
City Manager

P: [306.777.7314](tel:306.777.7314)

F: [306.949.7210](tel:306.949.7210)

E: cholden@regina.ca

Regina.ca



On Mar 20, 2018, at 4:50 PM, Diana Hawryluk <DHAWRYLU@regina.ca> wrote:

16(1)(b)

Diana

Sent from my iPhone

On Mar 20, 2018, at 4:35 PM, Desirae Bernreuther <DBERNREU@regina.ca> wrote:

Hi Diana and Barry,

I have a media request from Geoff Leo, before we respond the Mayor's Office would like to know what our answer is.

Mayor Fougere may decide to take this.

If this would not fall under either of your areas, please let me know who should respond. Thank you.

D

From: Geoff Leo [<mailto:geoff.leo@cbc.ca>]

Sent: Tuesday, March 20, 2018 4:18 PM

To: Desirae Bernreuther <DBERNREU@regina.ca>

Subject: GTH question

Hey Desirae,
[13\(1\)](#)

Thanks,
Geoff

--

Geoff Leo

[Investigative Reporter | CBC News](#)

2440 Broad Street

Regina, Saskatchewan

Phone: (306) 347-9687

Cell: (306) 533-0906

geoff.leo@cbc.ca

Twitter: @gleocbc

ca.linkedin.com/in/geoffleo

Iryna Smela

From: Diana Hawryluk
Sent: March-22-18 1:17 PM
To: Desirae Bernreuther
Cc: Lorrie Snook; Karen Zypchyn; Andrea McNeil-Wilson; Yves Richard; Chris Holden; Shauna Bzdel
Subject: RE: MEDIA REQUEST: GTH Capital agreement

Just respond with the following:

The City and the GTH are currently in the process of finalizing the legal agreement. As per the terms of our negotiations payment will be due after signing the legal agreements.

Diana

From: Desirae Bernreuther
Sent: Thursday, March 22, 2018 11:01 AM
To: Diana Hawryluk
Cc: Lorrie Snook ; Karen Zypchyn
Subject: MEDIA REQUEST: GTH Capital agreement

Hi Diana,

Geoff with CBC is looking to follow up on the interview he had with you regarding the GTH capital agreement.
16(1)(b), 13(1)

Please advise on how you want to respond.
Thank you.
d

From: Geoff Leo <geoff.leo@cbc.ca>
Sent: Thursday, March 22, 2018 9:57 AM
To: Desirae Bernreuther <DBERNREU@regina.ca>
Subject: GTH Capital agreement

Hi Desirae,

When I interviewed Diane Hawryluk a few months ago she told me that the city and the GTH had arrived at a capital agreement and that as soon as that agreement was signed the GTH would have to cut a cheque to the city for \$3.3M.

13(1)

Thanks,
Geoff

--

Geoff Leo

Investigative Reporter | CBC News

2440 Broad Street

Regina, Saskatchewan

Phone: (306) 347-9687

Cell: (306) 533-0906

geoff.leo@cbc.ca

Twitter: [@gleoCBC](https://twitter.com/gleoCBC)

ca.linkedin.com/in/geoffleo

Iryna Smela

From: Diana Hawryluk
Sent: March-23-18 8:17 AM
To: Chris Holden; Yves Richard; Kayla Kurcin
Cc: Karen Zypchyn; Lorrie Snook; Shauna Bzdel
Subject: RE: SR response re: GTH

Hi

Yes the final response will be:

Thank you for your inquiry. The Global Transportation Hub is the responsibility of the provincial government. At this time, there has not been any formal conversation amongst the parties involved about the City taking on any responsibility for the GTH. The City would require a formal proposal brought forward for review. We would then determine if there would be a benefit to the City, community and our taxpayers. Any deliberations would require public reporting and a public decision by City Council.

Yves, please have one of your staff follow up SR to close it out with the following statement.

Kayla please follow -up with Service Regina to have them use this statement in future calls.

Thanks any questions please let me know.

Diana

From: Chris Holden
Sent: Friday, March 23, 2018 7:52 AM
To: Diana Hawryluk
Subject: RE: SR response re: GTH

Good morning Diana,

I am following up on the response regarding the GTH and wondering if we received any feedback/approval from the Mayor's Office. And if so, will the response to the attached SR be coming from Regional Planning?^{16(1)(b)}
^{16(1)(b)}

Please let me know.

Thank you,

Iryna

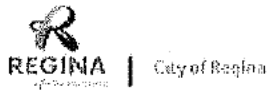
This email is being sent on behalf of Chris Holden, City Manager

From: Desirae Bernreuther
Sent: March-22-18 3:49 PM
To: Patrick Book <PBOOK@regina.ca>; Kyle Addison <KADDISON@regina.ca>

Cc: Diana Hawryluk <DHAWRYLU@regina.ca>; Alan Clay <ACLAY@regina.ca>; Chris Holden <CHOLDEN@regina.ca>; Jim Nicol <JNICOL@regina.ca>
Subject: SR response re: GTH

Hi Patrick and Kyle,
[16\(1\)\(a\)\(b\)](#)

Desirae Bernreuther
Media Relations Consultant
Communications & Customer Experience
P: 306.777.7486
C: 306.530.0970
E: dbernreu@regina.ca
Regina.ca



Iryna Smela

From: Lorrie Snook
Sent: March-23-18 3:32 PM
To: Diana Hawryluk; Sheila Harmatiuk
Cc: Chris Holden; Jim Nicol; Shauna Bzdel
Subject: RE: GTH & Chuka Creek
Attachments: June 8 - GTH Briefing Note.pdf

Hi Sheila,

The GTH Operating Agreement report went to City Council December 18, 2017 -
http://reginask.iqm2.com/Citizens/Detail_Meeting.aspx?ID=4168
The GTH Capital Agreement report went to City Council June 26, 2017 -
http://reginask.iqm2.com/Citizens/Detail_Meeting.aspx?ID=4168

Both reports provide some of the history with the GTH. Also attached is a briefing note from June 8, 2017.

The Chuka Creek Business Park Phase 1 Zoning Bylaw Amendment was also at the December 18, 2017 City Council meeting. As well, the Chuck Creek Business Park Concept Plan was approved at the September 25, 2017 City Council meeting. <http://reginask.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=3389&Inline=True>

After reading the reports if there is something specific Kyle is looking for, please let us know.

Thank you.

Lorrie

-----Original Message-----

From: Diana Hawryluk
Sent: Friday, March 23, 2018 1:45 PM
To: Sheila Harmatiuk <SHARMATI@regina.ca>; Lorrie Snook <LSNOOK@regina.ca>
Cc: Chris Holden <CHOLDEN@regina.ca>; Jim Nicol <JNICOL@regina.ca>; Shauna Bzdel <SBZDEL@regina.ca>
Subject: RE: GTH & Chuka Creek

Hi

Kyle can read the reports we provided to public council on these files as all information is there.

Lorrie will provide the links.

Diana

-----Original Message-----

From: Sheila Harmatiuk
Sent: Friday, March 23, 2018 1:02 PM
To: Lorrie Snook <LSNOOK@regina.ca>; Diana Hawryluk <DHAWRYLU@regina.ca>
Cc: Chris Holden <CHOLDEN@regina.ca>; Jim Nicol <JNICOL@regina.ca>; Shauna Bzdel <SBZDEL@regina.ca>
Subject: FW: GTH & Chuka Creek

Hi Diana ... I have been asked for the information below for the Mayor's Office. Do we have a BN, etc, that would provide the background of the GTH and Chuka Creek BP for Kyle, please (as per below please)?

Thanks
Sheila

-----Original Message-----

From: Kyle Addison

Sent: Thursday, March 22, 2018 11:03 AM

To: Sheila Harmatiuk <SHARMATI@regina.ca>

Subject: GTH & Chuka Creek

Hi Sheila,

Would it be possible to work with Diana (or retrieve from Diana) a document that outlines the CoR's interactions with the GTH since day one? I'm looking for a briefing style document so that I can get caught up to speed. Ideally it would include agreement highlights, tax amounts and service contract highlights, etc. Can you also do the same for Chuka Creek BP?

If it helps to meet to discuss, I'm available all afternoon.

Thanks,

Kyle Addison



| City of Regina

Briefing Note Global Transportation Hub Capital Agreement

**Contact: Diana Hawryluk, 306-777-7545
Prepared by: Shanie Leugner, 306-777-6708**

June 8, 2017

ISSUE

Negotiations on a Municipal Service Agreement with the Global Transportation Hub Authority have been ongoing since 2009. A tentative agreement on the capital costs associated with impacts on City infrastructure has been reached. A report on this subject will be released as part of the Executive Committee agenda on June 9, 2017.

KEY MESSAGES

- The City of Regina and Global Transportation Hub Authority have reached a tentative agreement for the capital costs associated with providing water and wastewater services, as well as access to public highways.
- The tentative agreement reflects capital costs related to the Global Transportation Hub's impact on City infrastructure while adhering to legislation that requires compensation to be determined on a cost recovery basis.
- This tentative agreement strikes a balance between the intent of the provincial legislation that governs the Global Transportation Hub Authority and the City's long term plan for growth.

BACKGROUND

In 2006, the Government of Saskatchewan (Government) approached the City to work collaboratively to create an intermodal facility west of the city to support a relocated Canadian Pacific Intermodal rail facility and a Loblaws warehouse. In order to support this proposed development, in 2008, the City prepared a concept plan for an area west of Regina, which included rationale for annexation of lands from the Rural Municipality of Sherwood (RM) as a future tax revenue generating opportunity for the City. The City absorbed over 600 hectares of land, specifically designated for an intermodal facility from the RM on February 6, 2009 (Report CR09-21).

Between 2008 and 2010, the City designed and built local water, wastewater and drainage infrastructure to provide service access to this intermodal facility. This infrastructure was funded through a combination of federal and provincial grants, as well as City utility revenue as follows:

Source:	Provincial-Territorial Base Funding	Ministry of Highways & Infrastructure	Municipal Economic Enhancement Program	Infrastructure Stimulus Fund	City of Regina	TOTAL
Subtotal:	\$5,046,265	\$8,169,150	\$2,539,602	\$3,611,524	\$4,250,000	\$23,616,541

While the local infrastructure was being constructed, the City and Province discussed, in good faith, the need to enter into an agreement that would outline how the Global Transportation Hub (GTH) would contribute to regional infrastructure projects to support the GTH. The City and GTH had discussions about the potential terms of such an agreement from 2010 to 2013, at which time the Province passed Bill 81 to officially

form the Global Transportation Hub Authority (GTHA) through the *Global Transportation Hub Authority Act* (GTHA Act). The GTHA Act specifies that the GTHA has the authority to enter into an agreement with the City to establish each party's responsibilities to provide properties within the GTH lands with public highways (streets), sanitary and storm sewer and water. In addition, the GTHA and City are to determine an appropriate cost and funding mechanism to purchase these services. The GTHA Act also indicates that any compensation to the City must be on a cost recovery basis.

On December 31, 2014, the City and GTHA reached a Fire Services Agreement that defines the service level standards and compensation model for the provision of fire protection. On September 24, 2015, the City and GTHA reached a Taxation and Assessment Agreement, whereby the City provides assessment and taxation service for the GTHA in exchange for three per cent of the taxation revenue within the GTH. However, the City and GTHA had yet to reach agreeable terms for the provision of water, wastewater and access to our road network. Recognizing the importance of the relationship and provision of service from the City to the GTHA, both agreed to facilitated discussions in December of 2016.

A tentative agreement for capital contributions has been reached. The anticipated revenue, in present dollars, from the agreement(s) that would be available only to fund, in part, the capital projects listed in the agreement(s) is as follows:

Service Type	Initial Payment	Future Payment Totals*
Water	\$1.1M	\$3.7M to \$10.8M
Wastewater	\$0.7M	Up to \$2.1M
Transportation	\$1.5M	\$10M to \$34M

*Varies depending upon final servicing requirements of future development

This agreement is subject to our reaching an agreement on operating and maintenance service costs. Negotiations on the operating and maintenance services agreement are ongoing.

COURSE OF ACTION

- June 9, Executive Committee Agenda with the GTH Capital Agreement report released
- June 14, Executive Committee meeting; GTH report is considered
- June 26, City Council meeting, GTH report is considered
- June 28, GTH Board considers the GTH Capital Agreement Terms
- June to September, City and GTH Administrations negotiate final terms of Capital Agreement (Pending approval of City Council and GTH Board)
- Preparations began in May for the operating negotiations, which are scheduled to start in June
- Q3 2017, GTH Operating Agreement in principle reached and report to City Executive Committee
- Q4 2017, Finalize GTH Operating Agreement

QUESTIONS AND ANSWERS

Q: What is included in this agreement?

A: There are three types of costs for the City associated with the Global Transportation Hub (GTH). First, there was capital costs of providing local services such as water. These services were installed in 2009 and paid for jointly by the federal and provincial governments and the City of Regina. Next, there is the capital costs for the off-site impacts of the GTH, which are the topic of this particular agreement. This includes impacts to the Buffalo Pound Treatment Plant, Wastewater Treatment Plant and City roadways connecting to public highways. Finally, there are the ongoing operating and maintenance costs, which are to be the subject of the next stage of negotiations. This agreement for the off-site capital impacts is contingent upon reaching agreement on an operating and maintenance agreement.

Q: Why is the City providing services to the GTH prior to these agreements being in place?

A: The City began providing service to the GTH prior to the GTHA Act. At that time, the expectation was that the City would continue to be the approving authority for the GTH and that the City would be able to treat development and operations within the GTH the same as any other industrial development in the City. With the establishment of the GTHA in 2009, the City continued to provide services in good faith that an agreement would be reached.

Q. Why did it take so long to reach an agreement on this?

A. There have been many changes since the time that the Intermodal Facility was announced. The creation of the GTHA in 2009, followed by the creation of the GTHA Act in 2012, meant that the relationship and authority of the GTH was still being established. Furthermore, we needed to find common ground between one of the key principles in the City's official community plan that Growth Pays for Growth and the GTHA Act, which stipulates that payments are to be on a cost recovery basis using a model based on impact rather than a flat per hectare fee.

Q: Does this conclude our negotiations with the GTHA?

A: No, this is a tentative agreement, therefore, some details will need to be worked out before finalizing the agreement. As well, negotiations are ongoing in regard to the operating and maintenance agreement.

Q: Are these agreements a good deal for the City?

A: This agreement balances the provincial legislation that governs the GTHA with the City's long term plan for growth. Administration is of the opinion that the agreements

generally reflect a cost-recovery methodology for the City to offset the impact that the GTH will have on our infrastructure systems.

Q: Why does the agreement contemplate bi-annual meetings?

A: Bi-annual meetings were selected as a practical timeframe with which to evaluate the capacity in the City's systems and to ensure that the GTH's usage in our systems is in accordance with the agreements. In the event that the GTH is using more capacity than they've paid for, we can adjust future payments to ensure they are reflective of actual usage. If the GTH is using less capacity than they've paid for, they will know how much "capacity credit" they have available from the City, which they could use to make business decisions.

Q: Why does the agreement terminate in 2040?

A: The termination date is consistent with the City's present growth plan and infrastructure planning horizon. The GTH expects to be fully developed prior to 2040; however, the infrastructure that supports the GTH may not be fully built until 2040.

Q: What happens if the GTH privatizes in accordance with province's revised definition of privatization?

A: The agreement will include language that causes the termination of the agreement(s) in the event that the GTHA is dissolved or subject to any change of ownership, whether in whole or in part.

Q: Why is the inflation rate different for the wastewater agreement?

A: The inflation rate for the wastewater agreement is consistent with the terms of the contract the City has with EPCOR and includes risk transfer fees. The inflation rate for the water and transportation is consistent with a report commissioned by the City, which is used to anticipate inflation when calculating the Servicing Agreement Fee rates.

Q: What is an "Endeavour to Assist" agreement?

A: The City has an "Endeavour to Assist" policy that defines how a future beneficiary of a newly constructed asset will provide financial compensation to the party who constructed or financed the asset. An endeavour to assist agreement would be structured in accordance with that policy or any future policy that may be in effect at the time of the agreement.

Q: Why do we not simply charge the GTH the Service Agreement Fee (SAF) rate?

A: The GTHA Act stipulates that any compensation payable to the City must be determined on a cost recovery basis. Through negotiations, the parties have agreed that this stipulation in the Act would refer to a fee based on impact rather than a uniform

rate based on a citywide calculation. The Service Agreement Fee rate is based on a flat per hectare fee.

Q: Would the City receive a greater amount if it charges the GTH the Service Agreement Fee (SAF) rate?

A: Yes, an agreement based on the current SAF rate applied per hectare would have generated more revenue for the City. However, the tentative agreement is based on impact to City infrastructure and ensures the GTH covers the cost of the services it uses.

Q: What impact will this agreement have on our ability to service our own development?

A: The City's infrastructure plans have already considered the build out of the GTH during the master planning processes. The capacity being purchased by the GTH is nominal when compared to other development within the City and is not anticipated to affect the City's ability to service its own growth. In the event that the GTH were to have a major water user or wastewater generator, the City and GTHA will need to discuss appropriate servicing requirements and compensation.

Q: What impact will this agreement have on future agreements with other external municipalities/agencies who want to purchase service from the City?

A: This is a unique situation that does not apply to other service agreements. An agreement of this nature exists only because of the stipulations in the GTHA Act.

Q: Would the City consider similar agreements with other municipalities or agencies?

A: No, an agreement of this nature exists only because of the stipulations in the GTHA Act. The City does not consider this agreement to be precedent setting, nor would we favour to structure agreements this way as it is administratively heavy.

Q: What impact will this agreement have on the City's Industrial development?

A: The City understands that its policies need to enable and promote sustainable growth. The City's Industrial Barriers Study will be looking at industrial development in the City and develop a plan to encourage development.

Q: What is the development industry going to say about this agreement?

A: We believe that the development industry understands that increasing employment opportunities is important to sustain the growth in the residential development sector. However, the industry expects the allocation of cost to be fair and equitable. For this agreement, the payment is based on impact rather than a uniform rate because the City

is bound by the parameters described in the GTHA Act. While charging fees based on an impact basis would not be practical because of the high administrative costs associated with this model, the City is open to looking at other models—such as land use or area based fees—during the next Service Agreement Fee policy review.

As well, the City understands that its policies need to enable and promote sustainable growth. The Industrial Barriers Study will be looking at industrial development in the City and develop a plan to encourage industrial growth.

Q: How much did the City invest in infrastructure costs?

A: Between 2008 and 2010, the City designed and built local water, wastewater and drainage infrastructure to provide service access to the GTH. This infrastructure was funded through a combination of federal and provincial grants, as well as City utility revenue. The City's contribution was \$4.2 million.

Q. What is the status of the operating agreement?

A: The City and the GTHA commenced preparations on the operating agreement in May, with discussions scheduled to start in June and expected to be concluded before the end of the year.

Q: How much revenue can we expect from the GTH for capital contributions?

A: Revenue for each service type varies depending on final servicing requirements of future development. The anticipated revenue, in present dollars, from the agreement(s) includes an initial payment of \$3.3M plus future payment totals ranging from \$13.7M to \$46.9M. This revenue funds the capital projects listed in the agreement(s).