

HALIFAX REGIONAL MUNICIPALITY

HALIFAX REGIONAL COUNCIL
SPECIAL MEETING
MINUTES

December 13, 2010

PRESENT: Mayor Peter Kelly
Deputy Mayor Jim Smith
Councillors: Steve Streach
Barry Dalrymple
David Hendsbee
Lorelei Nicoll
Gloria McCluskey
Darren Fisher
Bill Karsten
Jackie Barkhouse
Mary Wile
Jerry Blumenthal
Dawn Sloane
Sue Uteck
Jennifer Watts
Russell Walker
Debbie Hum
Stephen Adams
Brad Johns
Robert Harvey
Tim Outhit
Reg Rankin
Peter Lund

REGRETS: Councillor Linda Mosher

STAFF: Mr. Wayne Anstey, Acting Chief Administrative Officer
Ms. Mary Ellen Donovan, Municipal Solicitor
Ms. Cathy Mellett, Municipal Clerk
Ms. Sheilagh Edmonds, Legislative Assistant

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1. INVOCATION

Mayor Kelly called the meeting to order at 10:04 a.m. with the Invocation led by Councillor Johns.

MOVED by Councillor Hendsbee, seconded by Councillor Sloane that the Rules of Order be suspended. MOTION PUT AND PASSED.

Deputy Mayor Smith entered the meeting at 10:05 a.m.

**2. SPECIAL COMMUNITY ANNOUNCEMENTS & ACKNOWLEDGEMENTS:
None**

3. APPROVAL OF MINUTES: None

**4. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF
ADDITIONS AND DELETIONS**

Addition:

12.1 In Camera Recommendation - Proposed Convention Centre,
December 10, 2010

5. BUSINESS ARISING OUT OF THE MINUTES

6. MOTIONS OF RECONSIDERATION – None

7. MOTIONS OF RESCISSION – None

8. CONSIDERATION OF DEFERRED BUSINESS – None

9. CORRESPONDENCE, PETITIONS & DELEGATIONS

9.1 Correspondence – None

9.2 Petitions - None

10. REPORTS – None

11. MOTIONS – None

12. ADDED ITEMS:

**12.1 In Camera Recommendation - Proposed Convention Centre,
December 10, 2010**

This item had been dealt with at an In Camera meeting held on December 10, 2010 and was now before Council for ratification.

Councillors Lund and Barkhouse entered the meeting at 10:08 a.m.

Moved by Councillor Walker, seconded by Councillor McCluskey that Halifax Regional Council:

1. Support the development of a new convention centre pursuant to the following terms with the Province of Nova Scotia:

The project will go forward only if the Government of Canada agrees to provide funding in the amount of one-third of the project's eligible capital costs (estimated to be approx. \$46.8 mil). The Federal contribution will take the form of a lump sum payment to the developer upon substantial completion of the project's construction.

That HRM and the Province will be equal partners in funding of the balance of the project's capital costs and all other annual developer-related costs and in underwriting any annual deficit which might be incurred by the entity responsible for the operation of the new facility.

Property taxes will be treated as a shareable annual cost of the entity responsible for operating the convention centre, with the understanding that:

- a) Actual property-related taxes paid per sq. ft. on the existing convention centre would be used to determine taxes payable on the new convention centre.
- b) Property taxes will be applied beginning in the year that construction of the new convention centre is completed, (Provincial share only) and
- c) Beginning in 2015-2016 the amount payable would increase at the lesser of the actual rate of inflation (i.e. CPI) or 2% per annum.

The new convention centre will be leased by the government for a period of 25 years and the lease agreement will contain provisions for two 5-year extensions and an option for public buy out at an agreed-upon-formula at the 22 year point and at the 30 year point for \$1.00 (one dollar)

That HRM will purchase the existing WTCC for its book value effective the opening date of the new convention centre if the province is unable to sell it for more than its book value before the same time.

Responsibility for the promotion, marketing and hosting of events in the new facility will rest with the public sector entity whose primary role would be running the convention centre.

The aforementioned entity will be governed by a competency-based Board of Directors appointed jointly by the Province and the HRM.

The parties will collaborate in an overall economic development governance review that will consider the optimal structure of the convention centre operating agency to support the long-term economic development of the region.

Negotiations with the developer will be led by the Province and the HRM will be an active participant on the negotiating team

That the developer agrees to construct the entire project to be at substantial completion at the time of the opening of the convention centre.

2. Authorize the Mayor to execute a letter of agreement with the Province of Nova Scotia based on the terms outlined above
3. Direct staff to return to Council for approval of the formal agreement
4. It is further recommended that this presentation be released to the public upon a public announcement with respect to the recommendations outlined above.

A recorded vote was requested.

MOTION PUT AND PASSED (18 in favour; 5 opposed)

Those voting in favour: Mayor Kelly, Deputy Mayor Smith and Councillors: Streach, Hendsbee, Dalrymple, Nicoll, McCluskey, Fisher, Karsten, Wile, Blumenthal, Sloane, Walker, Adams, Johns, Harvey, Outhit and Lund

Those voting against: Councillors: Barkhouse, Uteck, Watts, Hum and Rankin

Councillor Mosher had provided regrets for this meeting.

13. NOTICES OF MOTION: None

14. ADJOURNMENT

The meeting adjourned at 10:10 a.m.

Cathy Mellett
Municipal Clerk