

**HALIFAX**

**Community  
Stadium  
Recommendation**

December 10, 2019

# Stadium Proposal Timeline

- Over the past two years HRM staff have been engaged in discussions with Schooner Sports Entertainment (SSE), formerly Maritime Football Limited Partnership (MFLP) regarding the potential of a stadium and a CFL team for HRM.
- SSE has been awarded a conditional CFL franchise, “The Halifax Schooners”.
- On October 30, 2018, staff presented Council with an update on discussions to date with the SSE regarding a CFL Stadium that had a 24,000 permanent seating capacity at Shannon Park, and a construction cost in the range of \$170M - \$190M.
- August 30, 2019, HRM Staff received a Community Stadium Proposal from SSE.

# Council Direction to Staff

- **July 17, 2018 motion** “That Halifax Regional Council direct the Chief Administrative Officer and staff to pursue discussions with Maritime Football Limited Partnership and the Province of Nova Scotia to explore opportunities and risks related to establishing a mixed-use development, a CFL franchise and stadium, in Halifax Regional Municipality and return to Regional Council with recommendations.”
- **October 30, 2018, approval of staff recommendation** to Complete a thorough business case analysis on a proposal for a stadium, including a stadium district from MFLP.

# Council Direction to Staff Cont.

- **Approved motion of October 22, 2019** “THAT Halifax Regional Council direct the Chief Administrative Officer to return to Halifax Regional Council in December 2019 with a staff report of the stadium proposal received from Schooner Sports Entertainment on August 30, 2019, the report will address financing options and impact, transportation and development requirements, facility programming, municipal service and infrastructure gaps and community consultation.”

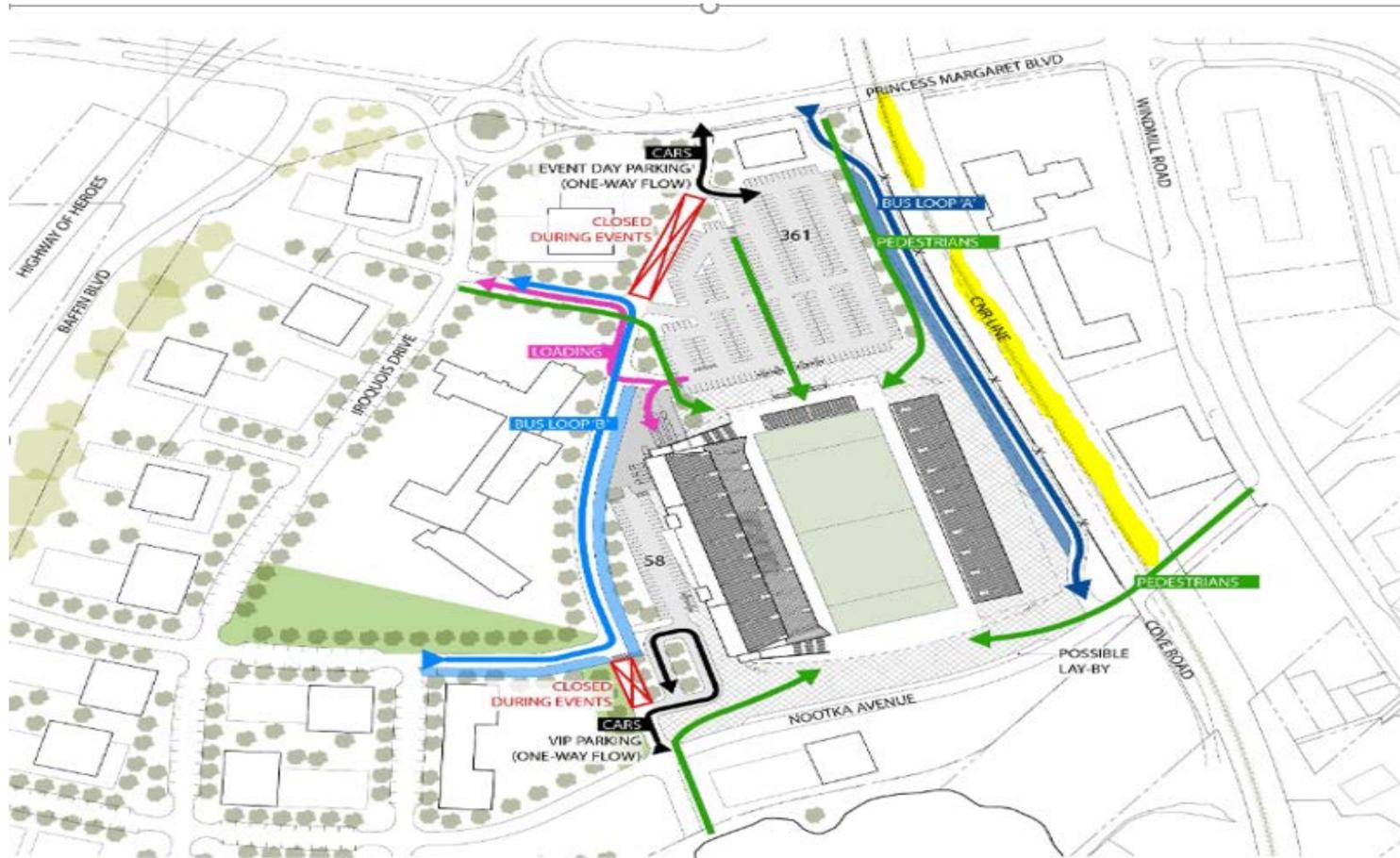
# Community Stadium Proposal

- Received from SSE on August 30, 2019
- Site: Shannon Park
- Community stadium would have seating capacity for 24,000 (12,000 permanent seating, 12,000 temporary seating).
- Cost of stadium is estimated to be in the range of \$100M - \$110M (including purchase of land).
- Six financing options have been proposed for HRM's consideration.
- Community stadium has opportunities for HRM recreation programming & scheduling.

# Shannon Park Site

- Shannon Park is a 95 acre site located in the Regional Center.
- Was considered previously as site for a stadium for the Commonwealth Games Bid, 2015 FIFA Women's World Cup & Amazon's Corporate Headquarters for HRM's HQ2 Bid in 2017.
- The Draft Center Plan Package A identifies Shannon Park as one of 6 future growth nodes.

# Shannon Park Site Rendering



# Rationale for not Recommending Shannon Park

- Shannon Park is not conducive to a robust transportation plan. The site would require substantial investment in public infrastructure by the proponent/developer.
- No developer is associated with the proposal.
- A stadium at Shannon Park would increase demand for public infrastructure.
- No incremental benefit from the proposed TIF model.
- Canada Lands has completed significant community consultation and development of a master plan for Shannon Park.

# Rationale for Staff Recommendation

- The 2011 FIFA bid had HRM support for a \$20M investment in a 20,000 seat community stadium.
- In July 2014 Council approved a Strategic Capital plan that identified a multi-use stadium as a project that Council would like to see in HRM.
- SSE is a private sector funding partner and has a conditional CFL franchise. The 2011 FIFA bid failed to generate interest from a private sector partner or a professional sports team.
- One-time payment of \$20M has projected funding available in the Strategic Capital Reserve in 2024.
- Total HRM cost of the recommendation would be \$20M which is considerably less than the costs per the options proposed by SSE of \$41M - \$79M.

# Rationale for Staff Recommendation

## Cont.

- Stadium would pay full property tax of approximately \$8.7M - \$28.7M over a 10-20 year period.
- Staff has been clear in discussions to date that HRM will not take any financial, construction and operational risks.
- Proposal will be de-risked through negotiation of a contribution agreement with SSE in accordance with terms and conditions including:
  - No ownership, debt guarantees or participation in capital and operating costs
  - HRM has say on the stadium site
  - Contribution is executed upon substantial completion

# Staff Recommendation

It is recommended that Halifax Regional Council

- 1) Authorize the CAO to negotiate a Contribution Agreement substantially in accordance with terms outlined in Table 1 of this report, to provide for a one-time contribution of \$20M towards the cost of construction of a community stadium to be payable upon substantial completion of construction. The Contribution Agreement is to be subject to the selection of a site with optimal access to major transportation routes and necessary infrastructure acceptable to Regional Council and further; and
- 2) To return to Regional Council for approval of the site and the Contribution Agreement

# Thank you

Questions ?