

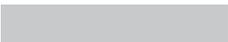


City Clerk's Department • Bureau du Greffier

September 12, 2016



Re: Your request for access to information under Part 2 of *The Freedom of Information and Protection of Privacy Act*: Application Number 16 07 712

Dear 

On August 12, 2016, the City of Winnipeg received your request for access to the following records:

A copy of the briefing material prepared for CAO Doug McNeil labeled "2016 01 08 Briefing Note - SHED - TNS Update - Final.docx."

I am pleased to inform you that your request for access to this record has been granted in part. In particular, access is granted with severing under s.23(1)(a)(c)(f) of *The Freedom of Information and Protection of Privacy Act*.

Advice to a public body

23(1) The head of a public body may refuse to disclose information to an applicant if disclosure could reasonably be expected to reveal

- (a) advice, opinions, proposals, recommendations, analyses or policy options developed by or for the public body or a minister;*
- (c) positions, plans, procedures, criteria or instructions developed for the purpose of contractual or other negotiations by or on behalf of the Government of Manitoba or the public body, or considerations that relate to those negotiations;*
- (f) information, including the proposed plans, policies or projects of a public body, the disclosure of which could reasonably be expected to result in disclosure of a pending policy or budgetary decision.*



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2016, ANNÉE DE LA RÉCONCILIATION

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As required by subsection 7(2) of the Act, we have severed information that is excepted from disclosure and have provided you with as much information as possible. As per section 23(1)(a), we have severed advice prepared by City employees for the purposes of deliberation and planning. This provision is used to ensure the protection of full and frank discussions taking place among officers and employees who are advising the city and preserves the confidential relationship between a public body and those advisors. As per section 23(1)(c), we have severed information pertaining to city plans and positions because they relate to ongoing negotiations. This provision is used to protect the city's position in current or ongoing negotiations. As per section 23(1)(f), we have severed information that relates to proposed plans where revealing them could disclose possible policy and/budgetary decisions. Where applicable, the provisions of the Act noted above are indicated on the briefing note.

As you requested a copy of these records, and as they can reasonably be reproduced, in accordance with clause 14(1)(a) of *The Freedom of Information and Protection of Privacy Act* a copy of the records is enclosed.

Subsection 59(1) of The Freedom of Information and Protection of Privacy Act provides that you may make a complaint about this decision to the Manitoba Ombudsman. You have 60 days from the receipt of this letter to make a complaint on the prescribed form to:

Manitoba Ombudsman
750 - 500 Portage Avenue
Winnipeg MB R3C 3X1
982-9130
1-800-665-0531

Sincerely,



Konrad Krahn
Corporate FIPPA Coordinator

cc: Janet Thomas, Office of the CAO

Confidential Briefing Note

To: Doug McNeil, Chief Administrative Officer
From: John Kiernan, Director
Planning, Property and Development Department
Date: January 8, 2016
Re: SHED-True North Square Update



Recommendation

- 23(1)(a) [Redacted]

Background:

- On April 25, 2012 Council approved Public Service recommendations resulting in a \$25 million capital investment in the Portage Avenue Development Strategy / Sports Hospitality and Entertainment District (SHED) to be shared equally by the City of Winnipeg and Province of Manitoba.
- The parameters of Council approval of the SHED initiative in April of 2012 included among other things, loan guarantees by the City of Winnipeg on borrowing by CentreVenture in two phases:
 - Phase 1: loan guarantee of **up to** \$8.3 million; and
 - Phase 2: loan guarantee of **up to** \$16.7 million, only to be executed and delivered **based on the reasonable assurance of additional incremental taxes to the satisfaction of the Chief Administrative Officer.**
- In March 2013, a tri-partite SHED Funding Agreement was executed by the Province of Manitoba, City of Winnipeg and Centre Venture Development Corporation.
- The concept of SHED funding through tax increment financing (TIF) was initially conceived by CentreVenture and advanced on the premise that the CentrePoint project as conceived at that time would alone leverage taxes sufficient to fund Phase 1 investments.
- 23(1)(c) [Redacted]
- In early 2015, the City was advised of a plan by True North Sports and Entertainment to develop "True North Square" (TNS). Their concept plan identified a significant mixed-use development and plaza on both the 220 and 225 Carlton properties. This project is relevant to the initiation of Phase 2 in that this development will take place within the designated SHED-TIF By-law Zone and as such the ensuing municipal property and provincial education taxes would accrue to the SHED initiative based at present on the original Council-approved parameters. The proponent has subsequently requested consideration by the City and Province of a contribution through the SHED initiative to fund the 'public' elements of their proposed project.

Key Issues:

- 23(1)(a)(c)(f) [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]

- By virtue of Council’s previous approval of the RBC Convention Centre (RBCCC) expansion project funding, the City has guaranteed \$33 million in project funding that is to be provided from two specific sources identified in the adopted Public Service report of July 2012:
 - \$17 million from operating revenues from the newly expanded Convention Centre facility; and
 - \$16 million to be funded from incremental municipal property and business taxes and provincial education and education support levies (ESL) from an adjacent development.The adjacent development property subsequently identified in the City of Winnipeg / WCCC Contribution Agreement is 220 Carlton Street, and defined as the “Hotel Property”.
- An estimate of incremental municipal and provincial taxes from the proposed development of the 220 and 225 Carlton Street properties was requested from and provided by the Assessment and Taxation Department in June 2015 based on detail provided by the proponent through CentreVenture. [Redacted]

23(1)(a)(c)(f) [Redacted]

[Redacted] For additional due diligence reasons a confirmation or update of all relevant development proposal details had been requested from the proponent at time of writing. If there are any material deviations in proposal detail, a revised estimate will be requested from Assessment and Taxation. On the basis of a confirmed or updated estimate, the Public Service will provide same and prepare a comprehensive sensitivity analysis in the forthcoming administrative report.

- 23(1)(a)(c) [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]

■	[Redacted]	[Redacted]	[Redacted]	[Redacted]
■	[Redacted]	■	[Redacted]	[Redacted]
■	[Redacted]	■	[Redacted]	[Redacted]
■	[Redacted]	■	[Redacted]	[Redacted]
■	[Redacted]	■	[Redacted]	[Redacted]
■	[Redacted]	■	[Redacted]	[Redacted]

- It should be noted that approvals associated with the 'Staged Caissons' Permit may include requirement for consideration by the Standing Policy Committee on Infrastructure Renewal and Public Works. An updated schedule of approval considerations and requirements is forthcoming.
- 23(1)(a) [Redacted]
- There is ample and direct policy support for the proposed 'public' elements associated with TNS through the OurWinnipeg Complete Communities Direction Strategy document – Downtown component.

Cautionary Notes

- 23(1)(a) [Redacted text block]

- 23(1)(a) [Redacted text block]

- 23(1)(a)(c) [Redacted text block]

- 23(1)(a) [Redacted text block]

- 23(1)(a)(c) [Redacted text block]

- 23(1)(a) [Redacted text block]

- [Redacted text block]

- 23(1)(c) [Redacted text block]

- [Redacted text block]

- [Redacted text block]

- 23(1)(a) [Redacted]

Current Status/Next Steps:

- 23(1)(a) [Redacted]
- [Redacted]
- [Redacted]
- 23(1)(c) [Redacted]
- 23(1)(a) [Redacted]