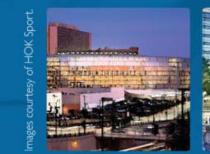
CITY SHAPING









The Summary Report of the Leadership Committee for a New Sports/Entertainment Facility for Edmonton

March 2008

Presenters

- Lyle Best, Leadership Committee Chair
- Bard Golightly, Community and Design Subcommittee Member
- Charlotte Robb, Finance Subcommittee Member



City Shaping

Presenter:

Lyle Best

Chair, Leadership Committee President and CEO, Quikcard



Agenda

- Background, overview
- City Shaping
- Community and design
- Finance
- Recommendations, next steps



April 24, 2007

Mayor announced formation of committee to evaluate feasibility and potential of building new sports/entertainment facility



Committee Structure

- Leadership Committee
- Community and Design Subcommittee
- Finance Subcommittee



Methodology

- Diverse committee membership
- Wide-ranging and in-depth consultation with sports, business and community organizations in Edmonton and North America



Methodology

Internationally acknowledged experts:

- HOK Sport
- Conventions, Sports and Leisure International
- Prof. Mark Rosentraub



Facility Considerations

- Catalyst for revitalization of broader downtown urban district
- Enhance image, further stimulate growth and development
- Meet Oilers' needs, NHL standards
- Maximize use through concerts, events, shows, community functions



Facility Considerations

- Maximize multipurpose facility use
- Meet community expectations, inspire support
- Financed without increasing taxes or redirecting infrastructure



Why New Facility?

- Edmonton at crossroads of need and opportunity
- New facility will, should transform and revitalize area
- Revitalization should occur downtown



Locating Downtown

"In the competition for human capital that is driving the 21st century economy, vibrant urban cores and downtown areas are vital assets."

> Mark Rosentraub Professor of Urban Affairs Cleveland State University



New facility can

- Capture, focus city's projected growth
- Revitalize downtown core
- Generate new tax revenue



Community and Design

Presenter:

Bard Golightly

Member, Community and Design Subcommittee COO, Christenson Group



Considerations

- Diverse subcommittee membership
- Implications of downtown facility on urban development
- Community
- Design



Conclusions

- Facility should support downtown revitalization
- Facility should not be treated as isolated project
- Should be designed as anchor in development project to stimulate revitalization



For the district

- Public spaces for multiple, diverse uses
- Safe, inviting places
- Crime prevention through design



For the facility

- Amenities with drawing power
- Environmental sustainability
- Accessibility
- Architecture as art



Overall

- Design and programming
- Linkage to adjacent communities, region and beyond
- Sensitive design elements



Finance

Presenter:

Charlotte Robb

Member, Finance Committee

President and CEO, Dynacare Kasper



Considerations

Reviewed financing arrangements for new North American facilities



Conclusions

- \$450 million is reasonable amount
- Best model is public/private participation
- Recommended financial model requires minimum 30% (\$135 million) equity contribution



- Downtown facility financially feasible
- Public/private participation
- Made-in-Edmonton financing model
- Project proponents to take on next steps



- Only partly discussion about new facility
- We can and should build a new facility
- Facility can revitalize downtown, be centrepiece of multipurpose urban district



Next Steps

- Consider several possible downtown sites
- Mayor to convene key stakeholders, request action plan



Questions

