



City of Prince Albert

RPT 2025-17

TITLE: Dave G. Steuart Arena - Future Options - 2025-17.docx

DATE: December 6, 2024

TO: Budget Committee

PUBLIC: X

INCAMERA:

RECOMMENDATION:

That the future options for the Dave G. Steuart Arena and associated financial implications be considered as part of the 2025 Budget Committee deliberations.

EXECUTIVE SUMMARY:

In March of 2023, City Council approved the discontinuance of the operations of the Dave G. Steuart Arena as an Ice Arena upon the opening of the new Lake Country Co-op Leisure Centre. Further direction was provided by City Council to the Parks, Recreation & Culture Department to investigate alternate options for the future utilization of the Facility. The purpose of the report is to outline the alternate options for consideration during the 2025 Budget Committee deliberations.

BACKGROUND:

The following resolution was approved at the March 6th, 2023 City Council meeting:

“That the following be approved upon the opening of the new Twin Pad Arenas:

1. *That the Kinsmen Arena remain in operation as an Ice Arena from September to March each season to accommodate Minor Hockey and Private Rental demand;*
2. *That the Kinsmen Arena be available beginning in April each season to accommodate the Prince Albert Box Lacrosse demand;*
3. *That the Dave G. Steuart Arena discontinue operations as an Ice Arena; and,*
4. *That the Community Services Department prepare a follow-up report that outlines alternate options for the future utilization of the Dave G. Steuart Arena Facility.”*

This report outlines the respective options for consideration during the upcoming Budget Committee Strategic Planning process.

PROPOSED APPROACH AND RATIONALE:

Future Options for the Dave G. Steuart Arena

As previously outlined regarding the facility's status, the roof structure will require significant repair if it is to remain under the City's ownership and utilized for an alternate purpose. The projected cost to repair the roof is \$575,000.

1. Re-purpose the Facility for Storage & Workshop Space

The facility is located in close proximity to the City Yards. This option would provide the City with additional Equipment, General Storage and Workshop space.

Examples include, but are not limited to the following:

- Equipment storage for items that in some cases currently remain outside ie. Mowers, Golf Carts, Zambonis, Snow-making equipment, etc.
- Speed Skating Mats during the Art Hauser Centre Arena off-season.
- Field Paint, Fertilizer, Grass Seed & other Parks maintenance products.
- Facilities Preventative Maintenance Supplies ie. Filters, Glycol, Water Softener Salts, etc.
- Vacate the former Scouts Hall & relocate the EA Rawlinson Centre & Playground Program storage items. The space could also function as workshop space for the Facilities, Parks & EA Rawlinson Centre Divisions.

Under this option, the facility would remain under the City's ownership and the opportunity exists to re-open the facility in the future as an arena should the demand for artificial ice justify the need. The Arena Boards would remain in place and the brine lines would remain intact under the concrete floor surface for future availability as an arena.

The summary of renovation costs projected under this option includes:

Roof Structure	\$575,000
Obsolete Lighting Replacement	\$25,000
Remove Obsolete Boiler & Exchange with Force Flow Heating	\$10,000
Total	\$610,000

Operational costs for the storage use would include Utilities & Alarm Monitoring projected at \$1,500/month or \$18,000 annually.

Should a decision be made to return the facility to an arena option, a projected Capital cost ranging from \$125,000 - \$150,000, would be required to re-establish the necessary equipment for this purpose.

2. Asbestos Mitigation, De-commissioning & Demolition

A significant presence of asbestos exists within the facility in areas such as the walls and flooring. Although this exists, asbestos is not a risk to the public if it remains contained within the structure. However, this option would require the mitigation of asbestos within the areas it is present prior to the decommissioning and demolition.

The summary of costs projected under this option includes:

Asbestos Mitigation	\$292,875
Building Demolition	\$300,000
Equipment De-commissioning	\$25,000
Total	\$617,875

3. Sale of the Facility

The sale of the facility could create competition for the City's other arena locations. If a sale is considered it is recommended that such a sale should be for an alternate use.

There could also be consideration given to a sale offer that includes the new owner addressing the roof structure repairs currently projected at \$575,000.

This option would also create a challenge to separate the underground services to service a privately owned building. The services all currently tie into the surrounding City-owned exhibition site.

For information purposes, below are the New Assessment & Property Tax projections:

- New Assessment Value

Building - \$433,100 + Land - \$346,400 = \$779,500

- Estimated Annual Property Tax:

City - \$18,015 + School - \$4,545.26 + Library - \$881.16 = \$23,441.53

CONSULTATIONS:

Consultation to date was completed in conjunction with the Sport & Recreation Division, Facilities Division and Financial Services.

COMMUNICATION AND/OR ANNOUNCEMENT PLAN:

Communication has been distributed to the public regarding the future considerations for the Kinsmen and Steuart Arenas as approved at the March 6th, 2023 City Council meeting. Further communication will also include specifics related to the option selected for the future of the Steuart Arena once determined. Each option under consideration will have implications that will need to be communicated to the public and interested stakeholders.

BUDGET/FINANCIAL IMPLICATIONS:

Budget Implications have been identified under each option as previously identified in this report.

OTHER CONSIDERATIONS/IMPLICATIONS:

There are no policy, privacy, legal, safety or environmental implications.

OPTIONS TO RECOMMENDATION:

There are no options to the Recommendation.

STRATEGIC PLAN:

The consideration of the future of the Steuart Arena aligns with the Investing in Infrastructure Strategic Priority of the City's Strategic Plan. More specifically, the Infrastructure Management Area of Focus within this Strategic Priority. Cross-departmental planning and consultation will be required in order to proceed with any future options for the Dave G. Steuart Arena.

OFFICIAL COMMUNITY PLAN:

The review of the Steuart Arena aligns with Section 9.2 of the Official Community Plan. This section is related to the City's Parks and Recreation Facilities. As the City grows and evolves, the need to assess and evaluate our recreational infrastructure is necessary to prioritize the re-development of our existing facilities to meet the demands of the public.

PUBLIC NOTICE:

Public Notice pursuant to the Public Notice Bylaw No. 24 of 2015 is not required.

ATTACHMENTS:

1. RPT 23-391 – Usage of Kinsmen and Steuart Arenas
2. Steuart Arena Roof – Fall 2022
3. Steuart Arena Roof 2 – Fall 2022
4. Steuart Arena Roof 3 – Fall 2022
5. Leaking in Steuart Arena Lobby
6. Leaking in Steuart Arena Corridor
7. Leaking in Steuart Arena Mechanical Room

Written by: Jody Boulet, Director of Parks, Recreation & Culture

Approved by: City Manager