



## REPORT

**REPORT TO:** Chair and Members of the Community and Corporate Affairs Committee

**REPORT FROM:** Heather Kaufmann, Community Development Supervisor

**DATE:** April 2, 2018

**REPORT NO.:** RP-2018-0015

**RE:** Trafalgar Sports Park – Field of Dreams Phase I Update

### RECOMMENDATION:

THAT Report RP-2018-0015 dated April 2, 2018 regarding the Trafalgar Sports Park – Field of Dreams Update be received;

AND FURTHER THAT Council approve the Trafalgar Sports Park Phase 6 – Field of Dreams Joint Project pre-budget as outlined in Report RP-2018-0015 subject to the financial conditions listed in this report;

AND FURTHER THAT the user groups (Halton Hills Minor Baseball and Georgetown Slo-pitch) contribute up to \$537,000 of the total project cost payable to the Town prior to the award of tender for Phase I Field of Dreams Joint Project;

AND FURTHER THAT the remaining \$2,263,000 (\$2,800,000 less \$537,000) of funding required to complete Phase 6 of Trafalgar Sports Park be financed as 90% from the Recreation and Parks Development Charge reserve fund (\$2,036,700) and 10% from the Special Infrastructure Levy (\$226,300);

AND FURTHER THAT the Special Infrastructure Levy (SILR) loan the Recreation and Parks Development Charge reserve fund \$2,036,700 subject to the applicable annual interest amount and repayment terms prescribed in the Development Charges Act;

AND FURTHER THAT the list of amenity spaces outlined in Table 1 of Report RP-2018-0015, be approved as “naming opportunities” to facilitate the success of the Capital Fundraising Program lead by HHMBA and GSL;

AND FURTHER THAT Council approve the donation/sponsorship values in the confidential Appendix B to Report RP-2018-0015 for each naming opportunity;

AND FURTHER THAT Council direct staff to proceed with the detailed design and

tender and report back on the tender results and the status of fundraising prior to the award of tender and initiation of construction for Phase I.

## **BACKGROUND:**

The Trafalgar Sports Park master plan was approved by Council in 2000 and envisioned fourteen full sized soccer fields and four major ball diamonds and related parking and amenities. The plan was developed to address the future community parkland needs, the growth of soccer play and to lessen the reliance on school board and leased sportsfield and diamond facilities (i.e. Croatian Centre). A total of eleven full sized soccer fields and one major lit ball diamond and related parking have been built over the last 17 years.

Partnerships with the local sports groups have facilitated development of the sports park that would have been outside of the Town's capital funding program, including joint capital projects with Georgetown Slopitch League (GSL) and Georgetown Soccer Club (GSC). GSL contributed over \$100,000 towards the construction of the ball diamond, and also obtained Trillium funding to fund 100% of the lighting. GSC also contributed \$100,000 towards the \$1,000,000 construction of the three additional soccer fields that were part of the RiNC funding project (\$2,000,000 total). GSL has also contributed to many initiatives across Town to improve baseball diamonds, such as the implementation of dugout covers at Gellert and the reconstruction of a minor diamond at Harrison Public School.

Town staff has been working with Halton Hills Minor Baseball Association (HHMBA) and Georgetown Slopitch League (GSL) on strategies to complete the construction of the remaining diamonds at Trafalgar Sports Park since 2013. Each group has considered proposals to construct a single additional diamond at Trafalgar Sports Park. The groups worked together on a joint proposal in order to minimize duplication of effort, and capitalize on the economies of scale of a larger project and developed a funding strategy for a joint proposal.

The need for additional major fields is demonstrated in a number of ways.

The Recreation and Parks Strategic Action Plan approved in 2007 notes four specific recommendations on ball diamond development:

- #37 1 ball diamond per 100 registered players which resulted in a need for five new diamonds by 2016 (2 hardball)
- #38 Develop strategy to improve diamond quality for adult slopitch demand
- #39 Continue to monitor ball diamond needs
- #40 Give priority to youth and local residents (restrict use by non-resident participants)

The need for the additional diamonds can be further supported as follows:

- There are at least 9 independent baseball/slopitch/softball leagues in the Town of Halton Hills, with over 2500 participants across the various leagues. Many leagues are growing, and have identified lack of diamond time as a barrier to their growth;
- There is only 1 Youth Mounded Hardball Diamond (FG1) available in the Town, which is fully utilized by 13 teams. Some teams are not able to get practice time or game time which has resulted in forfeited games;
- Prime Time hours (Mon-Thurs evenings) are nearly fully utilized, with few available slots, especially for major/lit diamonds. (i.e. there is Fri-Sun availability except at FG1 and TSP which have some bookings);
- The use of the Fairgrounds for public events limits the availability of the only mounded diamond in Town of Halton Hills (4 weekends out of 20 each season). Public events also increase the wear and tear on the diamonds (Prospect Park and Fairgrounds), making it more difficult to maintain the turf at optimal conditions;
- Halton Hills Minor Ball Association (HHMBA) has a portable mound, but there are limited opportunities to use it based on demand for adult slo-pitch diamonds. It is currently stored at Trafalgar Sports Park, and used at time slots when the diamond is not used for adult slo-pitch;
- The Town has noted increased issues/conflicts for adult and advanced youth play on diamonds traditionally used by leagues (i.e. Prospect Park, Glen Williams Park, Gellert) as changing equipment and technology leads to more conflicts with ball diamond use and other park use, there are few true premium tournament level diamonds in the Town.

The three remaining senior level ball diamonds at TSP are the most viable means of addressing ball diamond needs in the short term, as the land is available and the completion of the four-plex will better facilitate tournament play.

On the November 20, 2017, Community and Corporate Affairs meeting Council adopted Resolution No. 2017-0214 that read in part:

AND FURTHER THAT Council endorse the Trafalgar Sports Park – Field of Dreams Joint Project as outlined in Report R&P-2017-0030 in principle, subject to the conditions outlined in Report R&P-2017-0030;

AND FURTHER THAT staff report back on the status of fundraising and the Trillium Grant application in 2018 for the first phase of the project, along with a detailed financing strategy for approval by Council;

AND FURTHER THAT the Mayor and Clerk be authorized to execute a lease agreement with Halton Hills Minor Ball and Georgetown Slo-Pitch League for a portion of Trafalgar Sports Park as contained with Appendix C (page 30) as outlined in Report R&P-2017-0030 as required to facilitate the requirements of the Trillium Program;

AND FURTHER THAT staff work with Halton Hills Minor Baseball and Georgetown Slopitch League to implement a banner advertising program on ball diamond fencing and continue the operation of the Concessions as outlined in Report R&P-2017-0030, in support of the Field of Dreams proposal;

AND FURTHER THAT the Town set up a capital account to deposit donations and revenue from the fundraising as outlined in Report R&P-2017-0030, in support of the Field of Dreams proposal, and issue charitable receipts where applicable.

The total scope of the joint project includes 3 lit premium level diamonds, pathways, a washroom/concession building, and associated landscaping and servicing.

At a total cost of approximately \$3.36 million the project cost estimates are as follows:

- 3 Full Size Lit, irrigated ball diamonds, fencing, bleachers	\$2,100,000
- Site Works (grading, servicing, walkways, landscape etc.)	\$ 980,000
- Concession Building	\$213,000
- Design, tender and site supervision fees (primarily in-house)	\$70,000

In October 2017, HHMBA applied for a Trillium Foundation grant for Phase I of the project (\$2.8 million): Phase II of the project is estimated at \$560,000.

## COMMENTS:

The purpose of this report is to update Council of the “Field of Dreams” joint project for Trafalgar Sports Park and to present the detailed financial strategy for Phase I for approval in order for the groups and Town to work together on the design and construction of the baseball diamonds at Trafalgar Sports Park. The groups will continue their fundraising efforts and seek grant proposals.

Phase I of the joint project is the completion of the 3 remaining diamonds. The joint project between HHMBA and GSL is at the stage of continuing to fundraise for the project, applying for additional funding through grants and working with the Town to advance the detailed financial strategy. Phase II is the completion of the major park building at the center of the four diamonds which includes servicing and will be subject to future Council approval.

The provision of three additional full sized, lit diamonds would accommodate growing numbers of participants in the older youth age groups of the minor baseball programs, including mounded diamonds, as well as adult play and tournaments. Based on successful models in past projects at Trafalgar Sports Park, the “Field of Dreams” joint project facilitates a partnership between the local sports organizations and the municipality to facilitate capital construction. Consistent with the objectives of the

Recreation and Parks Department Strategic Action Plan, this community partnership provides direct benefit to the community.

### **Roles and Responsibilities for the Project:**

As presented in the previous report, the joint collaborative project outlines the key roles and responsibilities:

- HHMBA and GSL: community fund raising, grant securement, local sports organization financial commitments and input into detailed design;
- Town of Halton Hills: capital budget contribution, support in coordination of media in recognition of the project, provision of land at TSP though a lease with HHMBA and GSL, detailed design and tendering of project, coordination of field construction as part of ongoing Capital Construction program, compliance with terms of Ontario Trillium Foundation funding.

### **Ontario Trillium Foundation Grant Update:**

Since the execution of the lease agreement the group was successful in obtaining an Ontario Trillium Foundation Capital Grant. The funding is for one year until September 2019 in the amount of \$150,000. The funds from the grant are to be used for the construction of the three diamonds. The Town will be coordinating with the group in for a media release and photo opportunity with members from HHMBA, GSL and Members of Council pending Council approval of the detailed financial strategy.

### **Fundraising and Financing Strategy – Phase I:**

Phase I of the Field of Dreams joint project funding is broken down as follows:

<b>Phase</b>	<b>Scope</b>	<b>Fundraising/Grants</b>	<b>Town Funding</b>	<b>Total Funding</b>
1 (2018)	3 Full Size diamonds, 3 lit	\$537,000 (or 19%)	\$2,263,000 (or 81%)	\$2,800,000

The total HHMBA and GSL financial contributions to date are \$317,000.00 consisting of fundraising efforts from both leagues and the Trillium grant.

Additional funds to be raised (excluding sponsorships) for all phases include:

- \$10,000 fundraising proceeds from the concessions at Georgetown Fairgrounds each year;
- \$5-10,000 fundraising per from the banner advertising program to be implemented by the groups in coordination with Town staff;

- \$45,000 minimum per phase from local business and corporate contributions. HHMBA and GSL will approach local businesses, corporations and service clubs to seek these donations. This does not include the major sponsorship opportunities discussed later in the report;
- HHMBA commitment to an additional \$20,000 per year through capital levies for an additional \$20,000 minimum contribution to the phased project;
- HHMBA and GSL will continue to apply for other grants for Phase I and II through Baseball Tomorrow, Blue Jays Care and Trillium (Phase II).

The fundraising outlined above is expected to continue for the duration of the entire joint project at a minimum. If the groups meet all of their fundraising targets including additional grants, they will raise 19% of the total Phase I project. However, even if the targets above are not reached, they have already raised 11% of the Phase I total to date which is consistent with the fundraising levels of past major joint capital projects.

The Town's current Development Charge Funds are in a net negative position and are being supported through a series of loans from reserves. The current loans in place were in existence at the start of the 2017 Development Charge (DC) background study and have been incorporated into the calculated fees to be recovered from developers over a ten year period. The timing of capital projects outlined in the 2017 DC background study will additionally place pressure on cash flows from the DC funds. As such, continued draws on the DC funds in advance of recovery from developers will result in the need to add additional cash flow loans from Town reserves. There are currently enough available funds within the Special Infrastructure Levy Reserve (approximately \$12.3M as of December 2017) to establish a loan in the amount of \$2,036,700 to cover the shortfall in DCs. The loan will be subject to interest and repayment terms as prescribed within the Development Charge Act.

In order to advance the project and meet the Trillium funding agreement requirements, staff are requesting pre-budget approval of the Trafalgar Sports Park Phase 6 project as outlined in the Budget CB-1 Form attached in Appendix A.

### **Sponsorship and Naming Rights:**

As Council is aware from previous capital campaigns, the opportunity to offer potential donors or sponsors with the rights to name a given amenity adds considerably to the success of the campaign.

HHMBA, GSL and Town staff have recommended that the amenities outlined in Table 1 should be considered as distinct and varied naming opportunities for this proposed Capital Campaign. As a result, staff is recommending that Council provide approval for HHMBA and GSL to promote these naming opportunities as a key part of their Capital Campaign strategy. Additionally, and under separate confidential cover, staff is recommending that Council approve the donor/sponsorship values associated with each amenity. The values were determined by the joint project team including HHMBA and

GSL. The values are consistent with previous Town capital campaigns such as Stay at Home and Play and Per Chance to Dream. Town staff also reviewed similar naming opportunities from past projects and the sponsorship of park features is consistent with the Park Naming Policy. HHMBA and GSL have identified preliminary opportunities in seeking naming sponsorship for Trafalgar Sports Park and will continue to lead the fundraising and sponsorship efforts in coordination with Town staff.

**TABLE 1**

NAMING OPPORTUNITY	VENUE	VALUE
Home Run	Entire Complex (4 diamonds)	*
Triple	Three Diamonds	*
Double	Two Diamonds	*
Single	One Diamond	*

\* Recommended values outlined in Report RP-2018-0015 Confidential Appendix B.

### **Phase I Work Plan:**

Phase I of the work plan will begin in May 2018 pending Council approval and anticipated timing of the project is outlined below:

- May – October 2018 – Detailed Design and Tendering (primarily in-house)
- November 2018 - Award of Tender
- December 2018 - Construction Startup
- July 2019 – Substantial Completion
- September 2019 - Inaugural game/opening celebration
- Spring 2020 - Fields ready for full booking and season

### **Risks:**

The following are risks should the project not proceed:

- Groups are not able to raise the funds committed to by the deadline for the award of tender;
- Trillium funding would be lost if the three diamonds are not constructed;
- The tender values exceed the budget.

Detailed design and engineering for Phase I are required to provide Council with the final financial situation and advance to the next stage of the joint project. Depending on the tender results, Council could choose to not to award the tender if it does not fall within the approved budget outlined in this report.

Based on the status of fundraising and the award of the Trillium Grant which is required to be completed by September 2019, staff is recommending that Council direct staff to proceed with the detailed design and tender based on pre-budget approval of the project. Once the results of the tender have been received, staff will report back on the final financial position, accounting for the status of the fundraising efforts, the actual tender results, and how any shortfall would be addressed.

### **RELATIONSHIP TO STRATEGIC PLAN:**

This project supports the following objectives of the Town's Strategic Plan.

- A.3 To provide a broad range of educational, recreational and cultural services that meet the needs of our residents.
- H.1 To provide infrastructure and services that meets the needs of our community in an efficient, effective and environmentally sustainable manner.
- H.2 To ensure that infrastructure required for growth is provided in a timely manner.
- H.4 To partner with other orders of government, and the private sector, to plan and finance infrastructure expansion and improvements.

### **FINANCIAL IMPACT:**

The Trafalgar Sports Park Phase 6 is 90% eligible for DC funding. Due to low reserve fund balances, this project will be interim-financed from the Special Infrastructure Levy reserve. Funds borrowed will be paid back with interest as future DC collections occur. As the project is being implemented in phases, Phase II of the project will be included in the capital forecast. Both HHMBA and GSL will continue their fundraising efforts to meet the targets outlined in the report.

### **CONSULTATION:**

The Town Treasurer has reviewed and supports the recommendations set out in this report. Town staff have worked and consulted with the HHMBA President and GSL Past and Current Presidents on the content of this report.

### **PUBLIC ENGAGEMENT:**

No public engagement was required for this project, though the master plan for Trafalgar Sports Park was approved through a full public consultation design process. The joint partnership project is supported by multiple community groups who have been consulted on the project.



**SUSTAINABILITY IMPLICATIONS:**

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.

The recommendation outlined in this report advances the Strategy's implementation.

This report supports the cultural vibrancy and social well-being pillar(s) of Sustainability and in summary the alignment of this report with the Community Sustainability Strategy is Good.

**COMMUNICATIONS:**

Staff will continue to work with HHMBA and GSL to advance the project. There will be a media release for the recognition of the Trillium grant funds for this project and the joint partnership project.

**CONCLUSION:**

Council approval is being sought for the first phase of Trafalgar Sports Park Phase 6 - "Field of Dreams" joint collaborative project for the implementation of 3 premium lit diamonds at Trafalgar Sports Park. The "Field of Dreams" joint project partnership between the local sports organizations and the municipality will facilitate capital construction consistent with the objectives of the Recreation and Parks Department Strategic Action Plan. This community partnership provides direct benefit to the local sports groups who provide many opportunities for recreation to all ages and will meet the needs of the community.

**Reviewed and Approved by,**



Kevin Okimi, Manager of Parks & Open Space



Warren Harris, Commissioner of Recreation and Parks



Brent Marshall, CAO