

30

GTH East Land Transactions

Date	Activity
1 June 24, 2009	OC establishment of GTH
2 March 2010	City of Regina commissioned the <i>West Industrial Lands Secondary Plan</i> establishing zoning and planned future use of the regional lands which includes lands east of the GTH to be zoned "West Regina Industrial Park"
3 22(a)(b)	
4 November 25, 2011	The GTH's Detailed Financial plan for 2012-2013 appropriated funding for the purchase of additional land was reviewed by the Board.
5 (November 25, 2011)	Board Information Item (CEO Report) provided an operational updating which outlined an added degree of urgency to secure the two quarter sections of land adjacent to Dewdney Avenue.
6 November 25, 2011	GTH BOD approves motion to explore purchase of the north and south parcels of the east land at an estimated \$2.2 million in the 2012/13 GTH Business Plan
7 2011	2012-2013 CEO Objectives item 3(d) outlines the objective to execute additional purchases through Government Services.
8 (March 22, 2012)	17(1)(f) The Board members also approved the 2012-2013 Business Plan.
9	16(1)(a)(d), 17(1)(a)(b)(i), 18(1)(f)
10 (May 23, 2012)	Internal email providing a status update on the land assembly plan. Identified Government Services engagement, the assembly team with representation from GTH, Government Service and Ministry of Highways. The email also references the land appraiser being hired.
11 (May 24, 2012)	17(1)(a)(b)(i), 18(1)(f) This also includes an information item discussing Master Land Use, Infrastructure & Operations Report which speaks to land assembly.
12 June 15, 2012	An appraisal was conducted by the GTH and appraised values at \$20,000/acre and \$15,000/acre for the north and south parcels respectively (\$3.46 million)

13	June 18, 2012	GTH commissioned a land appraisal on NE 18-17-20-WS (Kaminski Land)
14	Sept.19, 2012	GTH BOD agreed not to proceed with purchasing the additional lands outlined in the 2012/13 GTH Business Plan; Minister was to monitor and provide updates to BOD 17(1)(a)(b)(i)(c) Board meeting Information Item: master land use, infrastructure & Operations Report providing an update to the GTH Master Land Use Plan.
15	October 15, 2012	Briefing Note to GTH Minister identifying new information about the preliminary design and land use requirements for the Dewdney Avenue Interchange.
16	17(1)(b)(i)	
17	17(1)(f)	
18	November 23, 2012	Signed purchase and sale agreement with John Wayne Kaminski for 40 acres NE Sec 18-17-W2
19	Nov.28, 2012	GTH proposes through CDI, that CIC purchase three parcels of land (including the above mentioned north and south parcels at \$82,000 & \$75,000/acre respectively); the CDI was withdrawn
20	December 19, 2012	GTH removed conditions on purchase of 40 acres NE Sec 18-17-WS (agreement closes 30 days from date conditions are removed)
21	January 7, 2013	Request for Proposal for a land purchase agent to provide consulting, methods, pricing, alternatives and options for proponents on the potential acquisition of additional land.
22	Feb.12, 2013	Marquart commissioned an appraisal of the north portion of the land (116 acres) establishing the value at \$129,557/acre
23	Feb.26, 2013	The two parcels changed hands to Anthony Marquart for a purchase price of \$84,000/acre and \$71,000/acre for the north and south parcels respectively, providing the most recent "valuation" of a willing seller/buyer agreement
24	March 19, 2013	Email from land appraiser which includes an update on the appraised lands.
25	17(1)(a)(b)(i), 18(1)(f)	

26	July 10, 2013	GTH CEO sent Marguart letter expressing interest in the land.
27	August 6, 2013	GTHA Act received proclamation
28	August 27, 2013	Consulting agreement executed with Vertex which had been awarded the agreement from the RFP released in January 2013.
29	Oct.8, 2013	GTH commissioned an appraisal on the north and south sections of land owned by Marquart providing appraised values of \$65,000/acre and \$51,000/acre
30	Dec.3, 2013	Appraisal values and history of the escalation of the land purchases discussed at GTH BOD meeting.
31	Dec.19, 2013	Motion by GTH BOD to purchase the 204 acres was approved unanimously
32	Dec.23, 2013	GTH made offer to purchase north and south sections from Marquart for \$103,000/acre. Marquart accepted the offer on December 24, 2013. Internal email to chair of GTH Audit and Finance committee informing of purchase offer being accepted, and email to CEO updating status of the purchase agreement.
33	January 7, 2014	Internal email following up on order in council.
34	January 8, 2014	Internal email requesting legal opinion on order in council
35	January 16, 2014	Internal email requesting amendment on the offer to purchase
36	Feb.27, 2014	Provincial cabinet approves the purchase of 204 acres of land from Marquart's company for \$21 million.
37	Mar.3, 2014	Transaction closes
38	Mar.31, 2014	MHI signs an agreement with the GTH to purchase 58 acres for \$50,000/acre and to pay \$65,000/acre to use 55 acres of the GTH land for borrow; overall agreement structured to reimburse GTH for full purchase price of each acre of land.
39	April 7, 2014	Briefing Note: Land sale to MHI (agreement was signed March 31, 2014 however this briefing note was prepared as part of the year end audit)
40	April 30, 2014	Order in Council setting GTH maximum borrowing limit to \$75M
41	June 2, 2014	Transition Binder page 9 provides an update on the land acquisition.
42	March 31, 2015	Briefing Note: Sale of Topsoil to MHI (Prepared as part of the year end audit)

43	Current	Directors Code of Conduct
44	Current	Employee Code of Conduct

DRAFT

30

GTH East Land Transactions

	Date	Activity
1	June 24, 2009	OC establishment of GTH
2	March 2010	City of Regina commissioned the <i>West Industrial Lands Secondary Plan</i> establishing zoning and planned future use of the regional lands which includes lands east of the GTH to be zoned "West Regina Industrial Park"
3	22(a)(b)	
4	November 25, 2011	The GTH's Detailed Financial plan for 2012-2013 appropriated funding for the purchase of additional land was reviewed by the Board.
5	November 25, 2011	Board Information Item: CEO Report provided an operational updating which outlined an added degree of urgency to secure the two quarter sections of land adjacent to Dewdney Avenue.
6	November 25, 2011	GTH BOD approves motion to explore purchase of the north and south parcels of the east land at an estimated \$2.2 million in the 2012/13 GTH Business Plan
7	2011	2012-2013 CEO Objectives item 3(d) outlines the objective to execute additional purchases through Government Services.
8	March 22, 2012	17(1)(f) The Board members also approved the 2012-2013 Business Plan.
9	16(1)(a)(d), 17(1)(a)(b)(i), 18(1)(f)	
10	May 23, 2012	Internal email providing a status update on the land assembly plan. Identified Government Services engagement, the assembly team with representation from GTH, Government Service and Ministry of Highways. The email also references the land appraiser being hired.
11	May 24, 2012	17(1)(a)(b)(i), 18(1)(f) This also includes an information item discussing Master Land Use, Infrastructure & Operations Report which speaks to land assembly.
12	June 15, 2012	An appraisal was conducted by the GTH and appraised values at \$20,000/acre and \$15,000/acre for the north and south parcels respectively (\$3.46 million)

13	June 18, 2012	GTH commissioned a land appraisal on NE 18-17-20-WS (Kaminski Land)
14	Sept.19, 2012	GTH BOD agreed not to proceed with purchasing the additional lands outlined in the 2012/13 GTH Business Plan; Minister was to monitor and provide updates to BOD 17(1)(a)(b)(i)(c) Board meeting Information Item: master land use, infrastructure & Operations Report providing an update to the GTH Master Land Use Plan.
15	October 15, 2012	Briefing Note to GTH Minister identifying new information about the preliminary design and land use requirements for the Dewdney Avenue Interchange.
16	17(1)(b)(i)	
17	17(1)(f)	
18	November 23, 2012	Signed purchase and sale agreement with John Wayne Kaminski for 40 acres NE Sec 18-17-W2
19	Nov.28, 2012	GTH proposes through CDI, that CIC purchase three parcels of land (including the above mentioned north and south parcels at \$82,000 & \$75,000/acre respectively); the CDI was withdrawn
20	December 19, 2012	GTH removed conditions on purchase of 40 acres NE Sec 18-17-WS (agreement closes 30 days from date conditions are removed)
21	January 7, 2013	Request for Proposal for a land purchase agent to provide consulting, methods, pricing, alternatives and options for proponents on the potential acquisition of additional land.
22	Feb.12, 2013	Marquart commissioned an appraisal of the north portion of the land (116 acres) establishing the value at \$129,557/acre
23	Feb.26, 2013	The two parcels changed hands to Anthony Marquart for a purchase price of \$84,000/acre and \$71,000/acre for the north and south parcels respectively, providing the most recent "valuation" of a willing seller/buyer agreement
24	March 19, 2013	Email from land appraiser which includes an update on the appraised lands.
25	17(1)(a)(b)(i), 18(1)(f)	

26	July 10, 2013	GTH CEO sent Marguart letter expressing interest in the land.
27	August 6, 2013	GTHA Act received proclamation
28	August 27, 2013	Consulting agreement executed with Vertex which had been awarded the agreement from the RFP released in January 2013.
29	Oct.8, 2013	GTH commissioned an appraisal on the north and south sections of land owned by Marquart providing appraised values of \$65,000/acre and \$51,000/acre
30	Dec.3, 2013	Appraisal values and history of the escalation of the land purchases discussed at GTH BOD meeting.
31	Dec.19, 2013	Motion by GTH BOD to purchase the 204 acres was approved unanimously
32	Dec.23, 2013	GTH made offer to purchase north and south sections from Marquart for \$103,000/acre. Marquart accepted the offer on December 24, 2013. Internal email to chair of GTH Audit and Finance committee informing of purchase offer being accepted, and email to CEO updating status of the purchase agreement.
33	January 7, 2014	Internal email following up on order in council.
34	January 8, 2014	Internal email requesting legal opinion on order in council
35	January 16, 2014	Internal email requesting amendment on the offer to purchase
36	Feb.27, 2014	Provincial cabinet approves the purchase of 204 acres of land from Marquart's company for \$21 million.
37	Mar.3, 2014	Transaction closes
38	Mar.31, 2014	MHI signs an agreement with the GTH to purchase 58 acres for \$50,000/acre and to pay \$65,000/acre to use 55 acres of the GTH land for borrow; overall agreement structured to reimburse GTH for full purchase price of each acre of land.
39	April 7, 2014	Briefing Note: Land sale to MHI (agreement was signed March 31, 2014 however this briefing note was prepared as part of the year end audit)
40	April 30, 2014	Order in Council setting GTH maximum borrowing limit to \$75M
41	June 2, 2014	Transition Binder page 9 provides an update on the land acquisition.
42	March 31, 2015	Briefing Note: Sale of Topsoil to MHI (Prepared as part of the year end audit)

43	Current	Directors Code of Conduct
44	Current	Employee Code of Conduct

DRAFT