

Schroeder, Matt GTH

From: Wagar, Blair GTH
Sent: Monday, March 03, 2014 11:20 AM
To: Baker, Cam ECON
Subject: FW: # corp. --Purchase Sw/Nw 20-17-20

Hi Cam,

Just so you are aware, the title for the East lands (Marquart) are now in the GTHA's name. All the closing documents are in place and the funds have been transferred to the seller's legal counsel. The deal will be completed within the next couple days.

Blair

From: Wagar, Blair GTH
Sent: March 3, 2014 10:30 AM
To: Richards, Bryan GTH
Cc: Ekstrom, Rhonda GTH; Schroeder, Matt GTH
Subject: FW: # corp. --Purchase Sw/Nw 20-17-20

We now have title to the East Lands.

Blair

From: David J. Bishop [<mailto:d.bishop@mckercher.ca>]
Sent: March 3, 2014 10:22 AM
To: Wagar, Blair GTH
Cc: Laura M. Ward
Subject: # corp. --Purchase Sw/Nw 20-17-20

Title has registered this AM. Will report asap.
The GTHA now has poss. of the Lands.

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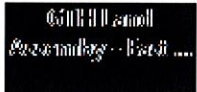
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Schroeder, Matt GTH

From: Brossart, Kelly GTH
Sent: Monday, March 03, 2014 12:37 PM
To: Baker, Cam ECON
Cc: Richards, Bryan GTH; Wagar, Blair GTH
Subject: Land Assembly Briefing

Hi Cam,

Pls find attached for your information & reference, the briefing we have prepared on the cabinet-approved land assembly. Blair has also shared this with MHI.



Don't hesitate to contact either myself or Blair with questions.

Kelly

KELLY BROSSART

Director of Communications and Marketing

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ISSUE: The Global Transportation Hub Authority (GTHA) has acquired property from 101225232 Saskatchewan Ltd.

RESPONSE:

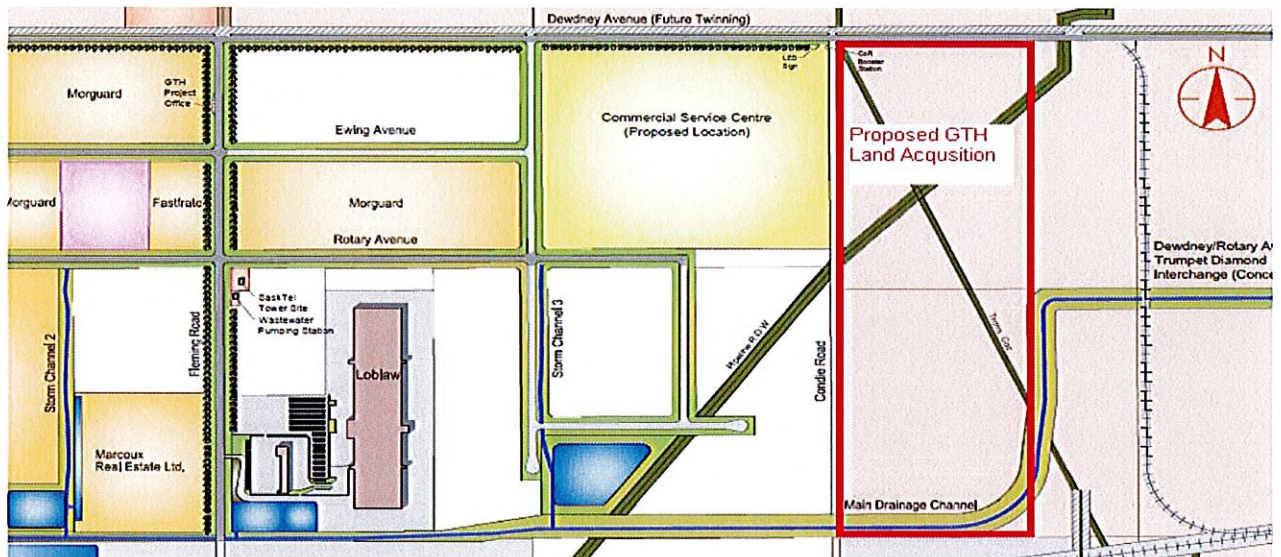
- The property is situated between the GTH and the new West Regina Bypass
- Securing this property supports the development of the West Regina Bypass and interchange access to the GTH.
- This has always been a part of the GTH's Development and Servicing plans. Free flow access to the West Regina Bypass has been a key element of the value proposition for the GTH from its inception.
- Access to the National Highways system is critical to current GTH and future clients as it allows for safe and reliable movements
- Ongoing communications with clients and prospective clients of the GTH have always included the commitment by government that a free flow access would be built.
- Acquisition of these lands at this time will ensure no delay in planning for the interchange occurs and preparation for construction can proceed.
- The negotiated purchase price was based on two appraisals.

BACKGROUND:

- Cabinet Authorize the GTHA to acquire property from 101225232 Saskatchewan Ltd. and sell portions of it to the Ministry of Highways and Infrastructure (MHI) for the development of the West Regina Bypass and interchange access to the GTH.
- Land not used by MHI will be retained by the GTHA for future development.

GTH Land Assembly – East Lands

- A total of 204.26 acres (82.7 hectares) will be assembled. It is estimated MHI will require about 80 acres for the West Regina Bypass.
- The purchase price in the Offer to Purchase was based on two appraisals and an actual land transaction that closed in February 2013.
- The first appraisal was completed in October 2013 using a direct comparison approach arriving at a market price of about \$65,000 per acre for the Northern parcel and \$51,000 for the Southern parcel. A second appraisal was completed in February 2013 using a cash flow-subdivision development analysis arriving at a market price of about \$129,556 per acre for the north parcel. The purchase price for the land transaction in February 2013 was about \$84,000 per acre.
- Based on the above information, the GTHA was approved to send a formal Offer to Purchase on December 23, 2013. The Offer to Purchase was accepted by the seller on December 24, 2013 with a March 3, 2014 closing date.
- The price the accepted offer was for \$103,000 per acre (about \$254,410 per hectare) for a total cost of about \$21 million.



Schroeder, Matt GTH

From: Wagar, Blair GTH
Sent: Monday, March 03, 2014 12:11 PM
To: Govindasamy, Nithi HI; Gerbrandt, Ron HI
Cc: Brossart, Kelly GTH; Richards, Bryan GTH
Subject: RE: UPDATE - Assembly of Land East of GTH (Marquart Lands)
Attachments: GTH Land Assemby - East Lands_Mar 3 2014.docx

Nithi/Ron,

Attached is the briefing note we drafted for our Minister's Office. If you have any questions please don't hesitate to contact Kelly or myself.

Blair

-----Original Message-----

From: Wagar, Blair GTH
Sent: February 28, 2014 3:39 PM
To: Govindasamy, Nithi HI; Gerbrandt, Ron HI
Cc: Brossart, Kelly GTH; Richards, Bryan GTH
Subject: UPDATE - Assembly of Land East of GTH (Marquart Lands)

Nithi/Ron,

Just as an update, the OC to purchase the above was approved in Cabinet this week and expect the OC to be made public next week.

We will send you our briefing note however it may make the most sense to refer inquiries to the GTH off the start. Kelly Brossart, Director of Communications would be the GTH point of contact and she will work with Bryan to determine how best to respond.

Ron and I will be meeting next week with Hobbs and the Finance folks to review the first draft of a purchase and sale agreement between the GTHA and MHI. I also understand MHI is in the process of updating its appraisals for these lands which would form the basis of the purchase price.