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Schroeder, Matt GTH

From: Wagar, Blair GTH
Sent: Thursday, May 31, 2012 11:52 AM
To: Law, John GTH
Cc: Eckert, Jody GTH
Subject: Fw: CEO Brief re GTH/MHI Appraisals

John,

FYI & Recommended Action

Enclosed is an email string of GTH and MHI work with Peter re: assumptions for appraisal.

Summary of Info provided for Assumptions:

-GTH services intended for GTH client only.
-GTH falls under provincial jurisdiction as opposed to municipal.
-MHI potentially needs up to 100% of Sisters parcel and up to 50% of McNally parcel according to their initial concept planning for the Dewdney interchange.
-Suggest we plan for larger land requirement for MHI given the size (triples) and volume of truck traffic the Dewdney interchange will need to handle.

Action:

Follow up note/call to the Minister after yesterday's briefing with Cam.

Proposed messages for Minister:

-MHI requirement is larger than initially thought.
-More efficient and effective for MHI lead assembly of all land in these two parcels as part of the land needed for the Dewdney interchange and West bypass north of Dewdney.
-Need to make current owners and conditional buyer aware of the situation and requirements for this land for public improvements.

Blair Wagar

From Wireless Handheld

From: Wagar, Blair GTH
Sent: Thursday, May 31, 2012 11:27 AM
To: 'peterlawrek@ljbappraisals.com' <peterlawrek@ljbappraisals.com>; Anderson, Nicole HI
Cc: Beaton, Gerald HI; Bernstein, Alf GS; Miller, Brent HI; 'murraygrapentine@ljbappraisals.com'
<murraygrapentine@ljbappraisals.com>
Subject: Re: HUB Appraisals

Peter,

It is intended that the GTH services will fall under provincial jurisdiction and approvals as opposed to municipal jurisdiction and approvals.

In terms of the assumption around acres, it would be my preference to assume the larger acre requirement for MHI to ensure there is adequate room for the highway system to be properly planned and designed.

Keep in mind most truck movements in and out of the hub will be turn pike doubles (truck plus two 53' trailers) along with turn pike triples (truck plus three 53' trailers). The size of the interchange design will need to consider this so the availability of land will be critical to achieving the required free flow connections.

Blair Wagar

From Wireless Handheld

From: Peter Lawrek [mailto:peterlawrek@ljbappraisals.com]
Sent: Thursday, May 31, 2012 10:19 AM
To: Wagar, Blair GTH; Anderson, Nicole HI
Cc: Beaton, Gerald HI; Bernstein, Alf GS; Miller, Brent HI; murraygrapentine@ljbappraisals.com
<murraygrapentine@ljbappraisals.com>
Subject: RE: HUB Appraisals

Assumptions for Appraisal:

1) GTH will not allow access to GTH roads and services.

Do we also assume that the GTH controls any development approvals on the subject lands and NOT the City of Regina?
In other words...the buyer cannot do a deal with the City of Regina to get services and access.

2) Regarding Nicole's email below. Do you want me to assume a specific number of acres remaining after Highways taking?

If GTH is in full control as mentioned in #1 then it probably won't matter how many acres....since development won't be possible.

Other than a farmer for agriculture use the only possible buyer would then be GTH.

Peter Lawrek B.A., AACI, P.App
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From: Wagar, Blair GTH [mailto:blair.wagar@thegth.com]
Sent: May-30-12 10:21 PM
To: peterlawrek@ljbappraisals.com; Anderson, Nicole HI
Cc: Beaton, Gerald HI; Bernstein, Alf GS; Miller, Brent HI; murraygrapentine@ljbappraisals.com
Subject: Re: HUB Appraisals

Peter,

Based on the high volumes and large configurations of commercial vehicle traffic moving in and out of the GTH today and the growth projections into the future, the requirement to properly plan and control access to services between the GTH and the West Regina bypass is critical to GTH users from a traffic flow, public safety and site security perspective. Given this, GTH does not intend to provide access to services outside of GTH clients.

The priority would be to ensure MHI land assembly requirements were fully met and the GTH would review how the remaining acres could be utilized to support the free flow of trucks to and from the GTH.

In terms of the pipeline, I cannot speak for MHI but the GTH looked into relocation a couple years ago. The estimate at that time was uneconomical (if memory is correct - around \$10 million to relocate) so our land use planning incorporated the current location of the pipeline.

Blair Wagan

From Wireless Handheld

From: Peter Lawrek [mailto:peterlawrek@ljbappraisals.com]
Sent: Tuesday, May 29, 2012 11:44 AM
To: Anderson, Nicole HI
Cc: Beaton, Gerald HI; Bernstein, Alf GS; Wagar, Blair GTH; Miller, Brent HI; 'Murray Grapentine' <murraygrapentine@ljbappraisals.com>
Subject: RE: HUB Appraisals

Blair and Alf: Based on Nicole's email below, is there a certain acres remaining that you want me to assume? If for example, Nuns is zero acres then only possible user and buyer is Highways. Seller would probably be paid what other owners received within GTH and perhaps extra for inflation/rising real estate prices. Odd situation when there is only one possible user. If 33 acres remain then there are probably buyers but only if there is access. Even for farming use still need access. For development... need access and services. Since it is in the city limits a well and septic tank system would probably not be allowed. Therefore will need City of Regina sewer and water...but will GTH approve access and services ? If only 33 acres left...how could this land be developed if the pipeline is still there? Will the pipeline remain where it is even for Highways construction?

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From: Anderson, Nicole HI [mailto:[nicole.anderson29\(1\)@gth.ca](mailto:nicole.anderson29(1)@gth.ca)]
Sent: May-29-12 11:16 AM
To: Peter Lawrek
Cc: Beaton, Gerald HI; Bernstein, Alf GS; Wagar, Blair GTH; Miller, Brent HI
Subject: FW: HUB Appraisals

Peter,

Summary of the information requested in your May 23rd email is below, please advise if you require any further information

Parcel #165025414 (Nuns)
Estimated remaining land 0 to 33acres

Parcel 166005862(McNally's)

Estimated remaining land 41.5 to 80acres (due to the possibility of borrow)

Parcel # 109447892 (Kaminski)

At this time it is not anticipated that this parcel will be affect by the Dewdney/WRB interchange.

The information contained in this email is the best information available at this time, it should not be relied upon as the information is subject to change. The information is being provided in response to a request for information from the GTH so that their appraiser Peter Lawrek can complete his appraisal. This information should not be used for any other reasons.

From: Beaton, Gerald HI

Sent: Tuesday, May 29, 2012 10:55 AM

To: Anderson, Nicole HI; Miller, Brent HI

Cc: Carpenter, Allan HI

Subject: RE: GTH / GS meeting - revised

Hi:

At this time, MHI does not know what property will be required for the Dewdney/WRB interchange. The following notes attempt to estimate the likely scenarios however these figures should be used with caution, as they are based on available data/drawings (ie: Plans/Profile drawings showing approximate location of utilities) and several assumptions (ie: configuration of the interchange):

165025414 (Nuns)

The maximum portion of this parcel that MHI would likely acquire would leave none available for other parties (ie: MHI acquires all of the parcel).

The minimum portion of this parcel that MHI would likely acquire would leave approximately 33 acres available for other parties. This assumes that MHI acquires property from the WRB to the east boundary of the Transgas utility easement running NW – SE. As noted above, the location of this utility easement has been approximated and areas estimated. Note also that the presence of utilities on this parcel may impact the development/borrow pits on the parcel.

166005862 (McNally)

The minimum portion of this parcel that MHI would likely acquire would leave approximately 80 acres available for other parties. This assumes that MHI acquires property located in the NE corner of the parcel, bordered by the parcel boundaries on the north and the east, and bordered by the east boundary of the Transgas utility easement running NW – SE. As noted above, the location of this utility easement has been approximated and areas estimated.

The maximum portion of this parcel that MHI would likely acquire would leave approximately 41.5 acres available for other parties. This assumes that MHI acquires property located in the NE corner of the parcel, bordered by the parcel boundaries on the north and the east, and bordered by the east boundary of the Transgas utility easement running NW – SE, PLUS an additional 38.5 acres for deep borrow pits as estimated below. As noted above, the location of this utility easement has been approximated and areas estimated.

Borrow pits

MHI will likely require deep borrow pits for construction of the interchange. The estimated area of deep borrow pits for the interchange at Hwy #1 West and WRB totaled approximately 38.5 acres. Assuming MHI requires this same amount of land area for deep borrow pits for the south side of the WRB/Dewdney Ave interchange, this area would reduce the amount of land available as noted above.

109447892 (Kaminski)

This parcel is located west of Condie Road and bordered on the south by the CP Main Line. I have not identified any interest that MHI may have in acquiring this parcel.

Please contact me if you have any questions.

Thanks
Gerald Beaton
Senior Project Manager
Major Projects Branch
Ministry of Highways and Infrastructure
gerald.beaton@gov.sk.ca
(306) 29(1)

From: Anderson, Nicole HI
Sent: Monday, May 28, 2012 12:48 PM
To: Beaton, Gerald HI
Cc: Miller, Brent HI
Subject: FW: GTH / GS meeting - revised

I revised my first email

From: Anderson, Nicole HI
Sent: Monday, May 28, 2012 12:34 PM
To: Beaton, Gerald HI
Cc: Miller, Brent HI
Subject: FW: GTH / GS meeting

Gerald,

As discussed in our meeting this morning, please provide me with the estimates with regards to the lands south of the Dewdney and WRB bypass interchange. Our discussion indicated the best/worst case scenario estimating the lands.

Surface Parcel #165025414 approx. 116.86 acres, land
NW 20-17-20-2 – Sisters of our Lady of the mission

Best - up to and not including the easement which runs on a NW to SE on the quarter.
Worst - confirm the worst case scenario as being 0 acres remaining.

Surface Parcel #166005862 approx. 087.40 acres, land
SW 20-17-20-2 – McNally Enterprises Ltd.

Best - up to and not including the easement which runs on a NW to SE on the quarter.
Worst - which would possibly include the typical size of borrow required for construction.

Surface Parcel #109447892 approx. 041.15 acres, land
NE 18-17-20-W2M - Kaminski

Best/Worst - although not discussed specifically, I do not believe MHI will be requiring to purchase any land from this parcel please confirm.

Thanks **Gerald**, let me know if you need any further information, or call me if you would like to discuss.

Nicole Anderson, MAAS, CRA
Land & Property Manager

Ministry of Highways and Infrastructure

Asset Management - Southern Region

Regina, SK

Ph # (306) 29(1)

Fax # (306) 29(1)

From: Anderson, Nicole HI
Sent: Friday, May 25, 2012 9:55 AM
To: Semczyszyn, Penny HI; Miller, Brent HI
Subject: Fw: GTH / GS meeting

Penny,

I know your off next week, can you get the estimates of the amount of area needed before your gone?

Brent,

If Penny isn't in can someone else give the estimates? I know there was significant pressure on Peter lawrek to get the appraisals done from/for the GTH, I just don't want MHI to be their scapegoat..

Thanks.

Nicole Anderson, MAAS, CRA

From: Anderson, Nicole HI
Sent: Wednesday, May 23, 2012 04:35 PM
To: Semczyszyn, Penny HI
Cc: Miller, Brent HI
Subject: FW: GTH / GS meeting

“...do we have a ROW plan which can estimate the 'worst case scenario" for number of acres purchased? This will be needed asap.”

Penny, I will provide you with the parcel pictures and if you could advise the 'worst case scenario' of the amount of land remaining in the parcel's listed below I can forward it to Peter Lawrek, asap.

Thanks

Surface Parcel #109447892	approx. 041.15 acres, land
Surface Parcel #165025414	approx. 116.86 acres, land
Surface Parcel #166005862	approx. 087.40 acres, land

From: Anderson, Nicole HI
Sent: Tuesday, May 15, 2012 7:57 PM
To: Stobbs, Ted HI; Gerbrandt, Ron HI; Miller, Brent HI
Subject: Fw: GTH / GS meeting

Nicole Anderson, MAAS, CRA

From: Nicole Anderson
Sent: Tuesday, May 15, 2012 07:56 PM
To: Anderson, Nicole HI
Subject: GTH / GS meeting

Attendance: Ron Dedman; Alf Bernstein; John Law; Blair Wager; Peter Lawrick; Myself

Additional Lands - truck staging

At today's meeting it was discussed that the GTH is looking at the option of purchasing the McNally, the Nuns and possibly Kaminski's lands, as the GTH requires a 'staging area' for the truck traffic (3000 movements a week). The GTH has requested appraisals to be done by Peter Lawreck with some assumptions to be made.

GTH is in the process of introducing legislation to take zoning control over the GTH and surrounding area, which would include the above named lands. If this is done the lands would have 'limited' value, as any development would be at the mercy of the GTH (including servicing). Blair Wager is working on an interim agreement prior to the legislation.

P Lawreck's appraisal is expected by the end of next week. It is expected that a request will come on to estimate the number of acres that will be remaining after the access roads and future interchange is completed on the above lands (McNally, Nuns)

Brent do we have a ROW plan which can estimate the 'worst case scenario" for number of acres purchased? This will be needed asap.

WRB north of Dewdney

Also it seems as thought the GTH has been in talks with Rob Penny and the portion of the WRB north of Dewdney may now be a priority. GTH is indicating that they understand that MHI's budget may be increased by 10million this year to facilitate that, to which they very adamit that MHI follows up on this.

I will be back in the office Friday.

Schroeder, Matt GTH

From: Wagar, Blair GTH <FIRST ADMINISTRATIVE GROUP/CN=RECIPIENTS/CN=BWAGAR>
Sent: Tuesday, November 27, 2012 5:20 PM
To: Baker, Cam ECON
Cc: Dekker, Chris GTH
Subject: Land Assembly_Nov 2012 v(5).docx
Attachments: 16(1)(a)(c)(d)(i)(ii)

Cam.....sorry this is the right version