

01

Malach, Pam GTH

From: Wagar, Blair GTH
sent: Wednesday, May 23, 2012 1:37 PM
To: Law, John GTH
Cc: Malach, Pam GTH; Eckert, Jody GTH
Subject: Land Assembly Update

John,

Enclosed is a basic update statement on the land assembly process in accordance with our business plan. The business plan has two steps to it, the first was to assembly the 3 parcels identified in our Master Land Use Planning work and the second was to establish a longer term land assembly plan to determine what additional lands should be considered for future growth.

1.) What is the Status of Land Assembly plan for 2012-13?

The Ministry of Government Services (GS) has been engaged to facilitate the acquisition of additional land identified in the 2012-13 business plan. An assembly team with representation from the GTH, GS and Ministry of Highways and Infrastructure (MHI) has been established to lead the strategic management of the project and execution of the plan.

A Land Appraiser has been hired and is currently completing his appraisal. The first draft of his appraisal is due on May 25th. Communications between the appraiser and GS the GTH and MHI have been ongoing. Given some recent activity in the area an initial range of \$12,000 to \$25,000 has been established based on recent comparable sales.

Confirmed that a conditional sale agreement is in place for the McNally and Sister's lands. This will create some additional complexity in making an offer on the lands.

We have also started to collect additional information on surround land owners for our longer term land assembly plan. Many of the surrounding land owners have been involved with the initial land assembly phases for the current GTH footprint. Some preliminary discussions have take place with CP Rail on future growth plans at CP however recent changes in leadership will make progress on this file with them difficult in the medium term.

Blair Wagar

Chief Operating Officer
Global Transportation Hub
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BRIEFING NOTE

Land Purchase and Dewdney Avenue Interchange Preliminary Design

ISSUE:

The preliminary design and land use requirements of the Dewdney Avenue Interchange required revisions to the GTH Master Land Use Plan and 2012-13 Business Plan.

RECOMMENDATION:

It is recommended that:

1. the GTH not proceed with the purchase of the two parcels of land identified in the 2012-13 Business Plan and remove the \$4.26 million from the budget forecast.
2. That MHI be directed to assemble these parcels as soon as possible to ensure the property is protected for the West Bypass corridor and Dewdney Avenue Interchange requirements.
3. That MHI and the GTH work together to design a free flow connection between the GTH and the West Regina Bypass.

BACKGROUND:

The initial draft of the GTH Master Land Use Plan developed by our planning consultant identified two parcels of land outside the current GTH footprint as the primary location for a free flow access to the West Regina Bypass and the GTH's commercial service hub (which includes a truck staging area).

Based on the recommendations in the draft Master Land Use Plan, the GTH included the assembly of this land as part of the 2012-13 business plan. At that time the GTH was forecasting \$2.2 million to acquire the two parcels of land based on previous appraisals.

In the process of acquiring the two parcels, the GTH learned that a prospective buyer had registered an interest on title based on a conditional sales agreement. Given these interests, the GTH was not able to move forward with an offer to purchase these parcels until the interest on title was removed (ie the sale was complete). The GTH has also learned that the possibility of achieving a sale agreement within our budget was unlikely. The current appraised price for these parcels is estimated to be between \$15,000 and \$20,000 per acre (approx \$4.26 million) and it is expected that an offer to purchase based on this value will be refused by the owners.

In addition to the financial constraint, MHI has provided new information about the preliminary design and land use requirements for the Dewdney Avenue interchange. The design is estimated to consume the majority of the two identified parcels for construction of the interchange and eliminates a direct free flow access to the West Regina Bypass.

Based on MHI's preliminary design and land use requirements, the initial location for the commercial service hub is no longer compatible or feasible and a new location within the existing

GTH footprint has been identified. Given this information, the GTH's Master Land Use Plan was modified to ensure alignment with the regional transportation infrastructure plans lead my MHI.

The GTH has concerns with the preliminary design of the Dewdney Avenue interchange as it does not provide direct free flow access to the GTH footprint. MHI has recently engaged an engineering firm (Associated Engineers) to conduct an analysis of this design to determine how it could be improved to better meet the needs of the region. Officials from MHI and the City of Regina are on the Steering Committee for the review process and the GTH has been listed as a stakeholder and will be part of the Steering Committee's consultations.

ANALYSIS/IMPLICATIONS:

Right now the GTH has forecasted \$4.26M to purchase these parcels but has recommended to the Board of Directors that we not proceed with the purchase given the uncertainty in the land that will be available for development after the interchange is designed. The secondary issue is the financial resources required to obtain the property will create a high risk of exceeding the GTH's current \$40 million borrowing limit.

CONFIDENTIAL/SENSITIVE INFORMATION:

This briefing note does contain confidential and sensitive information.

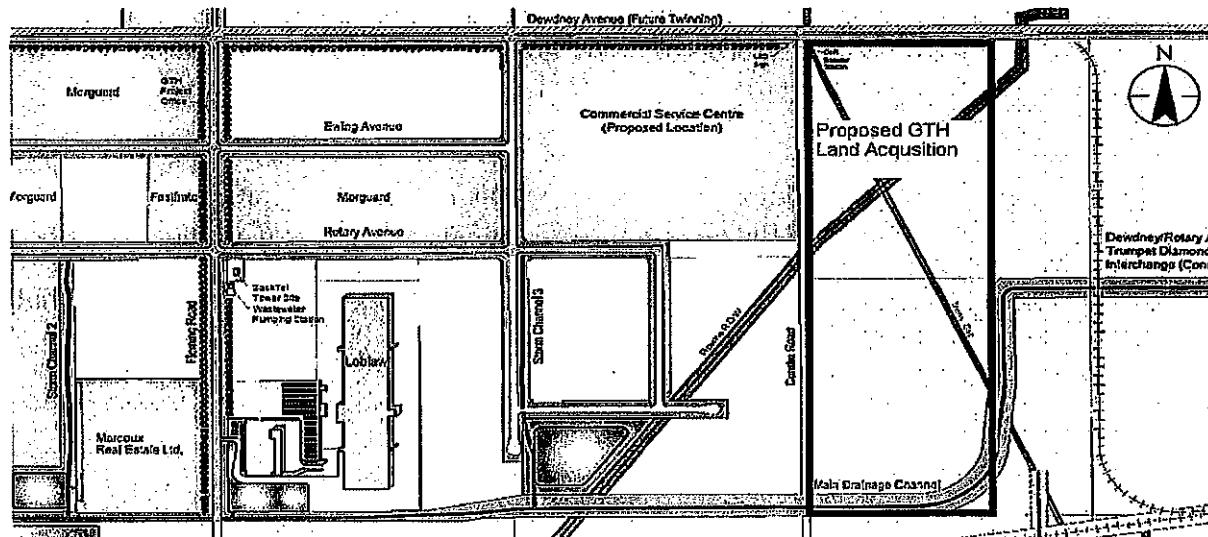
ISSUE: Land Acquisition

Issue:

Why did the GTH purchase the 204 acres of land east of the footprint?

Talking Points:

- 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 truck 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 occurs in planning for the interchange and preparation for construction.
- The land was purchased in a fair market process based on two market appraisals to determine the purchase price.



Agenda Item #4

INFORMATION ITEM: CEO Report

17(1)(a)(b)(i), 18(1)(f)

17(1)(a)(b)(i), 18(1)(f)

17(1)(a)(b)(i), 18(1)(f)

17(1)(a)(b)(i), 18(1)(f)

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17(1)(f)(i)

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Realizing the Opportunity

GTH 2012 - 2013 BUSINESS PLAN

March 22, 2012

Confidential Documentation for Board Consideration

This business plan is a total of 37 pages and the remainder has been withheld pursuant to the following exemptions: 17(1)(a)(c), 18(1)(b)(e)(f)

Malach, Pam GTH

From: Wagar, Blair GTH
Sent: Wednesday, April 25, 2012 5:59 PM
To: Law, John GTH; Dedman, Ron GS
Cc: Malach, Pam GTH; Eckert, Jody GTH; Bernstein, Alf GS
Subject: RE: land Assembly

John,

17(1)(a)(b)(i), 18(1)(f)

Blair Wagar
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-----Original Message-----

From: Wagar, Blair GTH
Sent: April 24, 2012 4:14 PM
To: Law, John GTH; Dedman, Ron GS
Cc: Malach, Pam GTH; Eckert, Jody GTH
Subject: RE: land Assembly

John,

Jody has set up meeting with both Ron and the Minister for Thursday.

17(1)(a)(b)(i), 18(1)(f)

Blair Wagar
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-----Original Message-----

From: Law, John GTH
Sent: April 24, 2012 7:48 AM
To: Wagar, Blair GTH; Dedman, Ron GS
Cc: Malach, Pam GTH; Eckert, Jody GTH
Subject: Re: land Assembly

Blair

17(1)(a)(b)(i), 18(1)(f)

John

John Law
Chief Executive Officer
Global Transportation Hub Authority
Regina, Saskatchewan
Canada.

On 2012-04-23, at 6:21 PM, "Wagar, Blair GTH" <Blair.Wagar@thegth.com> wrote:

> John,
>
17(1)(a)(b)(i), 18(1)(f)

>
> Blair Wagar

> From Wireless Handheld

Discussion

Global Transportation Hub Proposed Land Assembly

16(1)(a)(d)

16(1)(a)(d)

16(1)(a)(d)

Agenda Item #6
INFORMATION ITEM: CEO Report

17(1)(a)(b)(i), 18(1)(f)

17(1)(a)(b)(i), 18(1)(f)

17(1)(a)(b)(i), 18(1)(f)

17(1)(a)(b)(i), 18(1)(f)

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17(1)(f)(i)

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17(1)(f)(i)

Agenda Item #9
DECISION ITEM: Land Purchase

17(1)(a)(c)(b)(i), 18(1)(f)

17(1)(a)(c)(b)(i), 18(1)(f)

Agenda Item #8

INFORMATION ITEM: Master Land Use, Infrastructure & Operations Report

This information item is a total of 8 pages and has been withheld pursuant to the following exemptions: 17(1)(a)(b)(i), 18(1)(f)

Malach, Pam GTH

From: Wagar, Blair GTH
Sent: Tuesday, October 16, 2012 2:06 PM
To: Dekker, Chris GTH; Eckert, Jody GTH
Cc: Malach, Pam GTH
Subject: Re: Land purchase Update - October 15 2012

17(1)(a)(b)(i)

Blair Wagar

From Wireless Handheld

From: Dekker, Chris GTH
Sent: Tuesday, October 16, 2012 02:02 PM
To: Eckert, Jody GTH
Cc: Malach, Pam GTH; Wagar, Blair GTH
Subject: RE: Land purchase Update - October 15 2012

17(1)(a)(b)(i)

From: Eckert, Jody GTH
Sent: Tuesday, October 16, 2012 10:58 AM
To: Dekker, Chris GTH
Cc: Litzenberger, Robin GTH; Malach, Pam GTH; Wagar, Blair GTH
Subject: RE: Land purchase Update - October 15 2012

17(1)(a)(b)(i)

Jody Eckert

Corporate Secretary

Global Transportation Hub

****Please note my new email address is jody.eckert@thegth.com**

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From: Dekker, Chris GTH
Sent: Tuesday, October 16, 2012 10:41 AM
To: Eckert, Jody GTH
Cc: Litzenberger, Robin GTH; Malach, Pam GTH; Wagar, Blair GTH
Subject: Land purchase Update - October 15 2012

My two cents. OK, more like \$1.09.

17(1)(a)(b)(i)

<< File: Land purchase Update - October 15 2012.docx >>

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17(1)(f)(i)

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17(1)(f)(i)

This Cabinet Decision Item is a total of 10 pages and has been withheld pursuant to 16(1)(a).

INFORMATION RELEASED FROM #6
GFO Report - March 21, 2013

17(1)(a)(b)(i), 18(1)(f)

17(1)(a)(b)(i), 18(1)(f)

17(1)(a)(b)(i), 18(1)(f)