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From: [Bernstein, Alf GS](#)
To: [Dedman, Ron GS](#); [Law, John GTH](#)
Cc: [Wagar, Blair GTH](#)
Subject: Existing Offers to Purchase
Date: Wednesday, May 09, 2012 7:21:33 AM

There maybe another way of getting some details regarding the accepted, conditional Offers to Purchase for the two easterly adjoining land parcels. The representative for the land parcel owned by the Sisters of Our Lady of the Missions Inc. is a lawyer out of Calgary, Scott Exner. He is a partner with the legal firm of **MacPherson Leslie & Tyerman** in Calgary. It might be possible through a contact with this law firm to get more details regarding this accepted Offer to Purchase. I do not believe that contacting Mr. Exner directly will get us any information, but perhaps going through another lawyer with the firm might.

Alf

Alfred G. Bernstein
Director, Real Estate Services
Accommodation Division
Ministry of Government Services

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- delete it and advise me by return email or telephone.

Thank you.

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 then 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 Wagar

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\(1\)](mailto:nicole.anderson29(1))]
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: Carpentier, 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: Semczyshyn, 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: Semczyshyn, 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 though 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 adamantly follow up on this.

I will be back in the office Friday.

From: [Wagar, Blair GTH](#)
To: [Law, John GTH](#)
Cc: [Malach, Pam GTH](#); [Eckert, Jody GTH](#)
Subject: Land Assembly Update
Date: Wednesday, May 23, 2012 1:36:47 PM

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 assemble 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 surrounding 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 taken 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
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 (306) 798-4602 Phone
 (306) 798-4600 Fax
UPDATED Email
blair.wagar@thegth.com

Schroeder, Matt GTH

From: Wagar, Blair GTH
Sent: Thursday, May 31, 2012 10:25 AM
To: Law, John GTH
Cc: Dedman, Ron GS
Subject: Re: McDougall Gauley

John,

I've reviewed the facts Rick documented below and believe them to be accurate. I was aware of the call to the Minister but only have second hand knowledge of the discussion.

This may be splitting hairs but the only comment I have is the references to the appraisals. I'm not aware of any completed appraisals that support a 25K per acre price Rick referenced. Past appraisals in the GTH got as high as 12K per acre. The appraisal of the two parcels is currently being developed by Mr Lawryk. Within the appraisal process comparable sales in the 20K range have been found but the final appraisal has not been submitted yet.

Hope this helps.

Blair Wagar

From Wireless Handheld

From: Law, John GTH
Sent: Friday, May 25, 2012 06:04 AM
To: Wagar, Blair GTH
Cc: Dedman, Ron GS
Subject: Fw: McDougall Gauley

Blair
 17(1)(b)(i)
 I will follow up after your reply.
 Thanks, john

From: Hischebett, Rick JU
Sent: Friday, May 25, 2012 12:27 AM
To: Law, John GTH
Cc: Tegart, Gerald JU
Subject: McDougall Gauley

Hi John -- I'm just following up on the discussion we had last week. Before moving any further I thought that I would make certain from you that I have the factual background on this accurate and give you some of our initial thoughts. Thereafter we are looking for your instructions as to what, if anything, you are asking us to do in relation to this matter.

- 22(a)(b)

Rick Hischebett, Executive Director
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From: [Law, John GTH](#)
To: [Wagar, Blair GTH](#)
Cc: [Malach, Pam GTH](#); [Eckert, Jody GTH](#)
Subject: Re: Updates
Date: Saturday, May 12, 2012 6:56:26 AM

Thanks Blair.

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

From: Wagar, Blair GTH
Sent: Thursday, May 10, 2012 10:33 PM
To: Law, John GTH
Cc: Malach, Pam GTH; Eckert, Jody GTH
Subject: Updates

John,

Updates on Land and CFF.

Land Assembly:

Mtg with Ron, Ted and Alf this morning. I provided a proposed long term GTH footprint. Had a brief discussion with CP (Ron Griswold) this morning. Incorporated his feedback into the footprint although more work needs to be done with CP to refine the high level land use possibilities.

Based on Ron's comments around outcomes, Ted is pursuing a new piece of property West of the GTH site. MHI is already in discussions with the land owner for a portion of the parcel to complete CP's site requirements.

A follow up meeting to review the strategic and tactical approach to the broader assembly plan is set for Tues at 1pm. Ron, Ted, MHI land Agent, Alf, Peter Lawryk and myself will attend. I recommend you attend as well if you can.

CFF Site:
(Non Responsive)

Blair Wagar

From Wireless Handheld

From: [Wagar, Blair GTH](#)
To: [Law, John GTH](#); [Lemmerick, Mark GTH](#)
Cc: [Malach, Pam GTH](#); [Eckert, Jody GTH](#); [Staats, Paul GTH](#)
Subject: Re: Updates
Date: Saturday, May 12, 2012 8:49:36 AM

I agree, the assembly of the larger footprint will be problematic.

The meeting with Ralph was very helpful. The development controls Mun Affairs has implemented within the RM area brings the GTH into the approval process for development in the area around the GTH.

MHI was to pursue assembly of a parcel on the West end of the GTH coming out of the meeting on Thurs morning. The assembly team (Ron, Alf, Ted and Peter Lawryk) is meeting again on Tues afternoon to get updates on progress.

Strategically, the most immediate and important parcels of land are the two quarters we identified through the Master Planning process from a service hub and access to West Regina Bypass perspective. Peter Lawryk will produce the first appraisal on one of the parcels by mid next week the other two parcels to follow a few days later.

A meeting with the ICR agent who approached you would be a good idea as well to confirm the location of the parcel he's Marketing.

Blair Wagar

From Wireless Handheld

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

From: Law, John GTH
Sent: Saturday, May 12, 2012 07:05 AM
To: Wagar, Blair GTH; Lemmerick, Mark GTH
Cc: Malach, Pam GTH; Eckert, Jody GTH; Staats, Paul GTH
Subject: Re: Updates

Blair

Contemplating a note to update the Minister on the land strategy wanting to align expectations. As per your debrief I expressed concerns about who the landowners are that we will be dealing with and suggested the potential need for a zoning vs purchase solution (or perhaps expropriation). Two questions: any advice from your meeting with Ralph? And, can we report MHI is moving aggressively?

Thanks

John

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

From: Wagar, Blair GTH
Sent: Thursday, May 10, 2012 10:33 PM
To: Law, John GTH
Cc: Malach, Pam GTH; Eckert, Jody GTH
Subject: Updates

John,

Updates on Land and CFF.

Land Assembly:

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CFF Site:
(Non Responsive)

Blair Wagar

From Wireless Handheld