

The following is a copy of **Clause 3, Report No. 6-2011** of the **Executive Committee**, which was **ADOPTED** by City Council at its meeting held on **April 18, 2011**:

3. Remail Arts Centre Expansion
(File No. CK. 4129-15)

- RECOMMENDATION:**
- 1) a portion of Parcel “X” be sold to the Persephone Theatre for expansion to the existing second stage, rehearsal hall, stage management office, basement storage, dressing rooms, and carpentry shop for the purchase price of \$90,000; and
 - 2) the Administration be authorized to develop a Memorandum of Sale and Agreement with Persephone Theatre as per the terms outlined in the body of this report.

Your Committee has considered and supports the following report of the City Manager dated April 4, 2011:

BACKGROUND

At its meeting on April 26, 2010, City Council approved the Functional Program Plan for the proposed Art Gallery of Saskatchewan (AGS). Included in the Functional Program Plan was an expansion (shell only) to the existing Remail Arts Centre funded by Persephone Theatre. Attachment 1 provides the schematic design for the Remail Arts Centre expansion which includes expansion of the existing second stage (from 92 seats to 152 seats), dressing rooms, rehearsal hall, a stage management office, storage, and carpentry shop. The proposed expansion dramatically improves the functionality and capacity of the second stage for both Persephone Theatre and the community.

The size of the expansion requires a footprint of 200m² and a floor area of just over 500m² on three floors. The floor area is subject to adjustment as the design continues to evolve through detailed design and construction drawings. The Persephone Theatre Board of Directors, at its meeting on March 14, 2011, approved in principle, the schematic design as the foundation to move forward through the design stages to tender document.

REPORT

The City is proposing to sell land to Persephone Theatre for the purpose of shell construction. The shell will be contracted through the AGS tender process and included as part of the AGS contract. Persephone Theatre will pay for its portion of the project to the City (design and construction). The fit up stage of the project will be completed by Persephone Theatre under separate tender and contract.

The following terms of the Memorandum of Sale and Agreement are as follows:

1. Land to be purchased is a portion (200m²) of Parcel "X" of the property at Second Avenue and Saunders Place. Because the final design of the expansion is not complete, the Agreement contemplates minor adjustments to the site before Closing Date.
2. The purchase price is \$45.00 per square foot. The estimate total is \$90,000.
3. Application for subdivision to amend the existing survey and associated costs are the responsibility of Persephone Theatre.
4. The permitted use consists of expansion of the existing second stage, dressing rooms, rehearsal hall, a stage management office, storage in the basement, and expanded carpentry shop (Attachment 1).
5. Persephone Theatre has confirmed they have the necessary financing in place to fund the shell construction.
6. Persephone Theatre will pay to the City cost of design and construction of the shell space. The costs to be finalized at the completion of the tender process.
7. Persephone Theatre will provide to the City a long-term lease for \$1.00 for portions of the AGS that are on or under Persephone Theatre owned property.
8. As a principle, the City will attempt to provide access on Second Avenue at all times for patrons of the Remail Arts Centre.
9. Persephone Theatre will have representation at the AGS construction meetings to assist with coordination and problem solving of traffic issues and construction issues that may affect programming at the Remail Arts Centre.

ENVIRONMENTAL IMPLICATION

There are no environmental implications.

PUBLIC NOTICE

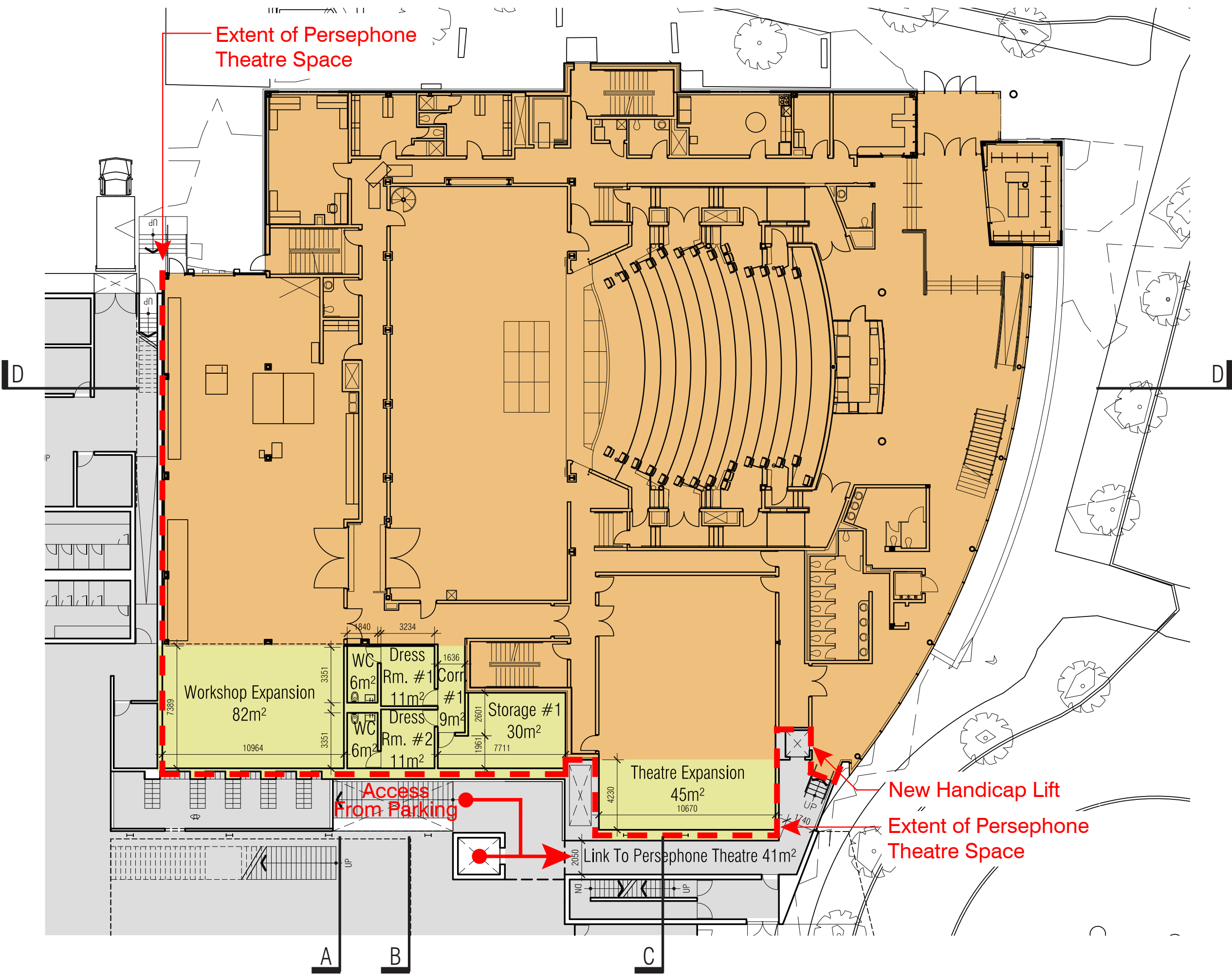
Public Notice will be required as the sale price for Parcel "X" is less than fair market value and without public offering.

ATTACHMENT

1. Site Plan of Remail Arts Centre Expansion"

Legend

- Persephone Expansion
- Persephone Existing
- Art Gallery of Saskatchewan



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April 1st, 2011

