



MEMORIAL ARENA TASK FORCE AGENDA

Monday, February 24, 2025

10:00 AM

Meetings are broadcasted, recorded and livestreamed, and are available on the Internet. All meetings are hybrid format (both electronic platform and in-person at the Town Hall, Menesetung Room)

If you wish to attend this hybrid meeting by audio or video conference please contact Andrea Rowntree at arowntree@goderich.ca or 519-524-8344 Ext. 204, Town Hall, Goderich

Pages

1. CALL TO ORDER

2. UNANIMOUS MOTION

Moved by: _____

Seconded by: _____

That the Memorial Arena Task Force hereby unanimously consents to discussing and considering the following at the February 24, 2025, Special Memorial Arena Task Force Meeting at 10:00 AM;

1. To receive information and a recommendation regarding the Memorial Arena Comprehensive Plan and Recommendations on the Future Use and the Financial Viability of the Building/Property - Request for Proposal.
2. Kate Krouskie email, dated Saturday, February 15, 2025.
3. Jim Reese email, dated Friday, February 14, 2025.

3. DISCLOSURE OF PECUNIARY INTEREST

4. CONFIRMATION OF THE AGENDA AND ADOPTION OF MINUTES

4.1 Approval of Agenda

Moved by: _____

Seconded by: _____

That the Memorial Arena Task Force hereby accepts the February 24, 2025, Agenda, as presented.

5. DELEGATIONS AND PRESENTATIONS

6. STAFF REPORTS

Moved by: _____

Seconded by: _____

That the Staff Reports be received for information and the recommended action be approved.

6.1 Dale Erb, BM Ross and Associates Limited re: Goderich Memorial Arena
Request for Proposal Review

3

Staff Recommendation: Concur

**7. CORRESPONDENCE RECEIVED AND COPIED FOR WHICH THE
DIRECTION OF THE TASK FORCE IS REQUIRED**

8. CORRESPONDENCE RECEIVED FOR INFORMATION

Moved by: _____

Seconded by: _____

That the correspondence be received for information.

8.1 Kate Krouskie re: Memorial Arena

5

8.2 Jim Rees re: Memorial Arena

6

9. CORRESPONDENCE RECEIVED AND RECOMMENDED ACTION NOTED

10. UNFINISHED BUSINESS

11. NEW BUSINESS

12. CLOSED SESSION

13. REPORTING OUT OF CLOSED

14. PUBLIC FORUM

15. ADJOURNMENT

Moved by: _____

Seconded by: _____

That the Memorial Arena Task Force does now adjourn at ___ AM to meet
again at the next Regular Meeting scheduled for March 18, 2025.

B. M. ROSS AND ASSOCIATES LIMITED
Engineers and Planners
 62 North Street, Goderich, ON N7A 2T4
 p. (519) 524-2641 www.bmross.net
VIA EMAIL ONLY

File No. 25035

February 20, 2025

Andrea Fisher, Director of Legislative Services/Clerk
 Town of Goderich
 57 West Street
 Goderich, ON N7A 2K5

**RE: Goderich Memorial Arena - Comprehensive Plan and Recommendations
 on the Future Use and the Financial Viability of the Building/Property
 Review of Proposals Received**

In 2024, the Memorial Arena Task Force was formed to help guide the planning process related to the future use of the Goderich Memorial Arena Building/Property. To support this initiative, the Town issued a Request for Proposal in January 2025, looking to engage a consulting team to review and develop options for the arena property and recommend a preferred option through a consultative process with the community, Town Staff and Council, and the Task Force. The budget established for this component of the project is \$85,000.

Prior to receiving proposals, an evaluation team was established consisting of members of Council, Town Staff, and representation from BMROSS.

Proposals were received by the evaluation team on January 31, 2025, from the following consultants:

Lead Consultant	Partnering Firm(s)	Main Office Location
The Innovation Group	None	Centennial, CO, US
GSP Group Inc.	McQueen Galloway (MGA), Invizij Architects	Kitchener, ON, CA
JPM Architecture Inc.	MHBC (Planning Urban Design Landscape Arch.)	Goderich, ON, CA

The evaluation team conducted a thorough review process that included:

- a) Detailed proposal screening.
- b) Individual consultant interviews as led by BMROSS.
- c) Consideration of various criteria, including project understanding, expertise of the firm, experience with similar projects, experience in smaller communities, resource commitment, implementation, public/stakeholder engagement plan, and workplan cost.

A summary of the total workplan costs provided with each submission is listed below:

Consultant	Workplan Cost		
	Without HST	With Net HST	With Full HST
The Innovation Group	\$65,000.00	\$66,144.00	\$74,742.72
GSP Group Inc.	\$79,987.50	\$81,395.28	\$91,976.67
JPM Architecture Inc.	\$93,758.00	\$95,408.14	\$107,811.20

It is worth noting that while cost was a factor in the overall evaluation, it was not the primary consideration. The evaluation team prioritized the consultants' qualifications, experience, and approach to the project.

Based on the information provided, the overall evaluation of the proposals, and the insight gained during the interview process, GSP Group Inc. was unanimously selected by the evaluation team as the preferred consultant for the Memorial Arena project in Goderich. Key factors that contributed to GSP Group Inc.'s selection include:


1. Project understanding and expertise
2. Experience with similar projects, particularly in smaller communities
3. Proposed public and stakeholder engagement plan (i.e., Charrette process)
4. Resource commitment and implementation strategy
5. Competitive pricing within the allocated budget

The unanimous selection of GSP Group Inc. suggests that their proposal and interview performance demonstrated a strong understanding of Goderich's needs, and the complexities involved in repurposing the Memorial Arena/Property.

Should you have any questions, please contact the undersigned.

Yours very truly,

B. M. ROSS AND ASSOCIATES LIMITED

Per 
Dale Erb, P. Eng.

DLE:hv

Hello,

I just had the opportunity to view the Task Force meeting. My thought throughout the meeting was why isn't anyone suggesting an alternative location for these Shuffle Board players. Surely they could economically be set up at the YMCA, McKay Centre, School gymnasium, a church, the Maitland Golf Club (This is what our teams did as children in Guelph). Which would bring income into the community as well. Only later did councillor John mention sending them to Bayfield but that was not discussed further.

Clearly this group was having difficulty grasping the extensive costs of bringing the Arena up to par or the costs associated with same.

How have we gone from prior council and town staff recommending demolition of this building to now apparently only two options, either refurbishing or rebuilding? No consideration for any other options and a task force full of sports minded people clearly all for another massive expensive project.

Why are you not considering working with the above buildings and driving up business and helping both the community and our pocket books? The YMCA is already in need of Maintenance and having difficulty making profits. They need more alternatives with reasonable pricing to attract greater usage, like fee for skating as opposed having to buy a full day pass. Some people just want one activity occasionally. It would make more sense to put funding there if absolutely necessary. This town is too small for similar buildings of this magnitude.

How do you plan on financing this endeavour? Surely not another extended loan from the Reserves on the back of the Taxpayers' backs that is going to last for many years into the future?

Don't we have more immediate brick and mortar and other issues that need attention? What are the plans for the Airport which is also a burden on taxpayers?

Please provide full transparency regarding these decisions and of all monies spent since the rink closed, including copies of the reports and costs associated with same. This information should be available to the public and brought to light before any decisions are made on even proceeding with another report, looking at contractors and cost analysis. It seems to me the initial reports must have indicated the cost outweighed any benefits and thus the recommendation demolition. It sounded like millions would be required.

Will the results of town survey on taxation be available to the public and available in advance of any of these decisions being made? MPAC has not reassessed properties since 2016. Are you aware of the type of increase in the taxpayers rates when they do? I would bet the townspeople don't and are going to be in shock and many in trouble.

These are all things that this council should be heavily weighing.

I understand I am a day late but request that you take an exception and add this message to the upcoming meeting on the 24th. You often add things at the very last moment to the agenda. Please note, I am still awaiting a response to my prior email to council regarding the Coast Waterfront. We deserve full transparency there as well.

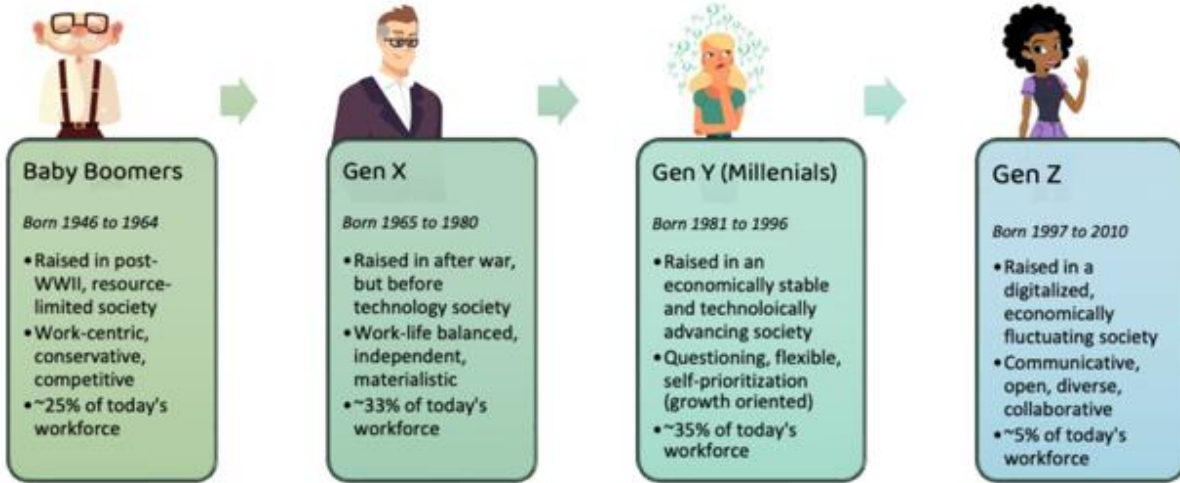
Sincerely
Kate Krouskie

- > Mayor Bazinet, Deputy Mayor Noel, Councillor Petrie and Thompson,
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- > I would encourage each of you, from a personal growth perspective to re-watch the Memorial Arena Task Force meeting video, February 10, 2025.
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- > On full display is unconscious bias, ageism and a complete lack of generational awareness from Task Force Members and Town staff.
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- > During that meeting your largest demographic of tax ratepayers were condescended to using a “I know better” authoritative approach and in some cases a lack of temperament restraint during discussions. You failed to realize that this is a generation that is not fully versed in building code, accessibility constraints, budget financing or the technical nuance of building construction.
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- > They are a generation of where there is a will there is a way, resourcefulness and compromise. Your responses to that group did not reflect on that and a different approach is needed.
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- > It has also become apparent that Taskforce member selection was based on a “group” think strategy to progress to phase 2 of Bannister Park with as little resistance as possible. All in the hopes that it will attract a younger demographic to the Town?
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- > The “Build it and they will come” ideology/strategy is flawed. You already have a multi-use facility, the Maitland Recreation Center, which has a \$3 million annual operating budget and is under utilized, and nowhere near revenue neutral. This Center is on par or better than facilities in larger municipalities. Example the Y in Cambridge is comparable (minus the ice rink). It is supported by a population of 146,000. Ours, supported by 3900 ratepayers with a population of 8000.
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- > These types of isolated business decisions have broader affordability and taxation implications to families wanting to live here. The continued tax increases to support unnecessary infrastructure “pet projects” like a Memorial Arena’s replacement will drive the middle class, retirees and businesses from this Town because of unaffordable taxation.
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- > In 2019, Council received a report from Town staff regarding the options. Here we are in 2025 and we are budgeting \$85,000 to have a consultant research “options”. Did we not like the options recommended last time? Maybe, the report will be more favourable to the Bannister Park Revitalization Team Members that now sit as part of Memorial Arena task force?
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- > Please. Get back to basics regarding our core services We elected you to manage the \$. Not make Goderich into a sporting complex.
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- > Sincerely,

Jim

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> Sent from my iPad
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> Sent from my iPhone