

Agreement with Peterborough Agricultural Society

Committee of the Whole
Presentation, May 8, 2017
K. Doherty, Community Services



Morrow Park 2011



Morrow Trust

- § Robert A. Morrow assembled the land
- § Leased to Ag Society for Ex and events
- § 1938 Harold Morrow created R.A. Morrow Memorial Park Trust with Society as primary beneficiary
- § Reversionary right to City as public park
- § 1954 part of property conveyed to City for Peterborough Memorial Centre
- § Society use of PMC for Ex



Morrow Trust

- § New Trust Agreement August 15, 1983
- § **Property conveyed to the City for parks and recreation purposes**
- § City to provide **Society free use** of buildings and grounds for Exhibition for **7 full days during Ex**
- § **+ access 14 days prior**
- § + free use of Morrow building, horse barns, grandstand, & parking for min **30 days annually**
- § City also to provide 4,000 sq ft for storage



Morrow Trust Challenges

City:

Accommodate

Facility use annually

(gymnastics, ball, Farmer's Market)

Aging Facilities:

Manufacturers Bldg

Grandstand, Daycare

Motorized Events

Ltd public access

Society:

Declining Attendance at Exhibition

(timing, other fairs)

Lost Ag events/shows

Motorized event draw

Lost facilities

Need City Funding Support



Morrow Park Master Plan, Phase 1



Council approved Phase 1, pending agreement (12/12/2011)

Morrow Trust:

Interim Agreement April 27, 2015

- § Trying to find common ground since 2011
- § Avoid arbitration
- § Provision of City funding
- § Society to develop **Strategic Plan**
- § No Motorized events by 2017 **(2016!)**
- § City can develop 60% for parks/
recreation purposes
- § must protect 40% open green space
(Society Use)



New Agreement

- § 7 year term, renewable
- § “buy-out” clause
- § Annual service grant of \$75,000
- § City continues existing support of Ex until new facilities constructed
- § On-going full use of grounds depends on Major Sport/Entertainment Facility Study



New Agreement

- § Major Sport/Entertainment Facility Study
- § Will assess need and location
- § If on-site: then use 60% of park;
- § 40% at west end still open green space for Ex/ Society use
- § Will also determine fate of Memorial Centre (continue, re-use, demolition)



New Agreement

- § Use of PMC during Ex, 4 nights, 4.5 days
- § Replacement barns: (engage architect)
- § New facility east of existing: 50% City storage; 50% Society including new 1,000 sq ft office, public washrooms
- § Replace 2 existing barns; Build 4th barn
- § Build new track/ program space
- § Commemorative project
- § Over term, as budget permits!



New Agreement

§ New Events:

§ Free use of Morrow building for up to two 7 day livestock events, 6 one day events

§ + other events pending availability

§ No subletting!

§ City can proceed with Morrow Park MP phase 1 after Major Sport/Event Study

§ City retains Farmers Market as tenant

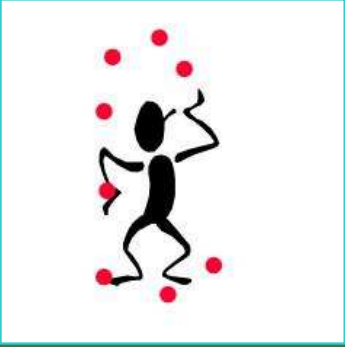
§ Communication & consultation



Morrow Park Master Plan, Phase 1



Phase 1 + new Agreement



New Agreement: Cost Estimates

- § City support currently \$29,000 but will <
- § Service grant of \$50,000 to > to \$75,000
- § Have up to \$375,827 for Architect
- § New/ replacement barns est. \$5-7M
- § Phase 1 implementation 2011 est. \$2.6M
(but grandstand and daycare removed)
- § **Major Sport/**
- § **Entertainment Facility?**



New Agreement: Opportunities

City:

- Communication & Coordination
- No motorized events
- Storage solution
- Flexible re Major Sport/ Entertainment
- Advance park plans
- Increased public access
- "buy-out" clause

Society

- Communication & Coordination
- Increased financial security
- New buildings & track
- Focus on Strategic Plan
- "buy-out" clause



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Any Questions?

