

# BASEBALL NEEDS ASSESSMENT

THE REGINA ENTERTAINMENT DISTRICT



# **OUR VISION**

To be the heart of our city and province — a place where people come to live, work, and play.

# **OUR MISSION**

To deliver exceptional experiences and foster meaningful memories that make our community a better place.



# CONTENTS

INTRODUCTION	7
1.1 EXECUTIVE SUMMARY	8
1.2 HISTORY AND BACKGROUND	16
1.3 COUNCIL BACKGROUND	18
MULTI-PURPOSE OUTDOOR STADIUM	1
COMMITTEE	21
2.1 COMMITTEE OVERVIEW	22
2.2 TIMELINE	23
2.3 BASEBALL NEEDS ASSESSMENT FINANCIALS	25
2.4 GOALS AND OBJECTIVES	26
CURRENT STATE ANALYSIS	29
3.1 CURRENT STATE ANALYSIS	30
3.2 TREND AND PARTICIPATION ANALYSIS	34
3.3 CITY COMPARISONS	36
3.4 SITE VISITS	52
3.5 SPORT TOURISM OPPORTUNITIES	58
ENGAGEMENT	61
4.1 STAKEHOLDER ENGAGEMENT	62
RECOMMENDATIONS	65
5.1 RECOMMENDATIONS	
APPENDICES	69
AFFLNDIGES	U 9



# 1.0 INTRODUCTION

# **CHAPTER 1 INCLUDES:**

1.1	EXECUTIVE SUMMARY	8
1.2	HISTORY AND BACKGROUND	16
13	COUNCIL BACKGROUND	18



On Wednesday October 27, 2021, City Council held a regularly-scheduled Council meeting during which they discussed the EX21-64 Baseball Stadium Letter of Intent. This discussion included a recommendation on behalf of the City Manager to approve a letter of intent between the City of Regina, Living Sky Sports and Entertainment Inc., and the Regina Red Sox Baseball Inc. to explore a detailed study associated with a proposed \$23 million outdoor baseball stadium facility and ancillary amenities. The recommendation included a commitment of up to \$100,000 for the City's share of funds that may be necessary to perform the required exploratory work associated with the concept project.

Following the receipt of numerous delegations and robust discussion by City of Regina Council, the following Recommendation was carried 7-3 by City Council:

Deny the approval for a letter of intent between the City of Regina, Living Sky Sports & Entertainment Inc., and the Regina Red Sox Baseball Inc., as described in this report and substantially in the form as attached as Appendix A.

The request for funding and advancement of the proposed work presented on October 27, 2021 was not approved. A new motion was proposed and carried with the support of all members of Council present at the time of decision. The motion was as follows:

That City Council request that the Regina Exhibition Association Limited provide a quote to the City Manager on conducting a needs assessment for a baseball stadium by Q1 2022.

Compliant with the request of City of Regina Council, and following coordinated meetings with Living Sky Sports & Entertainment and the office of the City Manager, the Regina Exhibition Association Limited submitted a proposal for the costs associated with conducting a Needs Assessment for a baseball stadium on November 25, 2021. The quote from the Regina Exhibition Association Limited recommended a joint partnership between The City of Regina, Living Sky Sports & Entertainment Inc., and the Regina Exhibition Association Limited, who would each contribute a maximum of \$10,000 per partner for a proposed budget of \$30,000 total.



# THE MULTI-PURPOSE OUTDOOR STADIUM COMMITTEE

On January 27, 2022, the City Manager responded with the acceptance of the proposal, along with a commitment to accept the outlined terms and proposed a commencement date of February 2022. The agreed-upon completion date that would deliver a detailed Needs Assessment to the office of the City Manager was set for July 1, 2022.

A joint partnership working Committee titled the Multi-Purpose Outdoor Stadium Committee (MPOSC) was initiated by the Regina Exhibition Association Limited. A kickoff meeting occurred in mid February 2022.

The Committee membership was as follows:

GROUP	POSITION	NAME
CITY OF REGINA	MEMBER	JEFF MAY
CITY OF REGINA	MEMBER	CHRISANDRA DEZOTELL
LIVING SKY SPORTS & ENTERTAINMENT INC.	MEMBER	AL SIMPSON
REGINA RED SOX	MEMBER	GARY BROTZEL
REGINA EXHIBITION ASSOCIATION LIMITED	MEMBER	SANDRA JACKLE
REGINA EXHIBITION ASSOCIATION LIMITED	MEMBER	DALLAS SKULSKI
REGINA EXHIBITION ASSOCIATION LIMITED	MEMBER	SINEAD TIERNEY
REGINA EXHIBITION ASSOCIATION LIMITED	CHAIR	TIM REID

The MPOSC initiated monthly meetings with the frequency of meetings increasing to bi-weekly in May and weekly throughout the month of June. Each partnership agency agreed that the costs associated with this project would not include the investment of staff labour hours with the purpose of minimizing the direct project costs and working within the approved \$30,000 budget cap.

The MPOSC agreed that all decisions of the Committee would be based on consensus with the purpose of achieving unanimous support on all formal decisions of the Committee. In a scenario where unanimous alignment of the partnership agencies could not be achieved, the results and outcomes would be formally documented. This report is submitted for the consideration of City of Regina Council with confirmation that all members of the MPOSC where unanimously supportive and fully endorse this report, the research, the approach, the findings and the recommendations.

# MPOSC SCOPE OF WORK

The MPOSC agreed that, for the purpose of the defined Needs Assessment, the definition of a Needs Assessment would be as follows:

A systematic process for determining and specifying needs or gaps between current market conditions (specific to performance baseball) and best practices in other competitive or comparable market locations. The discrepancy or gap between the current market condition and the best practice in competitive or comparable markets defines the gap or the need.

•

Within the City of Regina Infrastructure Planning Process, a process outline is presented for the exploration of new infrastructure investment. This process is as follows:

Major recreation projects proceeding through four main phases of effort, from original concepts to opening the door:

- Determine the need (This is the current project position for the work of the MPOSC)
- 2 Investigate Feasibility
- 3 Prioritization
- 4 Implementation

The MPOSC agreed upon the following scope of work to support the completion of the Needs Assessment. This approach is in alignment with the first phase of the Major Recreation project phasing outlined above:

- Engage the baseball community and other similar field sport user groups.
- Engage the COR Recreational staff to understand current and future operations and strategic plans.
- Understand current utilization of baseball facilities within the City of Regina.
- Understand current baseball membership and participation.
- Research best practices in like communities in Canada.
- Analyze learnings from other communities and clearly outline any gaps or needs that may exist.
- Prepare a final report.
- Prepare a final presentation of findings.

The MPOSC submits this report for the consideration of Executive Committee in advance of July 6, 2022 achieving the project timeline that was agreed and with confirmation that the project expenditures did not exceed the approved project budget:

PROJECT	ACTUAL	VARIANCE
BUDGET	PROJECT COST	FROM BUDGET
\$30,000	\$5,228	\$24,772

#### STATE OF BASEBALL IN REGINA

Within the document "State of Recreation Report" (2019) there were 12 identified key stakeholders that were regular users of Baseball Diamonds within the City of Regina. An analysis of baseball facility use concluded that, at that time, each of the 12 user groups were showing positive utilization trends of booked field hours, suggesting that all 12 user groups were experiencing growth. Baseball Regina, Regina Recreation League, Regina Minor Softball, North Regina Little League, and Regina Ladies Softball were the top five users in hours booked. Between 2013 to 2017, the average number of utilized hours were 66,872, with a maximum utilization of 71,000 hours booked in 2017. Between 2013 and 2017, there was a confirmed utilization growth of 25%, suggesting that the season of play, need for hours, and participant numbers were increasing based on field use analysis. COVID-19 drastically impacted group participation numbers. However, coming out of the pandemic, most groups are returning to their pre-COVID-19 numbers, while some groups are now seeing a surge of participants exceeding their previous registrations.

When surveyed, the user groups concluded that general sentiment on the quantity of fields within the City of Regina was positive, although sentiment on the quality of infrastructure suggested a need for improvement.

The City of Regina currently classifies fields within five user categories, outlined as follows:

CLASSIFICATION	DEFINITION
CLASS 1	Intended to serve the entire city, support play at provincial or national levels, be of highest development quality and maintenance requirements (fine or synthetic turf) with controlled access and a full range of support facilities and services.
CLASS 2A	Supporting moderate to high level of play within the city (good development quality) with selected support facilities or services, located adjacent to other city or public facilities.
CLASS 2B	Supporting moderate to high level of play within the city (good development quality) few support services, typically located in a park or shared open space.
CLASS 3	Supporting locally based play, moderate to basic development quality (usually some turf) with limited support facilities.
CLASS 4	Supporting neighbourhood or other local play, with basic development (grass or granular surfacing) and no support facilities. Passive park spaces that have been used for field activities.

It is important to note that the City of Regina currently operates and maintains 167 ball diamonds with a replacement value of \$40,750,000 (excluding land value) and an annual operating budget to support field maintenance of \$1,061,000. \$268,000 of this budget covers the operation and maintenance of Currie Field, Kaplan Field and Rambler Park. The remaining \$793,000 covers the maintenance of the remaining 161 diamonds, equating to \$4,925 per diamond. The capital maintenance budget for baseball diamond improvement is \$175,000 and is shared between 167 ball diamonds and 60 athletic fields or \$770 per facility.

For the purpose of the MPOSC, it was determined that the focus of the work should consider baseball diamond amenities that would currently be classified as Class 1 within the City of Regina classification.

In November of 2018, an external analysis was performed by BrightView Consulting of Currie Field in advance of the Under 18 World Cup Event. This report suggested some major improvements would be necessary for this Class 1 field, including 10 recommendations specific to the field-ofplay and 12 non-field-of-play recommendations.

The MPOSC engaged active users of Currie Field and a number of highlights resulted from this engagement, including:

- · Inadequate seating options and quality of seating.
- · Obstructed view seating limits capacity.
- Inadequate barrier-free seating and limited accessibility options.

- Grandstand maintenance was in need of substantial improvement due to aging and unsafe conditions.
- Concession facilities are inadequate to meet the demand needs. This includes size, kitchen facilities, and amenities, and facility envelope challenges creates consistent pest control challenges.
- Umpire change facilities are not adequate.
- Player dressing rooms are shared with other sport user groups and are outside the baseball facilities and do not meet the needs of the user groups. The facilities are aged and have structural issues.
- The field dimensions do not meet Baseball Canada Standards and are limited due to reclamation issues caused by the historical use of the site.
- Dugouts do not meet the current standards.
- Centerfield does not meet the current standards.
- Outfield warning track does not meet the current standards.
- Drainage issues around the site are a consistent challenge to operations.
- Parking does not meet the needs of the facility.
- Access to public transit and para transit does not meet the facility need.
- Site coordination with other user groups is not well planned and causes ingress and egress issues.

# SUMMARY OF COMPARABLE FACILITIES ANALYSIS

Based upon the 2018 independent review by Brightview Consulting and current stakeholder feedback, the MPOSC concluded that, although functional, Currie Field does have significant limitations that will prevent it from remaining competitive as a Class 1 facility that supports performance sport play and sport tourism hosting opportunities. The stakeholder groups that we met with are consistent in the challenges expressed with the facility, and consistent with the findings of the BrightView report.

The MPOSC performed a detailed marketplace competitive analysis regarding the performance baseball fcilities across Western Canada, including the assembly of key data relative to Currie Field. The MPOSC reviewed the amenities in the following jurisdictions:

- 1. Okotoks, AB Seaman Stadium
- 2. Sylvan Lake, AB Pogadl Park (under construction)
- 3. Spruce Grove, AB Metro Ballpark (under construction)
- 4. Lethbridge, AB Spitz Stadium
- 5. Medicine Hat. AB Athletic Park
- 6. Fort MacMurray, AB Shell Place
- 7. Kamloops, BC NorBrock Stadium
- 8. Kelowna, BC Elks Stadium
- 9. Victoria, BC Royal Athletic Park
- 10. Winnipeg, MB Shaw Park
- 11. Brandon, MB Andrews Field
- 12. Saskatoon, SK Cairns Field
- 13. Regina, SK Currie Field

The marketplace competitive analysis provided some valuable findings for the MPOSC that supported the recommendations of this report.

# Comparable Facilities: Age

Analysis showed that the average age of the studied performance baseball facilities was 37 years, in comparison to Currie Field that was first developed 54 years ago. There are also several facilities currently under construction in Western Canada, including the replacement of Cairns Field in Saskatoon, which was initially developed in 1913.

# Comparable Facilities: Capacity

The average number of seats within the studied facilities was 3,034, in contrast to the 740 seats available at Currie Field, and indicating a variance of 2,294 seats. The ratio of seats per person suggests an average of one seat within a performance baseball facility for every 49 residents within a City

### Comparable Facilities: Cost

Two of the most recent performance baseball fields that have developed are in Sylvan Lake (2021) at a cost of \$14M and Fort McMurray at a cost of \$23M. Based on the analysis of the most recently developed performance baseball facilities, the capital construction investment per seat ranges between \$6,300 and \$13,500 per seat.

# Comparable Facilities: Location and Demographics

The average distance from the City Centre for a performance field was 4.7 KM. with Currie Field currently situated at 6.67 Kms from Downtown Regina. The average market size that was studied was 147,785, with the City of Regina at 228,928 (or larger than the average market researched by 81,143). Each performance baseball facility that was reviewed has a primary baseball tenant with the exception of Cairns field in Saskatoon.

# **Comparable Facilities: Key Findings**

Although the City of Regina Class 1 performance field at Currie Field is currently servicing the needs of high-performance competitive sport, it does not reasonably compare to the Class 1 performance facilities within the other markets that were researched. Currie Field, although a valuable civic asset and a well-utilized facility, has material gaps associated with amenities and seating capacity at this time. It was the finding of the MPOSC that most other Cities reviewed have a classification of performance baseball facility that exceeds the current performance classification of the City of Regina Class 1 amenity.

It is important to note that, for the purpose of this report, the MPOSC confirms a material gap in the current analysis of Currie Field when compared to similar markets. Although a gap has been clearly identified, the MPOSC did not perform any feasibility analysis. As such, beyond the identification of a gap or need, further review must be performed to understand the feasibility and potential prioritization in advance of any future state recommendation.

## STAKEHOLDER ENGAGEMENT

The MPOSC engaged 20 stakeholder representatives and requested utilization data, league participation data, and shared an update on the work of the Committee to date.

These engagement sessions were in an open house format and the feedback captured from the participants included the following:

- The quantity of baseball fields within the City of Regina meets the needs of the user groups.
- The quality of the baseball fields within the City of Regina are lagging behind expectations.
- The competitive season of play for athletes participating in baseball field sports is extending earlier in the spring and later into the fall.
- The lack of a synthetic baseball field offering within the City of Regina, when combined with the extended season of play, is creating scheduling and accessibility issues within the sport user groups. This situation is compounded when weather conditions affect the availability of fields in the shoulder seasons.
- All user groups are experiencing consistent participant growth in their sport.
- All user groups have seen material increases in participation due to COVID-19 restrictions. These increases exceed the five-year participation trends. The user groups were uncertain of the long-term impact or opportunity that this growth in participation due to COVID-19 may have on the needs of the sport.
- There is an absence of indoor public practice space for baseball user groups in the Winter Months and shoulder seasons. This often results in public facilities being fully utilized and produces accessibility challenges. It was additionally noted that many of the pre-season testing and trials for competitive teams occur on concrete floors and without the ability to test key sport skills given the inability to access outdoor facilities and the limited ceiling height of public and private existing facilities.

- With record growth in Cricket participation, the limitations on field space is creating capacity challenges and participation limitations within this growing sport.
- There was a strong willingness amongst all user groups to explore multi-use programing options to meet the diverse needs of the many stakeholders.
- There was a general statement that the competitiveness of current baseball facilities is causing the loss of participants to other communities and the inability to attract major sport tourism initiatives.

## Stakeholder Survey

Upon the completion of the stakeholder engagement open houses, all participants were asked to complete a brief survey that included 11 questions. Highlights of this survey are as follows:

- 100% of user group representatives in attendance completed the survey.
- 100% of survey respondents agreed that there was a need for synthetic turf baseball facility in the City of Regina.
- 90% of respondents concluded that funding to support a performance baseball facility should be a blend of private, municipal, provincial, and federal funding.
- 84% of respondents concluded that they would attend more events at Currie Field if the amenities were improved.

In summary, the MPOSC concludes that the scope of work to complete the Needs Assessment for a performance baseball facility was complete as per the project scope, within the allocated timeline and substantially under budget.

The core findings of the work conducted by the MPOSC are as follows:

4	The City of Regina currently has a robust supply of baseball field
	infrastructure.

- The City of Regina current quality of baseball field infrastructure is below the expected quality of the user groups.
- The demand for field availability is compounded by COVID-19 participation peaks, the extended season of play, and the absence of synthetic field offerings in the sport.
- The City of Regina currently does not have a single synthetic field for baseball users and this is an identified gap and a need was highlighted within this study.
- The current Class 1 facility designation within the City of Regina baseball field classification is not comparable to the performance baseball facilities within other communities. This is identified as a gap and a need was highlighted within this study.
- There is a need to understand the indoor space requirements of the baseball and cricket community as the City of Regina explores long term recreational planning options within the community.
- The MPOSC recommends the continuation of the study related to performance baseball facilities in the City of Regina to conduct a full feasibility study on a Multi Purpose Mixed Use Synthetic Outdoor Facility to meet the primary needs of the recreational user groups and compliment the needs of performance baseball within the City of Regina.
- The MPOSC by scope of the needs assessment have not formed a position on the feasibility or prioritization of any future proposed facility but have identified gaps and need.
- There may be an opportunity to explore the defined need of a future synthetic football and soccer facility in collaboration with future feasibility and prioritization analysis related to a Multi Purpose Mixed Use Synthetic Outdoor Baseball Facility in future study. This approach may provide utilizing benefit, capital investment optimization, and operational efficiency.







#### **CURRIE FIELD:**

Currie Field is located at Mount Pleasant Sports Park and was constructed in 1968. Named after Gord Currie (a legendary local volunteer, coach and teacher) the park initially featured the diamond, clubhouse, and seating. The concession and washroom facilities were added in 1995 and the press box and scoreboard were added in 2004 in anticipation of 2005 Canada Summer Games. In 2005, Currie Field became home to the Regina Red Sox, who play in the Western Canadian Baseball League, and since then the Club has contributed a storage facility (in 2010) and two separate decks (in 2012 & 2017).

In addition to the Regina Red Sox, the facility is used regularly by the Qu'Appelle Valley Baseball League, Martin Sports Academy, and the Saskatchewan Premier Baseball League. Currie Field is one of only five (5) full-sized diamonds in the City (the others being Optimist Park, Lakeridge Park, and two diamonds at Pacers Park) and during peak ball season the field is utilized daily by these various groups. Currie Field and Optimist Park are also the only two (2) diamonds within the City that feature lighting and the necessary amenities to host events at the Provincial or Western Canadian level.

As baseball programs across the city grow, Currie Field has begun to experience increased pressure during peak season. This increased wear and tear of the diamond, combined with the condition of the aging facilities, has left Currie Field in need of improvements. The City of Regina has committed approximately \$3 million through its 10-year Recreation Capital Plan to renovate and improve existing support facilities at the Mount Pleasant Park over the next two years. However, the park has several amenities in addition to Currie Field including a speed skating oval, two soccer pitches, Livingstone Field (football), toboggan hill, dog park, and Kaplan Field (softball/fastball). As such, the scope of this investment focuses on the park as a whole and cannot address all the needs specific to Currie Field.

# The Regina Red Sox have determined that the current facilities at Currie Field no longer meet the Club's needs.

When compared to other venues in the WCBL, the conditions at Currie Field make it difficult for the Club to recruit quality player e4s and remain competitive. The Club has also indicated that the facilities at Currie Field severely limit their options for food and beverage, seating, parking, and their ability to attract corporate sponsors. As a result, the Club has requested that the City of Regina join in partnership with Living Sky Sports and Entertainment Inc. to pursue the potential development of a new baseball stadium.

# Regina Red Sox:

The Regina Red Sox joined the Western Major Baseball League in 2005, and the Regina Archives mention the existence of the Red Sox in Regina going back to 1913. In 2005, the WMBL was an amateur baseball league with no age or amateur status regulations. Since their entry into the league, numerous changes have occurred with the league re-branding to the Western Canadian Baseball League and becoming specifically a Collegiate Summer Baseball League for players on Collegiate baseball rosters from around the world. There are currently around 40 summer collegiate leagues in North America.

There are currently eleven teams in the WCBL: the Lethbridge Bulls, Moose Jaw Millers, Weyburn Beavers, Medicine Hat Mavericks, Fort MacMurray Giants, Swift Current 57's, Sylvan Lake Gulls, Edmonton Prospects, Brooks Bombers, Okotoks Dawgs, and Regina Red Sox. In 2019, the Okotoks Dawgs were third in attendance for all summer collegiate teams in North America. The Dawgs average four thousand fans per game and draw over 102,000 fans to their high-performance stadium. The WCBL is now in competition with the West Coast League as they have teams in Edmonton, Kelowna, Kamloops, Victoria, and Nanaimo.



# Sask Baseball:

The sport of Baseball in the City of Regina and the Province of Saskatchewan had been trending upwards for over 10 years in a row prior to COVID-19 halting this growth in 2020. However, in 2022, athlete totals are expected exceed previous "normal" season totals from 2019 as of the time this report was written by as much as 15-20% Saskatchewan wide.

The following is the membership total breakdown for Sask Baseball since 2013, showing increases every year (aside from 2020 and 2021 due to Covid-19):

> 2013 - 12,442 2018 - 16,966 2014 - 12,951 2019 - 17,287 2015 - 13,143 2020 - 6,864 2016 - 15,301 2021 - 15,254 2017 - 16,692 2022 - 18,000+ (projected)

With these registration totals, the number of facilities Sask Baseball considers to be acceptable is far below what is required.

While the City of Regina has a large inventory of diamonds, the vast majority of the diamonds within its inventory are not irrigated. As such, they do not have good grass turf and are often subject to gopher holes creating player safety concerns. The diamonds that do meet Sask Baseball's standards are heavily utilized, making it difficult to get the proper number of practice to game ratios to provide successful player development across all age groups.

# Baseball Regina - Historical Registration Numbers:

TIME FRAME	JUNIOR RALLY CAP	GIRLS JRC	SENIOR RALLY CAP	GIRLS SRC	110	12U GIRLS	13 U	15 U	18 U	TOTALS
END OF 2018 SEASON	110	N/A	148	N/A	146	N/A	96	101	121	722
END OF 2019 SEASON	114	N/A	150	N/A	118	N/A	92	101	107	682
END OF 2020 SEASON	75	N/A	83	N/A	95	N/A	69	117	96	535
END OF 2021 SEASON	97	17	165	15	136	11	87	104	112	744
END OF 2022 SEASON	140	10	193	8	161	11	116	107	134	880

# 1.3 COUNCIL BACKGROUND

#### CITY COUNCIL - BASEBALL STADIUM REPORT

# EXECUTIVE COMMITTEE PUBLIC WEDNESDAY OCTOBER 6, 2021 EX21-65 BASEBALL STADIUM LETTER OF INTENT

The City of Regina (COR) was approached by Living Sky Sports & Entertainment Inc. (LSSE) and the Regina Red Sox Baseball Inc. (Club) to explore a potential opportunity to partner in the development of a high-performance baseball stadium within the City of Regina. To further advance those discussions, the parties drafted a Letter of Intent (LOI).

The LOI confirmed the mutual commitment of the City, LSSE, and the Club to work together to pursue the potential development of a new high performance baseball stadium (project) in Regina. The LOI did not create any binding obligations on behalf of the City and any recommendations or agreements after the feasibility work would have to be brought back to City Council for review prior to any commitments being made.

The request was for a feasibility study to be carried out at a cost of up to \$100,000, to be funded by the City in a shared partnership with LSSE. City Administration stated that they would leverage EDR and REAL to assist with the study and the hope is that costs incurred would not reach \$100,000. LSSE & the Club could potentially fund \$1 million of the anticipated construction cost of \$20-23 million with other public and private funds making up the balance.

Administration stated that REAL would likely be the operator of a baseball stadium if there was one built in Regina.

#### Recommendations

The Executive Committee recommends that City Council:

1

Delegate authority to the City Manager to approve a letter of intent between the City of Regina, Living Sky Sports & Entertainment Inc. and the Regina Red Sox Baseball Inc.

2

Delegate authority to the City Manager for subsequent expenditures and/or ancillary agreements that may arise from the letter of intent

3

Approve funding up to \$100,000 for the City's share of the exploratory work with costs incurred beyond 2021 to be included in the 2022 budget.

4

Authorize the City Clerk to execute the letter of intent after review and approval by the City Solicitor.

5

Approve these recommendations at City Council on October 13, 2021.

THE REGINA RECREATION MASTER PLAN RANKS INVESTMENT IN BALL DIAMONDS OVERALL AS A PRIORITY AREA TO INVESTMENT, RANKING AT 17TH ON THE LIST OF IMPORTANCE.

### CITY COUNCIL PUBLIC MEETING

# The following motion was tabled:

**Motion:** that City Council *deny* the approval for a letter of intent between the City of Regina, Living Sky Sports & Entertainment Inc. and the Regina Red Sox Baseball inc.

The motion was passed 7:3

The item was brought forward the City Council public meeting on October 27, 2021. Thirteen (13) delegations were present and addressed Council and answered any questions that were asked by Councillors.

#### The following motions were tabled:

**Motion:** that City Council *deny* the approval for a letter of intent between the City of Regina, Living Sky Sports & Entertainment Inc. and the Regina Red Sox Baseball inc.

The motion was passed 7:3

**Motion:** that City Council request that the Regina Exhibition Association Limited provide the City Manager with a quote and timelines on conducting a Needs Assessment Study for a high-performance baseball stadium in the city of Regina.

The motion was passed 10:0

On November 25, 2022, the President and CEO of REAL, Mr. Tim Reid, confirmed in writing to the City Manager, Mr. Chris Holden, that REAL, COR, and LSSE were committed to working together to perform a Needs Assessment Study at a total cost of \$30,000, divided equally between the three organizations at a cost of \$10,000 each. Mr. Reid committed that the report would be ready to present to City Council by the end of July 2022. The following scope of work was outlined:

- Engage the baseball community.
- Engage the COR Recreational Staff to understand current and future operations and strategic plans.
- Understand current utilization.
- Understand current baseball membership and participation.
- Research best practices in like communities in Canada.
- Research economic impact of baseball major event hosting.
- Recommend options for modernization of improvement of current baseball facility assets.
- Recommend options and best practices for the development of new baseball facility assets.
- Prepare a final report.
- Prepare a final presentation of findings.







# CHAPTER 2 INCLUDES:

2.1	COMMITTEE OVERVIEW	22
2.2	TIMELINE	23
2.3	FINANCE AND BUDGET	25
24	GOALS AND OBJECTIVES	26

# 2.1 COMMITTEE OVERVIEW



# **PROJECT ADMINISTRATION**

TIM REID, PRESIDENT & CEO, REAL



City of Regina Jeff May Chrisy Dezotell



Baseball Gary Brotzel Al Simpson



REAL Sandra Jackle Sinead Tierney Dallas Skulski

Tim Reid - President and CEO, REAL

Jeff May – Manager, Sport Facilities and Special Events

Chrisy Dezotell – Coordinator, Sport Facilities & Special Events

Al Simpson – President, Living Sky Sports and Entertainment Inc.

Gary Brotzel – President, Regina Red Sox Baseball Inc.

Sandra Jackle – Vice President, Corporate Development

Sinead Tierney – Corporate Governance Officer

& Executive Assistant to the President & CEO

Dallas Skulski – Director, Enterprise Efficiency

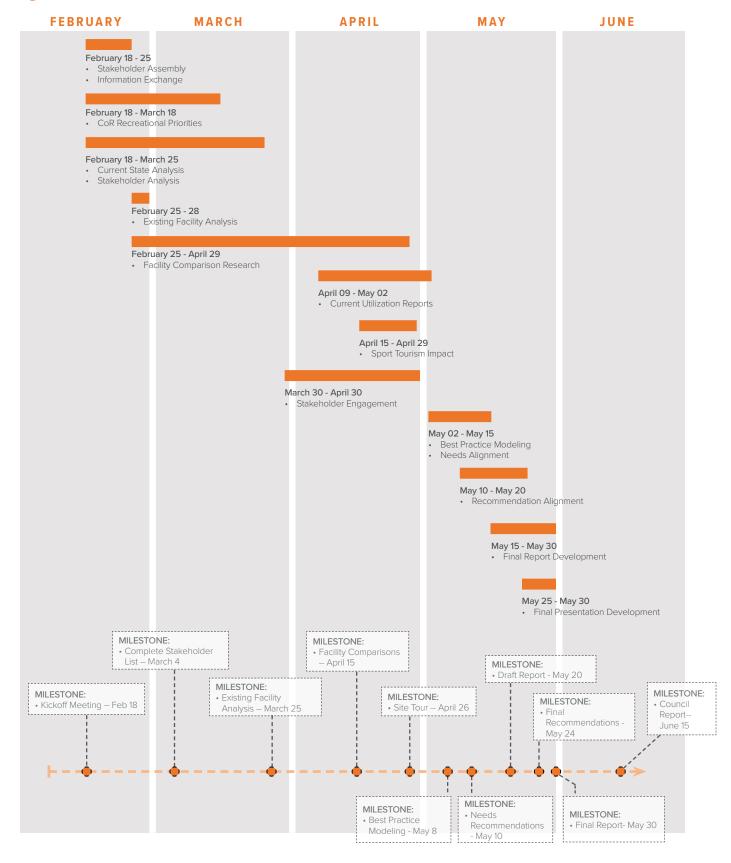














# 2.3 BASEBALL NEEDS ASSESSMENT FINANCIALS

REVENUE	ACTUAL	BUDGET	VARIANCE \$
Contribution - City of Regina	\$10,000	\$10,000	-
Contribution - Regina Red Sox	\$10,000	\$10,000	-
Contribution - REAL	\$10,000	\$10,000	-
Total	\$30,000	\$30,000	-

EXPENSES	ACTUAL	BUDGET	VARIANCE \$
Exploration / Travel	\$1,728	\$7,500	\$5,772
Committee Time (Volunteered, see below)	-	\$15,000	\$15,000
Report Writing & Production	\$3,500	\$7,500	\$4000
Total	\$5,228	\$30,000	\$24,772

SAVINGS (PRESSURE)	ACTUAL	BUDGET	VARIANCE
	\$24,772	-	\$24,772

\$25,000 of savings to be carried forward to feasibility study, pending approval to proceed

VOLUNTEERED COMMITTEE TIME	HOURS	ESTIMATED COST*
Exploration / Site Visits	24	\$1,920
Meetings	36	\$2,880
Report Writing	48	\$3,840
Research	96	\$7,680
Total	204	\$16,320

<sup>\*</sup> Estimated Costs assume an average committee member wage at \$80/hr

# 2.4 GOALS AND OBJECTIVES

#### WE ASKED THE QUESTION:

# WHAT GOAL ARE WE TRYING TO ACHIEVE?

As part of the review, the Committee sought to understand and validate the need for a High Performance Baseball Facility in Regina, — and determine whether there is broad public support for a multi-purpose outdoor sport and event centre — before committing to a feasibility study. Based on the findings, the assessment of need will then inform the project's overall plan and approach by helping identify targeted strategies while prioritizing resources.

To this end, number of questions were asked, including:

- How does Currie Field compare in relation to other High Performance Baseball Facilities in Western Canada?
- Is there a need for a new multi-purpose outdoor sport and event centre?
- Would utilization increase and extend the season(s) if Regina had additional synthetic turf venues?

THEN WE ASKED: WHAT OBJECTIVES DO WE WANT TO WORK TOWARD TO HELP UNDERSTAND THE NEED?

The following objectives guided our research throughout the needs assessment:

1

# INFORMATION EXCHANGE BETWEEN STAKEHOLDERS

- Share all relevant and available information
- 2

# STAKEHOLDER ANALYSIS

- Define who is a stakeholder for this project
- Develop key points of contact with each stakeholder group
- Establish meetings with stakeholders and understand their needs

# 4

# **EXISTING FACILITY ANALYSIS**

- Understand the current state of existing 'Performance' facilities
- Proposed investment in current facilities
- 5

#### **ENGAGEMENT**

- Engage current and potential user groups
- Collect quantitative data on the needs of existing user groups
- Define future potential user groups

3

# DATA AND INFORMATION COLLECTION

- Understand City Recreational Priorities
- Asses current utilization of key facilities
- Research comparable Cities in Canada
- Asses current user models and growth trends
- Asses Impact on the Visitor Economy and Sport Tourism opportunities

# 6

#### **BEST PRACTICES MODELING**

- Understand best practices in other Canadian Cities
- Identify best practices in modernization of existing facilities
- View best practices within other Canadian Cities through strategic site visits

7

# **NEEDS MODELING**

- Identify the needs of the Regina Community (0-20 Years)
- Clearly identify gaps and opportunities

8

# **RECOMMENDATIONS**

- Establish a list of agreed upon recommendations for the City of Regina Council
- Achieve consensus or document elements where consensus is not achieved

9

# REPORT AND PRESENTATION

# **DEVELOPMENT**

- Develop a final report and final presentation
- Share the results with City of Regina Council
- Share the results with engaged stakeholders and the public







# **CHAPTER 3 INCLUDES:**

3.1	TOTAL BALL DIAMOND INVENTORY, BUDGET, AND CONDITION	. 30
3.2	TREND AND PARTICIPATION ANALYSIS	. 34
3.3	CITY COMPARISONS	. 36
3.4	SITE VISITS	. 52
35	SPORT TOURISM OPPORTUNITIES	. 58

# 3.1 CURRENT STATE ANALYSIS

# TOTAL BALL DIAMOND INVENTORY, BUDGET, AND CONDITION

The City of Regina has 167 ball diamonds that vary in size and condition, as well as the types of sports that they accommodate. The annual operating budget for these diamonds is \$1,061,000. Approximately \$268,000 of this budget covers the operation and maintenance of Currie Field, Kaplan Field and Rambler Park including water, equipment and labour costs for game day prep and maintenance. The remaining \$793,000 covers the maintenance of the other 161 diamonds, equating to \$4,925 per diamond. Maintenance includes labour for grass cutting, fuel, fleet costs, crusher dust for infields, weed control, and pest management. Additionally, the City has an annual budget of \$150,000 for Athletic Field Restoration capital repairs. This budget is used to repair and restore natural turf at three to five fields per year across the City's 46 athletic fields, 3 Cricket Fields, and 167 diamonds.

#### CITY OF REGINA DIAMOND INVENTORY

The table below outlines the existing inventory of City diamonds:

PARK	MAINTAINED BY	GAME DAY MAINTENANCE PROVIDED	SPORT	NUMBER OF DIAMONDS
A.C.T. BALLPARK	City	NO	NO Baseball, Softball	
COLUMBUS PARK	Baseball Regina	YES	Baseball	6
CURRIE FIELD	City		Baseball	1
DOUGLAS PARK DIAMONDS	Regina Ladies Softball League	YES	Softball	4
KAPLAN FIELD	City	YES	Fastball, Softball	1
KINSMEN PARK NORTH	North Regina Little League	YES	Little League	5
KIWANIS PARK	Kiwanis National Little League	YES	Little League	3
LIONS PARK	Regina North East Baseball Association	YES	Baseball	6
NORTH EAST PARK	Regina Minor Softball League	YES	Softball	11
OPTIMIST PARK	Regina Optimist Baseball Association	YES	Baseball	1
PACERS PARK	Pacers Baseball	YES	Baseball, Slo-Pitch	14
RAMBLER PARK	City	YES	Fastball, Softball	4
LAKERIDGE SPORTS PARK	City	NO	Baseball	2
OTHER DIAMONDS	City / School Board	NO	Practice Diamonds - All Sports, Slo-Pitch	104

Despite the large number of diamonds, Baseball Saskatchewan has indicated that the number of acceptable facilities that meet their standards for practice and play is far below what is required. As the vast majority of the diamonds in the City's inventory, see previous page, are not irrigated, they do not have good grass turf and are often subject to gopher holes, creating player safety concerns. Baseball Saskatchewan also indicated that, with the current inventory of acceptable diamonds in Regina, it can be difficult to ensure that teams receive the proper number of practice and game times outlined throughout their long-term athlete development model – a nationally-accepted sport model utilized to keep athletes engaged through sport throughout their life and intended to ensure that they have the appropriate skills for success.

In comparison to Saskatoon, Regina has fallen behind in quality baseball facilities. Saskatoon currently has a privatelyowned state-of-the-art indoor facility that offers two synthetic surfaces as well as multiple batting cages and bullpen areas. In addition, they have the Geoff Hughes 13U Baseball Complex and the Nutana 15U Complex. The latter is a partnership between the City and Baseball Saskatoon, and it boasts four diamonds, with the main diamond featuring a synthetic infield allowing practice and games from March to November. This facility also recently built four new batting cages and was determined to be one of the top facilities in Canada, receiving the 2022 Baseball Canada 15U AAA National Championship this August.

# CITY OF REGINA CLASSIFICATION SYSTEM

City Administration currently evaluates its diamonds using a classification system outlined in the table below:

CLASS	DEFINITION	NUMBER OF DIAMONDS	EXAMPLE
CLASS 1	Intended to serve the entire city, support play at provincial or national levels, be of highest development quality and maintenance requirements (fine or synthetic turf) with controlled access and a full range of support facilities and services.	4	CURRIE FIELD OPTIMIST PARK
CLASS 2A	Supporting moderate to high level of play within the city (good development quality) with selected support facilities or services, located adjacent to other city or public facilities.	ity (good development quality) with selected ort facilities or services, located adjacent to  42	
CLASS 2B	Supporting moderate to high level of play within the city (good development quality) few support services, typically located in a park or shared open space.	25	LES SHERMAN PARK
CLASS 3	Supporting locally based play, moderate to basic development quality (usually some turf) with limited support facilities.	56	RAMBLER PARK SLO-PITCH DIAMONDS
CLASS 4	Supporting neighbourhood or other local play, with basic development (grass or granular surfacing) and no support facilities. Passive park spaces that have been used for field activities.	40	HENRY BRAUN DIAMONDS

### CONDITION OF CURRIE FIELD

Currie Field is intended to be a Class 1 diamond as it offers the most amenities and contains the following items, in varying condition:

- Bleacher and ticketed seating
- Washrooms (septic tank, limited accessibility)
- Small concession
- · Home team change facilities
- Scoreboard
- Lighting
- Batters Eye
- Hitting and Pitching Tunnels
- Scorekeeper/Announcer Booth
- Limited parking

Appendix A provides an evaluation of Currie Field based on the quality and amenities considered for Class 1 diamonds. While the park is intended to be a Class 1 facility based on its amenities, the increased wear and tear on the diamond over the years combined with the condition of the aging facilities has left Currie Field in need of improvements. Work is being undertaken by the City of Regina Facilities and Maintenance Operations Branch throughout the 2022 season to address the following Class 1 conditions that are currently unmet:

- Infield maintenance to ensure proper and uniform measurements for the basepaths and pitching mounds
- Warning track restoration to ensure a consistent 15ft width
- Repairs to irrigation

Other items noted on the evaluation require extensive work and, as such, will be incorporated into a five-year plan based on the outcome of the needs assessment report. This includes:

- · Rebuilding the batter's mound
- · Removal of turf lips
- Accessibility upgrades to the park and washrooms
- Filling and levelling of low spots and trip hazards

In addition to the items listed in the evaluation for Currie Field, other areas of concern include:

- Washrooms function on a septic tank system that cannot keep up with the park usage at times
- Right field dimension is 295 ft and does not meet Baseball Canada standards, which may impact bidding on national and international events
- Bleachers require upgrades to meet proper code and offer accessible seating







# ATHLETE REGISTRATION NUMBERS

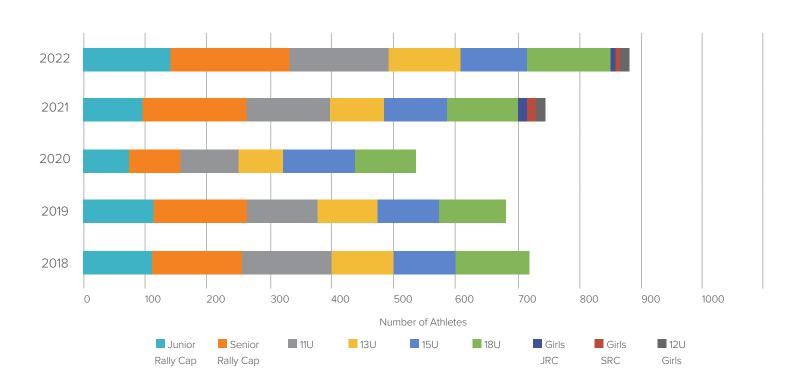
Regina is home to numerous ball/batting programs including:

- Baseball Regina
- North Regina Little League
- Kiwanis Little League
- Regina Minor Softball
- Saskatchewan Premier Baseball League
- Martin Collegiate Ball Academy
- Regina Ladies Softball League
- Rambler Park Fastball
- Qu'Appelle Valley Baseball League
- Regina Cricket Association
- Numerous other slo-pitch leagues

In total, there is an estimated 3,238 athletes registered in a batting sport in Regina. This does not include fastball, softball, and some recreational slo-pitch players, as those numbers were not available at the time that this report was created. While many of the ball organizations' registration numbers are still recovering from COVID-19, they are all seeing their registration numbers trend towards their pre-COVID-19 status and anticipate growth to come in future years.

Baseball Saskatchewan indicated that baseball in the City of Regina and throughout the province had been trending upwards for over 10 years prior to the pandemic. In this post -COVID-19 era, they are now seeing growth of 15-20% in their sport across the province. In Regina, this growth is even higher, with Baseball Regina's registration numbers at their highest point in 2022 (up 29% from their pre-COVID-19 athlete numbers in 2019).

The following table shows Baseball Regina's growth over the past five (5) years:





#### **CURRENT FULL SIZE DIAMOND USAGE**

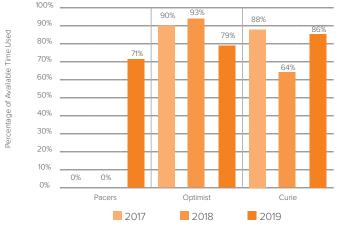
Regina currently has five (5) full sized diamonds for baseball within the City. These diamonds include Currie Field, Optimist Park, two diamonds at Pacers Park, and one diamond at Lakeridge Park. As the facility in question would be a full-sized park, usage of smaller diamonds has been excluded for this assessment.

Data on hours booked versus hours available was collected from 2017 to 2019 for Currie Field, Optimist Park, and Pacers Park and have been identified here. Usage was broken into May/June and July/August, as much of minor ball programming concludes at the end of June. As the 2020 and 2021, seasons were impacted by COVID-19; that data has been excluded. Additionally, Pacers Park has only operated one full-sized diamond during the given time frame as the second diamond was still under

development. Finally, data for Lakeridge Park was not used, as this diamond does not have game day maintenance or amenities and, as such, is only used for practices.

The tables below provide an overview of percentage of time used across the three (3) ballparks from 2017-2019. While there is some capacity for additional bookings in May and June, based on the qualitative feedback provided by the operators the time remaining is often unsellable due to the league's scheduling preferences and/or travel time for teams. For example, teams travelling from out of town will generally schedule double headers but do not wish to start earlier than 11 a.m. to allow for ample travel time. This can affect the number of additional games that can be played in a given day. The charts below also do not account for rain days, as there were no means to track them for the purposes of this report. Should rain days have been included, usage would have been lower than what is indicated here.





## July/August Usage



# MAIN FULL-SIZE BALLPARK USAGE 2017-2019

As Regina anticipates growth in baseball, the data presented from 2017-2019 would indicate that there may be some pressure during May and June at Currie and Optimist. Pacers was at 71% capacity in 2019, with only one (1) of their full-sized diamonds in use. In 2022, they will have both full-sized diamonds in operation, which can potentially relieve some of the pressure from Currie and Optimist. These diamonds, however, do not have lighting, scoreboards, or scorekeeping/announcing booths, so they may be unsuitable for higher calibre play and are not preferred for games. Additionally, if we were to see more demand for facilities, leagues may be forced to play during less desirable times of day, which can impact participation numbers.

# **COMPARABLE MARKETS**

The Committee sought out best practices from Western Canadian cities in comparable markets with a goal to study baseball parks and multi-purpose outdoor sport and event centres that have seen transformational infrastructure growth. This research provided valuable insights and is important in the broader identification of potential options for future strategic planning.

The most relevant sites were shortlisted for a detailed review:





Kamloops, BC – NorBrock Stadium



Kelowna, BC -Elks Stadium



Victoria, BC -Royal Athletic Park



Winnipeg, MB -Shaw Park



Brandon, MB – Andrews Field



Saskatoon, SK – Cairns Field





Regina, SK – Currie Field

Fort McMurray, AB -Shell Place The continued development and long-term planning of each facility location highlighted both successes and lessons learned. Although the City of Regina has seen investment to modernize and refresh its sports and recreational amenities, it became apparent that there is a need for a High Performance Baseball Facility in Regina when compared to other cities.

6

# 1/ OKOTOKS, AB -- SEAMAN STADIUM



Population	28,881
Median Age	36.5 (65.6% of the population is between 15-64)
Median Income	\$116,163
Team	Amateur Baseball - Okotoks Dawgs (WCBL, summer collegiate) and Dawgs Academy
Opened	June 2007
Construction Cost	\$20.5M
Capacity	5,200 (including stadium and berm seating). Average Attendance 4,400

Seaman Stadium is a full service, state of the art, minor league level, baseball facility featuring comfortable stadium seating, an extensive family berm area for additional viewing, a wraparound concourse, party decks and hospitality areas, a 45' X 30' scoreboard with an interactive, color video board and extensive press box, a Dawgs General Store for the latest merchandise, multiple washrooms, first rate concession stations, media rooms, administrative offices and an outdoor training center comprised of 4 bullpen mounds and 3 batting cages.

#### SEAMAN STADIUM ADDED AMENITIES

**Ircandia Outdoor Training Centre (2007)** – 3 Batting cages, 4 bullpen mounds, practice hitting area.

**Duvernay Fieldhouse (2008) \$2.5M** – Full sized infield, 6 batting cages, multiple mounds, Dawgs clubhouse with weight and cardio training, offices, boardroom, showers, washrooms, hospitality area, umpires room, audio-visual room.

Tourmaline Field (2010) – full-sized, collegiate level stadium with capacity for 2500 spectators. Field turf infield was included as part of the design in order to enable Dawgs players to begin outdoor training as early in the year as possible. Musco field lights are added for night play as well as an interactive full-sized Scoreboard and Public Address system.

**Conrad Field (2015)** – Bantam field with fan seating, scoreboard, batting cages, bullpen mounds.









# 2/ SYLVAN LAKE, AB -- POGADL PARK (CONSTRUCTION CURRENTLY UNDERWAY)



Population	14,816
Median Age	33.5 (69.2% of the population is between 15-64)
Median Income	\$98,442
Team	Sylvan lake Gulls (WCBL, summer collegiate)
Construction Cost	\$23M
Baseball Cost Portion	\$9M
Capacity	1,585 in the main Baseball Stadium with option to expand to 3,000
	Main Baseball Stadium, Pickleball, Volleyball, Basketball, Tennis Courts
Design Plans	Outdoor Hockey Rink
	• 2 Full size soccer fields 210' x 345'
	Multi purpose field with bleachers
	• 4 x Slo-Pitch Diamonds 300'
	Playground & Spray park
	• Campground – RV's and tents
	Parking for apx 900 vehicles

New baseball diamonds became a City Council Strategic Priority in 2013-2017. The 2018-2021 Council Strategic Plan identified "the complete design, and construction of Pogadl Park, Phase 1" as a priority for completion. Sylvan Lake was strategically selected due to its extreme popularity as a summer vacation destination as well as its proximity to Calgary and Edmonton. Based on the population thresholds identified in the Town of Sylvan Lake's Recreation, Parks, and Open Spaces Master Plan, the following outdoor amenities were identified to be at a population deficit, as of 2018:

- Baseball diamonds;
- · Soccer pitches;
- Tennis Courts;
- Playgrounds.



#### 3/ SPRUCE GROVE, AB - MYSHAK METRO BALLPARK (CONSTRUCTION CURRENTLY UNDERWAY)



Population	34,066
Median Age	34.7 (67% of the population is between 15-64)
Median Income	\$107,878
Team	Edmonton Prospects (WCBL, summer collegiate)
Construction Began	June 2021; Scheduled to open May 2023
Construction Cost	\$50M
Land	37 Acres
Capacity	3,470 Total (main grandstand 2,200).
Design Plans	Outdoor Amphitheatre, retail district including a Microbrewery, restaurant, 80 unit 'Dimaggio' Condo Complex overlooking the field, tennis courts, fitness center, field house for multisport development

Myshak Metro Ballpark was formally announced as the name of the forthcoming Spruce Grove baseball facility in February, 2022. The privately financed ballpark will anchor a new highway commercial/retail district developed by Victor Moroz with Metro Horizon Corp. Set for a 2023 opening, the park will feature a 360-degree wraparound concourse, suites, party decks, merchandise store, 2,200 lower bowl seats, 200 VIP Founders Club Seats, 420 VIP Skybox Suite Seats, and additional general admission seating for up to 650 spectators on the grass berm and various patio outlets throughout the ballpark promenade. Situated on the third-base side of the ballpark will be an outdoor amphitheater offering pre-game parties and concerts and a microbrewery featuring a sky deck. A 160 x 240 multi-purpose fieldhouse and an auditorium will be located behind the right-field fence.



The Prospects averaged 2,143 over 28 games to sit an average of 13th overall in summer baseball clubs in North America.

# 4/ LETHBRIDGE, AB - SPITZ STADIUM



Population	92,729
Median Age	37 (66.3% of the population is between 15-64)
Median Income	\$74,084
Team	Lethbridge Bulls (WCBL)
Construction Began	June 2021; Scheduled to open May 2023
Opened	1924, modernized in 1975 with upgrades 2008-2013 \$500K through naming rights with Spitz.
Further Upgrade Costs	Further upgrades are estimated at \$5M from 2016-2018.
Capacity	Seating for 3,000. The Lethbridge Bulls average an attendance of just under 1,000 per game annually.

The grandstand as it stands today was built in 1975. Upgrades began in 2015 and, after three years of construction and renovations, fans had their chance to see a renovated Spitz Stadium in 2018. The entrance to the ballpark was remodeled with newly expanded groundlevel space and an elevator. While those changes were impactful to the guest experience, the biggest alteration was the construction of an upper viewing area. The upper level now includes a luxury box, press booths, bathrooms, a concession, and standing room to watch the game.





The remodeling project cost approximately \$5 million to complete, with the Bulls' main goal being to improve the fan experience and increase revenue with more bookings, including other events and concerts. The city estimates that renovations to the grandstand and overall structure should last 30 to 40 years.

# 5/ MEDICINE HAT, AB - ATHLETIC PARK



Population	63,271
Median Age	39.3 (65% of the population is between 15-64)
Median Income	\$93,780
Team	Medicine Hat Blue Jays (Pioneer League) & Medicine Hat Mavericks (WCBL)
Opened	1978 with upgrades \$3M to Stadium and concessions starting in 2020
Further Upgrade Costs	Further upgrades are estimated at \$5M from 2016-2018.
Capacity	Seating for 2,200, (including stadium, patios and grass seating). The Mavericks draw an average an attendance of 800 per game annually.

Home to the Medicine Hat Mavericks baseball club, Athletic Park is located on the eastern edge of the recently-proposed Waterfront District. City officials say that the improvements demonstrate the desire of the community to see this anchor facility entertain the city long into the future and become the eastern landmark of the Waterfront District. The District will span over 1KM from the Medicine Hat Public Library to Athletic Park and further into Strathcona Park as new opportunities present themselves.

Athletic Park upgrades (totalling \$3 million) saw \$2.24 million come from the federal government investing in the Canada Infrastructure Program. Upgrades will include a shade canopy, seating, fence, gates, and ticket office.





The City will cover the rest with grants or infrastructure reserves. The project will be ready for the 2022 season.

## 6/ FORT MCMURRAY, AB - LEGACY DODGE FIELD



Population	75,009
Median Age	32.7
Median Income	\$103,310
Team	Fort McMurray Giants (WCBL), and Minor Baseball Association
Construction Cost	Shell Place Infrastructure - \$127 million
Opened	2015
Capacity	Seating for 1,700 in the Baseball Stadium. The Giants draw an average attendance of 593 per game annually.
Other Amenities	Configured for sports, the facility features a 4,400-seat football stadium, a 1,700-seat baseball park built to professional league standards, two amateur-level baseball/softball parks, field house with an indoor soccer field and badminton courts, community hub space, art gallery, banquet and conference facilities, all connected to the nearby Suncor Leisure Centre by a pedestrian link. Work also included extensive renovations to and expansion of the Total Fitness Centre within the Suncor Leisure Centre, development of outdoor public plazas and nature walk trails.





Home of the Fort McMurray Giants (WCBL), the Legacy Dodge Field is a highlight venue within Shell Place and has hosted tournaments including the Baseball Canada Cup and the 2018 Wood Buffalo Alberta Winter Games Opening Ceremonies. The additional 4 softball fields make it an ideal location for tournaments. All 5 fields of play are in close proximity, making it easy for teams and spectators to enjoy multiple games in a day. Baseball Stadium Features:

- Capacity for 1700 spectators, 5 VIP suites, Patio behind seating area
- Existing sound system and scoreboard, field of play
- 5 team dressing rooms with showers and washrooms
- Spectators' concessions
- Media working area

# 7/ KAMLOOPS, BC - NORBROCK STADIUM



Population	90,280
Median Age	42.1
Median Income	\$73,882
Team	Kamloops NorthPaws (WCL) - inaugural season in the summer of '21
Opened	Built in 1967 and renovated in 2005 as part of the Canada-British Columbia Infrastructure Program.
Other Amenities	McArthur Island Park has amenities including golf, soccer, football, and baseball which can be viewed from the perimeter of the park on a paved trail. Recreational pursuits include walking, jogging, and roller blading on a 3.1 km paved perimeter walkway.

Kamloops was recognized internationally as the first Canadian municipality ever to win two prestigious Field of the Year awards from the Sports Turf Managers Association (STMA) in 2018 and again in 2021. Kamloops was judged in areas such as quality of field grooming, unique fertilization processes, and user group partnerships for keeping the turf in optimal condition.

The park has 12 diamonds for ages 5 to 18. The majority of the diamonds are fully enclosed, with electronic scoreboards on at least one or both diamonds for 13U, 15U and 18U.





The premier field (NorBrock Stadium) has seating capacity for 1,500 spectators along with 4 dressing rooms, an umpire room, washrooms, concession facilities, and an electronic scoreboard. It hosts the annual Kamloops International Ball Tournament, which involves both Canadian and American teams every July.

## 8/ KELOWNA, BC - ELKS STADIUM



Population	133,579
Median Age	43.6
Median Income	\$68,627
Team	Kelowna Falcons - West Coast League (WCL); Okanagan College Coyotes (CCBC)
Opened	1950s
Capacity	1,250 spectator seating; 883 attendance average per game.

Elks Stadium was built in the 1950s and still has its original turf. In 2010, it underwent a million-dollar renovation that included new lights, P/A, backstop, and roof over the grandstand area.

The Falcons and the four other user groups of Elks Stadium requested that the City stretch the money to improve the washroom facilities and concession, and make the ballpark more accessible to all.

Elks Stadium also includes the Capital News Center Indoor Field, which consists of two side by side turf fields that allow full infield and outfield practice.





The Falcons Club is one of two Canadian representatives in the WCL (a wood bat summer collegiate league that attracts the best baseball players in the western half of North America). There are currently numerous former Falcons climbing through the ranks of the Minor Leagues, and who could make their Major League debut as early this summer (2022).

# 9/ VICTORIA, BC - ROYAL ATHLETIC PARK



Population	85,792
Median Age	42.3
Median Income	\$53,126
Team	Victoria Harbourcats (WCL)
Opened	Early 1900s. Rebuilt in 1967.
Capacity	The park has a permanent seating capacity of 5,700 including temporary bleachers. There are 3,800 permanent seats in the covered mid-field grandstand. Depending on its configuration and the event, it can hold a larger capacity, often listed as a maximum capacity of 9,247. Temporary bleachers were added to expand seating for the 2007 FIFA U-20 World Cup games. The Harbourcats have an average attendance of 2,311 per game.

Seating has been designed to accommodate football (Canadian, Rugby, and Association codes), field lacrosse, baseball, and other field sports. The main baseball diamond (there is a secondary one in the NE corner) is located in the southwest corner. The facility is set up to be accessible to as many different sporting entities as possible with the L-shaped seating. The design allows for numerous seating capacities with the addition of temporary seating.





The stadium was recently upgraded with a new \$400,000 video scoreboard intended to replace the decades-old minimalist baseball scoreboard. Infrastructure improvements (including a more stable movable outfield fence for baseball) are planned to facilitate multiple user groups.

The stadium is surrounded by high-intensity lights on all sides, allowing night games. There is surface parking just west of the stadium shared with the hockey arena (Save-On-Foods Memorial Centre). Residential and commercial development including single family detached houses and multi-family developments are on all sides of the city block.

# 10/ WINNIPEG, MB - SHAW PARK



Population	749,534
Median Age	38.6
Median Income	\$68,402
Team	Winnipeg Goldeyes of the American Association of Professional Baseball
Opened	1999 - 2003 — Built in 3 phases
Construction Cost	\$9M USD
Capacity	7,481 seating capacity; 5,705 average attendance per game.
Other Amenities	Conveniently located downtown, just steps from the iconic Portage and Main intersection and The Forks, Shaw Park is a multi-use facility that is the home of the American Association of Independent Professional Baseball's Winnipeg Goldeyes baseball team. The ballpark regularly hosts outdoor sporting events and entertainment shows.

Shaw Park is a multi-use facility that can accommodate many types of functions including meetings, tradeshows, movie shoots, and group photo opportunities, and is available May through September.





The playing field is also available for company baseball games and tournaments on selected dates. Base cost for rental is \$1,500 with additional costs as required for each specific event. Food and beverage must be provided by the Winnipeg Goldeyes and is available for additional an cost.

The park boasts 30 luxury sky-suites, a picnic area, and an open patio overlooking the field from the right field corner. An Indian cuisine restaurant is located on the third floor. A Goldeyes retail store and the baseball club's offices are also located within the ballpark.

## 11/ BRANDON, MB - ANDREWS FIELD



Population	51,313
Median Age	36.3
Median Income	\$84,386
Team	Wheat City Whiskey Jacks of the summer-collegiate Expedition League.
Opened	Constructed in 1987 and opened in 1989. The ballpark was renovated and refurbished in 2019.
Construction Cost	\$1.3M. Andrews Field underwent a \$300,000 renovation in 2008. Subsequent renovations until 2017 ran close to \$200,000, mostly from private donations.
Capacity	Seating for 3,000

The ballpark was renovated and refurbished in 2019 in preparation for the Wheat City Whiskey Jacks, who began play in the Expedition League for the 2019 season. Andrews Field was among the top eight chosen for Canada's Favourite Ballpark, a contest held in 2011 by Baseball Canada.

Brandon has a long and distinguished history of diamond sports in the city. The community regularly hosts training camps and competitions from the northern United States and across Canada. Andrews Field has been rated one of the top ball diamonds in Canada and the recently





completed Ashley Neufeld softball complex adds additional high-quality diamonds to the city's portfolio. Brandon Minor Baseball has recently experienced a resurgence in youth baseball participation. 165 Players took part in 2013 and up to 575 participated in 2018. This trend is common across the country, with Baseball Canada reporting all ten provincial sport organizations experiencing increases in registration from 2015 to 2016.

# 12/ SASKATOON, SK - CAIRNS FIELD



Population 273,010  Median Age 35  Median Income \$71,709  Team The stadium currently does not have a tenant.  Capacity 2,000 seats  Irrigated and groomed grass infield, drainage, and 8-foot outfield fence with wind screening.  Primarily used for baseball and, most recently, the home of the Saskatoon Yellow Jackets of the Western Major Baseball League until their demise in 2014.  Amenities Cairns Field features artificial lighting, and electronic scoreboard.		
Median Income \$71,709  Team The stadium currently does not have a tenant.  Capacity 2,000 seats  Irrigated and groomed grass infield, drainage, and 8-foot outfield fence with wind screening.  Primarily used for baseball and, most recently, the home of the Saskatoon Yellow Jackets of the Western Major Baseball League until their demise in 2014.  Amenities Cairns Field features artificial lighting,	Population	273,010
Team  The stadium currently does not have a tenant.  Capacity  2,000 seats  Irrigated and groomed grass infield, drainage, and 8-foot outfield fence with wind screening.  Primarily used for baseball and, most recently, the home of the Saskatoon Yellow Jackets of the Western Major Baseball League until their demise in 2014.  Cairns Field features artificial lighting,	Median Age	35
tenant.  Capacity  2,000 seats  Irrigated and groomed grass infield, drainage, and 8-foot outfield fence with wind screening.  Primarily used for baseball and, most recently, the home of the Saskatoon Yellow Jackets of the Western Major Baseball League until their demise in 2014.  Cairns Field features artificial lighting,	Median Income	\$71,709
Irrigated and groomed grass infield, drainage, and 8-foot outfield fence with wind screening.  Primarily used for baseball and, most recently, the home of the Saskatoon Yellow Jackets of the Western Major Baseball League until their demise in 2014.  Cairns Field features artificial lighting,	Team	,
Turf drainage, and 8-foot outfield fence with wind screening.  Primarily used for baseball and, most recently, the home of the Saskatoon Yellow Jackets of the Western Major Baseball League until their demise in 2014.  Cairns Field features artificial lighting,	Capacity	2,000 seats
recently, the home of the Saskatoon Yellow Jackets of the Western Major Baseball League until their demise in 2014.  Cairns Field features artificial lighting,	Turf	drainage, and 8-foot outfield fence with
Amenities	Cairns Field	recently, the home of the Saskatoon Yellow Jackets of the Western Major Baseball League until their demise in
	Amenities	

The Gordie Howe Sports Complex is home to Saskatoon's feature multi-sport complex. It includes facilities for baseball, football, cross-country skiing, lacrosse, softball, speed skating, track and field, and Ultimate Frisbee, as well as the Saskatoon Sports Hall of Fame. The estimated cost of the Sports Complex project — spearheaded by a group of sports-minded volunteers in Saskatoon — is \$66 million. Much of it has been privately funded through ambitious fundraising efforts. The ballpark hosted for the 2005 Canadian National Junior Championships.





# 13/ REGINA, SK - CURRIE FIELD



Population	228,928
Median Age	36
Median Income	\$72,200
Team	Currie Field is home to the Regina Red Sox (WCBL)
Opened	Built in 1968
Capacity	Seating includes 420 seats with back (premium) and 320 bleacher seating. The Regina Red Sox have an average attendance of 750 fans per game. Five (5) rows in the current seating structure have a completely obstructed view (blocked by dugout).

The Red Sox have an outside concessionaire and run their own alcohol sales. Current amenities do not include a locker room or change area for the opposing teams, although a temporary structure will be brought in for the 2022 season.

In 2021, the Regina Red Sox and Living Sky Sports Entertainment proposed a new baseball stadium on Dewdney Avenue. The proposed new stadium could cost an estimated \$12 million to construct, but with amenities such as a fieldhouse and paved parking, it could cost approximately \$20 million to \$23 million. The proposed seating capacity is 2,500 to 3,000 fans.





#### SUMMARY COMPARISON CHART

The following summary chart provides an overview of the 13 Facilities that were chosen as a comparative analysis. Regina's Currie Field was added for comparison.

Complete reports on each facility can be found in Appendix D.

LOCATION	OKOTOKS SEAMAN STADIUM	SYLVAN LAKE - POGADL PARK	SPRUCE GROVE- MYSHAK METRO BALLPARK	LETHBRIDGE- SPITZ STADIUM	MEDICINE HAT- ATHLETIC PARK	FORT MAC- SHELL PLACE	KAMLOOPS- NORBROCK STADIUM	KELOWNA- ELKS STADIUM	VICTORIA- ROYAL ATHLETIC PARK	WINNIPEG - SHAW PARK	BRANDON- ANDREWS FIELD	SASKATOON - CAIRNS FIELD	REGINA- CURRIE FIELD
WCBL OR WCL	YES	YES	YES	YES	YES	YES	YES	YES	YES	AAPB**	EL***	NO	YES
BASEBALL CAPACITY	5,200	2,200	3,470	3,000	2,200	1,700	1,500	1,250	5,700	7,481	3,000	2,000	740
PREMIUM SEATS/SUITES	YES	YES	YES	YES	YES	YES	NO	NO	YES	YES	YES	NO	NO
MAJOR TENANTS	Okotoks Dawgs	Sylvan Lake Gulls	Edmonton Prospects	Lethbridge Bulls	MH Blue Jays; MH Mavericks	Fort Mac Giants	Kamloops North Paws	Kelwona Falcons; College Coyotes	Victoria Harbourcats	Winnipeg Goldeyes	Wheat City Whiskey Jacks	N/A	Regina Red Sox
COMMERCIAL OPPORTUNITY	YES	YES	YES	NO	NO	YES	NO	NO	NO	YES	YES	YES	NO
OFFICE/OPS SPACE	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
CONCESSIONS	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
ON SITE PARKING	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
PROXIMITY TO HOTEL	1.9 km	2.9 km	3.8 km	0.4 km	1.6 km	1.0 km	0.8 km	0.6 km	1.0 km	0.4 km	2 km	2.9 km	4.0 km
DISTANCE TO DOWNTOWN	2.3 km	3.9 km	29 km	3.3 km	4.2 km%	2.0 km	4.5 km	1.7 km	1.2 km	1.2 km	2.5 km	3.7 km	6.7 km
POPULATION	28,881	14,816	34,066	92,729	63,271	75,009	90,280	133,579	85,792	749,534	51,313	273,010	228,928
MEDIAN AGE	36.5	33.5	34.7	37	39.3	32.7	42.1	43.6	42.3	38.6	36.3	35	36
MEDIAN INCOME	\$116,163	\$98,442	\$107,878	\$74,084	\$93,780	\$103,310	\$73,882	\$68,627	\$53,126	\$68,402	\$84,386	\$71,709	\$72,200
OWNER OPERATOR	Private	City	Private	City	City	City	City	City	City	Private	City	City	City
TOTAL COST	\$20.5M*	\$14 M	\$50 M*	\$5 M Upgrades	\$3 M Upgrades	\$127 M*	N/A	\$1 M Upgrades	\$400,000 Upgrades	\$9 M	\$1.8 M Upgrades	\$66 M*	N/A
COST PER SEAT	N/A	\$6,363	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$1,203	N/A	N/A	N/A
PUBLIC FUNDING	YES	YES	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
PRIVATE FUNDING	YES	YES	YES	NO	NO	NO	NO	NO	NO	YES	YES	YES	NO
YEAR OPENED	2007	2021	2023	1975	1978	2015	1967	1950's	1967	1999	1989	1913	1968

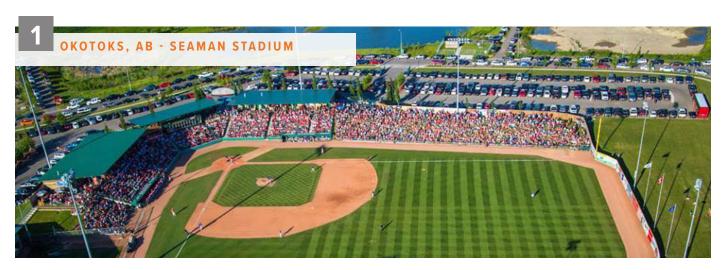
<sup>\*</sup> includes additional complex amenities to the baseball park (i.e. training centre, ampitheatre, multi-sport fields, etc)

<sup>\*\*</sup> American Association of Professional Baseball

<sup>\*\*\*</sup> Expedition League (summer collegiate)

# DESTINATIONS IDENTIFIED AS BEST PRACTICES (SHORTLIST OF SITE VISITS)

In order to fully understand the programming, operations, and infrastructure within the 13 comparable markets that were identified in the previous section of this report, members of the Committee shortlisted Seaman Stadium in Okotoks, AB and Pogadl Park in Sylvan Lake, AB as the most relevant sites to visit. The following section provides an overview of the facilities and sites that were visited, with key findings outlined for each. The Committee also toured Currie Field in Regina, SK as a comparative venue to the other two sites.









#### **Seaman Stadium Observations**

Tour provided by President, John Ircandia

#### Revenues

- The Okotoks Dawgs college team generates \$2 million annually.
- Youth Academy utilizes the Ircandia outdoor training centre and the Duvernay Fieldhouse, generating \$1 million in revenue annually through a membership of 120 youth, with memberships costing approximating \$12,500 per youth.
- Sponsorships are sold out throughout Seaman Stadium.

#### Operations

- The City of Okotoks pays for utilities as well as the maintenance and repair of those utilities.
- The Club operates all facilities.

#### Amenities of Seaman Stadium

- 5,200 Seats, 2 premium suites, and 5 patios/party decks are located throughout the Stadium.
- Premium Loge seating with high top chairs surround the concourse of the park.
- Season tickets are capped at 1,200 and are sold out annually.
- Full-service box office, store, concessions, washroom for a true quest experience.
- \$500,000 high-definition scoreboard.
- Full amenities for the media, P/A and operations centre, and offices for staff.
- A grass field has been installed, mainly for preference by operators.
- Clubhouse for the home team has a full-sized locker room, weight room, and showers.
- Clubhouse for the visiting team has a full-sized locker
- Batting cages and bullpen are included in the stadium.

## Amenities of Tourmaline Field

Tourmaline Field was built at a cost of \$2.8 million and is a full-sized collegiate level Tier II field. There is seating capacity for 2,500 spectators with a fully functioning P/A system. A Synthetic turf infield was chosen for this field, and it is in good shape at 10 years old. Operators have only replaced high-traffic areas (baselines) at a cost of \$15,000. It is believed that this synthetic field can last for another 5 years (which is 5 years past its original lifespan).

- A \$20,000 scoreboard has been installed.
- There are two smaller baseball fields nearby and four in total throughout the complex.











# Pogadl Park Observations

Tour provided by President Graham Schetzsle

#### Revenues

- There is seating capacity for 1,585 and operators have observed that, at games, guests prefer to mingle with other guests enjoying food and beverage services from full-service concessions.
- The capacity is the perfect size for the baseball 'atmosphere,' but operators would have preferred 2,000 seats as they have been sold out every game. The park is able to expand up to 3,000 seats when necessary.
- There is a 112 person party deck being built to be opened this season (2022).
- The park includes 10 premium suites located on the second level that offer both indoor and outdoor seating.
   All have access to premium washrooms and premium bars/concessions.
- The team will open a Merchandise store and have identified this as a major revenue source.

#### Operations

 The City of Sylvan Lake owns the land, while the Gulls have ownership of the facility and pay the property taxes.
 Gulls cover all operating expenses, but pay no rent to City. The City provided the infrastructure required for the build.

#### Amenities of Pogadl Park

- The owners chose a synthetic infield with a grass outfield at a cost of approximately \$850,000. The choice of a synthetic infield was key for tournaments. Owners noted that there is only a 20-minute turnaround in-between games, which allowed for additional games to be scheduled.
- The media box takes up a premium spot on the second level amongst suites and is behind home plate.
- The office/ team boardroom is upstairs with one office downstairs. They are currently looking to move the offices offsite as more space is needed to house everything due to the phased building of the facility.
- All locker rooms (home, visiting teams, and umpires) are located on the second level. The Home team has full amenities with washrooms and showers, but there are no showers in the visitor locker rooms (just a washroom).
- Batting cages and a bullpen are included in the stadium.















3

#### **Currie Field Observations**

Tour provided by President Gary Brotzel, Regina Red Sox Baseball Inc.

#### Revenues

- There are 420 'premium seats' with seat backs, and 320 bleacher seats. A portion of the bleacher seats have a fully obstructed view as they are located directly behind one of the team dugouts. Attendance has outgrown capacity, with an average attendance of 750 fans per game.
- There is a 40 person party deck and a 20 person party deck built complete with food and beverage services provided by a local concessionaire.

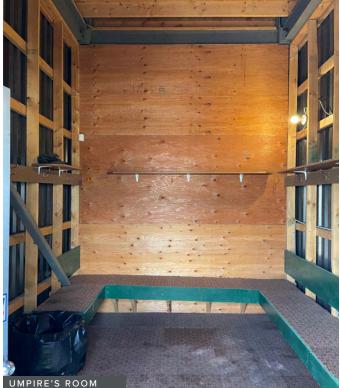
#### Operations

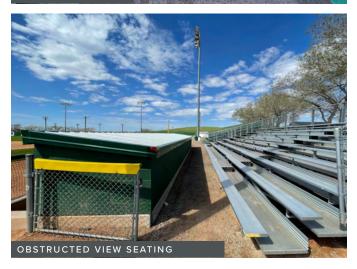
- The City of Regina owns and operates Currie Field and completes the maintenance of the field.
- A private business provides food and beverage offerings as a lone concession on site.
- The Red Sox sell all alcoholic beverages.

#### Amenities of Currie Field

- Currie field is a grass turf field that has seen delays in opening due to the weather in Regina. A synthetic field would allow for an extended season opening (with an additional month on either end).
- Most of the amenities are located in three shacks, including the box office, merchandise, and alcohol beverage sales.
- The batting cages and bullpen require upgrades.
- The Home team has a permanent locker room, while the
  visiting team does not and spent last season changing in
  the dugout or on the team bus. This year, the City and the
  Red Sox have provided a trailer for the visiting team.
- The Umpire's room is quite small with only two (2) benches, and requires upgrades.
- The Media, P/A system, and scoreboard all require upgrades.





















# 3.5 SPORT TOURISM OPPORTUNITIES

#### SPORT TOURISM IMPACT

The most recent figures to assess the impact of Sport Tourism on the Canadian Economy show that \$7.3 billion in value was generated in 2019. The analysis (released by Sport Tourism Canada) was based on two surveys from Statistics Canada, including the National Travel Survey (NTS), which covers domestic travel and the Visitor Travel Survey (VTS), which provides information from U.S. and overseas travelers.

# Value of Sport Tourism in Canada (\$M)

REGION	DOMESTIC	INTERNATIONAL	TOTAL (\$M)
CANADA	\$4,092	\$3,271	\$7,363
SASKATCHEWAN	\$218	\$24	\$242
REGINA	\$73	\$4	\$77
SASKATOON	\$51	\$10	\$61

# Value of Sport Tourism in 2019 in Canada \$7.4 billion \$3.3 billion spending by international in total spending spending by domestic visitors visitors 15.9 million 14.4 million international visitors domestic trips (9.3 million same total visitors (same day, (739,000 USA, 746,000 overseas) overnight, USA, international) day, 5.1 million overnight)

www.sporttourismcanada.com

#### HOSTING OPPORTUNITIES

## **Baseball Canada Hosting Opportunities – August**

The economic impacts for hosting these events range from \$500,000 to \$2.5 million, providing a total opportunity on a 10-year hosting calendar of \$10-15 million.

Championships are awarded two (2) years prior to event, with Baseball Canada only accepting single year bids or two (2) consecutive (multi-year) bids to host.

# Facilities must identify:

- Specifications of ball diamonds including dimensions, lighting, and field materials, dugouts, scoreboard, fixed and portable signage, bullpens, and fence heights.
- Detail the availability of practice fields and secondary fields.
- Outline the availability of ancillary services including team rooms, showers, water supply, press box, IT/phone services, and the public address system.
- Describe spectator facilities including seating capacities, covered shelter, washrooms, parking, food and beverage services.

#### **Little League Canada Hosting Opportunities**

Little League Baseball has been played in Canada since 1951. Since that time, the program has spread right across Canada. At present, there are over 30,000 children in 200+ leagues playing Little League baseball, softball, and challenger during the spring and summer.

# Canadian Regional & World Series Baseball Tournaments – July/August

The economic impacts for hosting these events range from \$1 million to \$5 million, providing a total opportunity on a 5-year hosting calendar of \$5-10 million.

Little League Baseball Championships Tournament Dates:

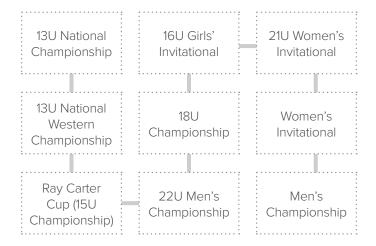
Intermediate (50/70) League Baseball

August 4 - 13

Intermediate (50/70) League Baseball July 30 - August 7 Junior League Baseball

July 21 - 28

Senior League Baseball July 16 - 23









# 4.1 STAKEHOLDER ENGAGEMENT

#### STAKEHOLDER ENGAGEMENT BACKGROUND

REAL hosted stakeholder engagement sessions in May 2022, and invited representatives from the Regina baseball, softball, and cricket organizations to attend.

Two sessions were held in the AGT Lounge in Mosaic Stadium, where the President and CEO of REAL, Mr. Tim Reid, walked the group through the research that the committee had completed to date.

The overarching purpose of the sessions were to:



Share information relative to the work being performed regarding the baseball needs assessment.



Share meaningful and valuable information that would support each of the organizations in becoming ambassadors of the assessment and if there is a need for an Outdoor Multi-Purpose Stadium in Regina.

The presentation included the comparison of thirteen (13) facilities in Alberta, Manitoba, and Saskatchewan as outlined in this report. The group was walked through the summary findings and the value of Sport Tourism relative to baseball in Canada.

These were very informative discussions, and the baseball community groups agreed to collaborate to provide the Committee with fulsome data from their organizations relative to registrations, use, facility conditions, and attendance at games for use in this report.

It was made clear to each organization that this would not be a facility for one team, but rather would be a highperformance community use facility.

#### STAKEHOLDER ENGAGEMENT RESULTS

At the end of the Stakeholder Engagement sessions held in May 2022, all attendees at the sessions were asked to complete a survey. It was explained that the needs assessment must determine whether there is broad public support for a new baseball stadium in Regina before committing to a feasibility study. As the users of the facilities throughout Regina, it was important that each group in attendance was able to capture their anonymous answers to the questions that were being asked.

The following data illustrates the questions and the results from this survey:



**100%** of those in attendance think that a NEW High Performance Baseball Facility is needed in Regina.



**100%** of participants believe that adding a multi-sport turf facility would add more value to a baseball diamond.



**100%** of attendees support the construction of a multi-sport turf facility.



**90%** of participants believe that a new multi-sport turf facility should be funded using a combination of private, municipal, provincial, and federal funding.



**100%** supported the addition of spectator seating and premium services for the attraction of more professional and amateur sports.



**95%** had recently attended a recreational or amateur baseball game at Currie Field with a rated good experience average of 2.1/5.



**85%** said they would attend more games if Currie field was upgraded.

THE SUMMARY OF THE RESPONSES INDICATES THAT, IN GENERAL, THERE IS SIGNIFICANT SUPPORT FOR A NEW SYNTHETIC TURF FACILITY.





# 50 RECOMMENDATIONS

# CHAPTER 5 INCLUDES:

5.1

# 5.1 RECOMMENDATIONS

#### RECOMMENDATIONS

It is important to recognize that the scope of work associated with the Multi-Purpose Outdoor Stadium Committee was to explore the "need" for improved amenities as relating to a performance Multi-Purpose Outdoor Stadium. The catalyst for this report and research was a presentation by the Red Sox baseball club exploring the potential of a new Baseball Stadium while concurrently supported by City of Regina Administration, who believed that an improved understanding of the competitive position of Currie Field would offer valuable insight. As such, Regina City Council provided direction to City Administration to coordinate a partnership between the Regina Exhibition Association Limited (REAL) and the Regina Red Sox toward a joint initiative to conduct a Needs Assessment related to a performance baseball facility. The three partners agreed to a funding model, terms of reference, and project delivery timelines, and the process was advanced.

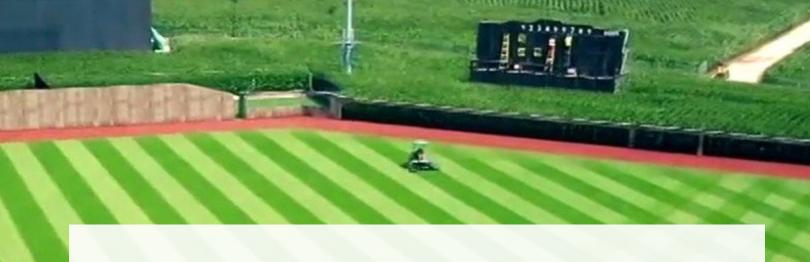
Language is always important in research and report development; for the purpose of this report, the scope of work was intentionally limited to a "Needs Assessment Study". The definition of a Needs Assessment for the purpose of this project is as follows:

A systematic process for determining and specifying needs or gaps between current market conditions (specific to performance baseball) and best practices in other competitive or comparable market locations. The discrepancy or gap between the current market condition and the best practice in competitive or comparable markets defines the gap or the need.

A Needs Assessment is only part of a planning process, and it must be understood that the recommendations within this report and of the Committee have been crafted within purposeful boundaries that limited the scope of work to defining this need. The reader should recognize that there will be substantial work to be performed to advance any or all of the recommendations within this report. The City of Regina has a systematic approach to exploring recreational facility development in place, and it is the position of the Multi-Purpose Outdoor Stadium Committee that this process would be followed if Regina City Council accepts this report.

The Multi-Purpose Outdoor Stadium Committee has completed the scope of work for this needs assessment within the required timelines and within the approved budget. The Multi-Purpose Outdoor Stadium Committee has gained valuable insight and knowledge from the review of City of Regina Planning Tools, Marketplace Competitive Analysis, and Stakeholder Engagement. The Multi-Purpose Outdoor Stadium Committee has attempted to share all findings within this report and not limit the capture and recording of information to the defined scope of this project. However, the recommendations will be precise to align with the desired scope of the approved Needs Assessment.

The Multi-Purpose Outdoor Stadium Committee would like to thank the City Manager and City Council for allowing this group the opportunity to conduct this review and submit this report. The Multi-Purpose Outdoor Stadium Committee would like to acknowledge the benefits of a joint partnership committee and acknowledge the dedication of time and resources that each member of the Committee contributed to this process. The Multi-Purpose Outdoor Stadium Committee also recognizes the engagement and transparency that was offered by the many organizations and participants that supported this process (including both those who are local and those from communities external to Regina) who where willing to share information.



IT IS WITH UNANIMOUS CONSENT THAT THE MPOSC SUBMITS THE FOLLOWING RECOMMENDATIONS FOR THE CONSIDERATION OF REGINA CITY COUNCIL AS RELATING TO THE BASEBALL NEEDS ASSESSMENT THAT WAS REQUESTED.

- The MPOSC has identified gaps related to the quality and the operational performance of Currie Field (Field of Play and Supporting Facilities). There is a need to explore improvements to this facility.
- The MPOSC has identified gaps in the number of seats and the seating options available at Currie Field. There is a need to explore improvements to this facility.
- The MPOSC has identified gaps related to the availability of synthetic baseball field facilities within the City of Regina. There is a need to explore the possibility of investing in synthetic playing surfaces to meet the need of baseball and softball user groups.
  - The MPOSC has concluded that the current Class 1 performance category of baseball field within the City of Regina does not reasonably compare to the best practices in other marketplaces. As such, a gap has been identified. There is a need to explore the concept of a new field classification within the City of Regina for performance baseball at all levels of play.
    - The MPOSC has concluded that there is a need for improved performance baseball facility offerings within the City of Regina. It is the recommendation of the MPOSC that the City of Regina consider advancing this work to the Feasibility Phase of evaluation. In support of this recommendation, the partnership agencies are prepared to offer the balance of funds not utilized to complete this Needs Assessment (\$24,772), and to each contribute a further \$15,000, to support the future advancement of a feasibility study. Unused amounts will go back to the partners.
    - The MPOSC are willing to support any future feasibility work necessary, should that be the direction of City Council.

6





Α	CURRIE FIELD CLASS 1 EVALUATION	70
В	HIGH PERFORMANCE VS. CLASS 1 FIELD COMPARISON	71
С	EXECUTIVE COMMITTEE REPORT	73
D	FACILITY COMPARISON REVIEW	82

# A CURRIE FIELD CLASS 1 EVALUATION

CATEGORY	REQUIRED ELEMENTS	CONDITION
CCODEDOADD	Line score	Good
SCOREBOARD	Ball / strike / out	Good
HITTING / PITCHING TUNNELS	Nice to have	Good
	Irrigated grass cut to 2 inches	Good
	Shale for basepaths	Good
INFIELD	Infield arc of 95 ft measured from the front center of the pitching rubber	Needs work (note1)
	Uniform and parallel baselines and cut-outs	Needs work (note1)
FIELD DIMENSIONS	Major League or Softball Canada (highest level of play) standards are met	Needs work (note 2)
	9ft radius circle with a 10in height	Needs work (note 2)
PITCHING MOUND	Slope of 1in to 1ft.	Good
(BASEBALL ONLY)	Center of the mound is 60'6" from the apex of home plate.	Needs work (note 2)
	Pitching rubber in place	Good
	Irrigated grass cut to 2 inches	Good
OUTFIELD	No major defects, safety hazards, or trip hazards such as lips and sunken irrigation heads	Lips and Sunken Heads (note 2)
	Major League or Softball Canada (highest level of play) standards are met for size	Good
WARNING TRACK &	Continuous 15ft width	Needs work (note1)
FENCING	Provides a visual and tactile change (grass to shale)	Good
FIELD WALL / FENCE	Minimum of 6ft	Good
DUGOUTS	Two enclosed dugouts	Good
BATTERS EYE	Nice to Have	Good
FOUL POLES	Two foul poles of a bright colour	Good
FIELD LIGHTING	Field and dugouts are appropriately lit	Good
BACKSTOP	Fencing to protect spectators is in place with appropriate overhang for foul balls	Good
CHANGEROOMS	Change facilities and washrooms are available	Available but not fully accessible (Note 2)
GRANDSTANDS	Bleacher seating is provided	Good
SCOREKEEPERS BOOTH	Designated booth for scorekeeping	Good
COOKEREEL ENG BOOTH	PA System for Announcing	Good

Note 1: City of Regina Facilities Operation and Maintenance Branch is rectifying item throughout 2022.

Note 2: Requires extensive work and will be incorporated into the 5 year plan based on the outcome of the needs assessment report.

# B HIGH PERFORMANCE VS. CLASS 1 FIELD COMPARISON

CATEGORY	HIGH PERFORMANCE	CLASS 1	
	Line Score	Line Score	
SCOREBOARD	Ball/Strike/Out	Ball/Strike/Out	
	Player at Bat	N/A	
	Located Within 50ft of the Centre Line of the Playing Field	N/A	
HITTING /	Two Covered Tunnels in an Enclosed Environment	Nice to Have	
PITCHING TUNNELS	Synthetic Turf	N/A	
	Irrigated grass cut to 1-1.5 inches or synthetic turf	Irrigated grass cut to 2 inches	
	Shale or sand/silt/clay product for basepaths	Shale for basepaths	
INFIELD	Infield arc of 95 ft measured from the front center of the pitching rubber	Infield arc of 95 ft measured from the front center of the pitching rubber	
INFIELD	Uniform and parallel baselines and cut-outs	Uniform and parallel baselines and cut-outs	
	Under field drainage system while maintaining optimal slop of .5% from pitching mound to baselines and second base to outfield warning track	N/A	
HOME PLATE	Packing clay installed to finish graded in batter and catchers boxes	N/A	
FIELD DIMENSIONS	Major League standards are met	Major League or Softball Canada (highest level of play) standards are met	
	9ft radius circle with a 10in height	9ft radius circle with a 10in height	
	slope of 1in to 1ft.	slope of 1in to 1ft.	
PITCHING MOUND	Center of the mound is 60'6" from the apex of home plate.	Center of the mound is 60'6" from the apex of home plate.	
	Built with packing clay	Pitching rubber in place	
	Professional grade 4 sided pitching rubber	N/A	
	Irrigated grass cut to 1-1.5 inches or synthetic turf	Irrigated grass cut to 2 inches	
OUTFIELD	No major defects, safety hazards, or trip hazards such as lips and sunken irrigation heads	No major defects, safety hazards, or trip hazards such as lips and sunken irrigation heads	
	Min 325 ft to RF & LF and 400ft to CF	Major League or Softball Canada (highest level of play) standards are met for size	
WARNING TRACK & FENCING	Continuous 15ft width	Continuous 15ft width	
	Provides a visual and tactile change (grass to shale)	Provides a visual and tactile change (grass to shale)	
	Minimum of 6ft	Minimum of 6ft	
FIELD WALL /	Fully padded outfield fence	N/A	
FENCE	Fencing in foul territory needs to have all poles and rails padded	N/A	

# B HIGH PERFORMANCE VS. CLASS 1 FIELD COMPARISON

CATEGORY	HIGH PERFORMANCE	CLASS 1			
	Two enclosed dugouts	Two enclosed dugouts			
DUGOUTS	Min bench length of 50ft	N/A			
	Helmet and Bat rack	N/A			
	Drinking Fountain	N/A			
	Direct access to a restroom	N/A			
	Bullpen phones	N/A			
	Anti-skid surface on steps & floor	N/A			
	Padded rails on fencing	N/A			
DATTEDS EVE	A solid monochromatic batter's eye in flat black, flat dark green or flat navy centered in the outfield	Nice to Have			
BATTERS EYE	Min dimension pre-1997 - 30ft h x 60ft w and after 1997 40ft H x 80 ft W $$	N/A			
	Two foul poles of a bright colour	Two foul poles of a bright colour			
FOUL POLES	Min 30ft H	N/A			
	Screen to the fair side of the pole	N/A			
	60ft candles in infield & bullpen area	Field and dugouts are appropriately lit			
FIELD LIGHTING	40 ft candles in outfield	N/A			
	Maximum variance ratio 1.2/1 in infield	N/A			
	Maximum variance ratio 2/1 in outfield	N/A			
BACKSTOP	60 ft behind home plate	Fencing to protect spectators is in place with appropriate overhang for foul balls			
	Netting and/or fence to protect spectators but not obstruct view	N/A			
	Two change rooms that can seat entire teams with washrooms and shower facilities	Change facilities and washrooms are available			
CHANGE ROOMS	Direct entry to the dugout from change room	N/A			
	Separate Umpire Change room with washroom and shower	N/A			
	Cohesive seating with backrests and ticketing options	Bleacher seating is provided			
GRANDSTANDS	Accessible seating	N/A			
	Premium seats and/or boxes	N/A			
PRESS BOX	Designated box for press	N/A			
SCOREKEEPERS	Designated booth for scorekeeping	Designated booth for scorekeeping			
воотн	PA system for announcing	PA system for announcing			
	Portable Batting Cage w min dimensions of 20'W x 14'D x 9'H and gate that it can fit through	Controlled access			
	Pitching screen 7'H x 8'W x 4'x4' notch and padded frame	N/A			
Other	Double play screen 7'H x 14'W w hinged wings	N/A			
	First Base Screen 8'H x8'W	N/A			
	Shag Screen 8'H x8'W	N/A			
	Field Tarps	N/A			



#### **Baseball Stadium Letter of Intent**

Date	October 6, 2021
То	Executive Committee
From	Financial Strategy & Sustainability
Service Area	Financial Strategy & Sustainability
Item No.	EX21-65

#### RECOMMENDATION

The Executive Committee recommends that City Council:

- 1. Delegate authority to the City Manager to approve a letter of intent between the City of Regina, Living Sky Sports & Entertainment Inc. and the Regina Red Sox Baseball Inc., as described in this report and substantially in the form as attached as Appendix A.
- 2. Delegate authority to the City Manager for subsequent expenditures and/or ancillary agreements that may arise from the letter of intent.
- 3. Approve funding up to \$100,000 for the City's share of the exploratory work with costs incurred beyond 2021 to be included in the 2022 budget.
- 4. Authorize the City Clerk to execute the letter of intent after review and approval by the City Solicitor.
- 5. Approve these recommendations at City Council on October 13, 2021.

#### **ISSUE**

The City of Regina (City) has been approached by Living Sky Sports & Entertainment Inc. (Living Sky) and Regina Red Sox Baseball Inc. (Club) to explore a potential opportunity to partner in the development of a high performance baseball stadium within the city of Regina. To further advance these discussions, the parties have drafted a Letter of Intent (LOI), attached as Appendix A.

### C EXECUTIVE COMMITTEE REPORT

This report seeks Council approval to enter into the LOI and the allocation of necessary resources to support the City's commitments under the LOI. With respect to investment in high performance baseball facilities, the Recreation Master Plan recommends the City should consider partnerships but not initiate development on its own.

#### **IMPACTS**

The attached LOI confirms the mutual commitment of the City, Living Sky and the Red Sox to work together to pursue the potential development of a new high performance baseball stadium (Project) in Regina.

The LOI does not create any binding obligations on behalf of the City, and any recommendations or agreements after the feasibility work will be brought back to City Council for review prior to any commitments being made. Work under the LOI is to be competed by August 31, 2022.

#### **Policy Impact**

#### Recreation Master Plan

While the Recreation Master Plan does not rank investment in ball diamonds overall as a priority area to invest (ranked #17 for investment in outdoor amenities), the Plan recommends that for future investment in high performance ball diamonds, such as the ball diamond serving the Red Sox, that the City consider potential partnership opportunities, but not initiate the development. In this regard, the LOI is consistent with the Recreation Master Plan.

#### **Financial Impact**

Financial impacts related to the LOI are limited to those resources required to meet the City's commitments under the LOI.

The City typically employs some level of external resources to assist Administration in undertaking exploratory or feasibility study work similar to that contemplated in the LOI. This work includes, but is not limited to, undertaking a needs assessment, economic impact assessment study, concept plans, and analysis of preferred site locations, capital and operating costs, financing or funding options, etc. As key Administration resources that would normally be assigned to advance the work in the LOI are currently being employed to advance other Council priorities, including the feasibility study for the new indoor aquatics facility and the Rapid Housing Initiative, the Administration intends to leverage resources from both the Regina Exhibition Association Limited (REAL) and Economic Development Regina (EDR) to advance required work under the LOI where possible.

In addition, it has not yet been determined what share of those costs would fall to the City. The LOI states that cost sharing will be determined on a case-by-case basis and all parties acknowledge that the cost sharing determined may not be shared equally.

It is recommended that Executive Committee approve funding for the City's share of this exploratory work of up to \$100,000. Any funding required for 2021 will be absorbed within the forecasted General Fund operating surplus for 2021 as outlined in the 2021 Mid-Year Financial Report (IR21-5) with funding required for 2022 included as part of the 2022 budget.

#### **OTHER OPTIONS**

Executive Committee could decide this work or potential investment into a high performance baseball facility is not a priority at this time and not authorize the City Manager to enter into the letter of intent

#### COMMUNICATIONS

Administration will work with the other parties to the LOI to develop an engagement plan.

#### DISCUSSION

The Regina Red Sox's Baseball Inc. (Club) has a proud history representing Regina with roots stemming back to the 1940's. The Club is a member of the Western Canadian Baseball League (WCBL). The WCBL is Canada's pre-eminent summer collegiate baseball league. The predecessors to the WCBL date back to 1948. Over the past 56 years the league has gone by such names as the Canadian American Baseball League, the Northern Saskatchewan Baseball League, the Alberta-Saskatchewan Baseball League, the Western Major Baseball League, the Saskatchewan Baseball League and since 2000, the WCBL.

The WCBL boasts a long-standing tradition of creating a showcase for top Canadian professional and college prospects while at the same time offering American college players the opportunity to hone their skills in front of enthusiastic baseball fans in towns and cities throughout the Prairies.

There have been two constants over the decades that the WCBL and its predecessor leagues have been in operation: first, the quality of the baseball which professional scouts have consistently compared to the Single A professional level, and second, the quality of the summer experience for players.

### C EXECUTIVE COMMITTEE REPORT

The Regina Red Sox play a 56-game schedule during the spring and summer, with 28 home games, plus preseason and playoffs. The Club won the 2011 and 2012 league championship. In addition, the Club won the Saskatchewan Major Baseball League championship in 1976 and 1977 and the Southern Baseball League championship in 1972, 1953, 1955, 1960, 1964 and 1969. The Red Sox have reported a total attendance of 20,000 in 2018 and 18,700 in 2019.

#### **Currie Field**

The current home of the Red Sox is Currie Field which is located at Mount Pleasant Sports Park. The Clubhouse was constructed in 1968, the concession and washroom facilities date back to 1995 and the press box was built in 2004. Currie Field has a seating capacity of 1,200.

The City of Regina Facilities Operations and Maintenance branches provide day to day operation and maintenance at Currie Field, as part of the overall care of the Mount Pleasant Sports Park. In addition to regular cleaning and operational work, staff perform extra duties on game days, such as preparing the field and play area, changing rooms, press box and other buildings for use. Staff are on site during games and do a full cleanup of the facility afterward. The Club is also an active participant in assisting with getting the park ready, which provides the time for City operations to concentrate on field condition and public facilities.

The operating budget for the entire Mount Pleasant Sports Park is \$323,000, which includes costs for Currie Field as part of the shared maintenance responsibilities. This budget covers all operational, maintenance and utility costs.

The 10-year Recreation Capital Plan has approximately \$3 million allocated to renovate and improve existing support facilities at the Mount Pleasant park over the next two years. The park has a number of amenities including Currie Field, where the Red Sox currently play, a speed skating oval, two soccer pitches, Livingstone Field (football), toboggan hill, dog park, and Kaplan Field (softball/fastball). All users of the park will benefit from these renovations and the renovations are expected to proceed regardless of whether a new high performance ball diamond were to proceed as an outcome of the LOI given the wide use of the facilities. While the renovations are expected to proceed, the specific nature of the improvements may be impacted by the outcome of the LOI and whether the Red Sox's continue to play at Currie Field.

The Regina Red Sox have determined that the current facilities at Currie Field no longer meet the Club's needs. It is the Club's conclusion that when compared to other venues in the league, the aging facilities at Currie Field make it difficult for the Club to recruit quality players and remain competitive. In addition, it is the Club's assessment that the facilities at Currie Field severely limit the Club's options for food and beverage, seating, parking and their ability to attract corporate sponsors.

It is the Club's position that for it to remain viable, the Club needs to offer a great environment with a competitive team, so fans have a memorable experience and want to keep returning to the ballpark and that is not the case now playing at Currie Field.

As a result, the Club has requested that the City of Regina join in partnership with Living Sky Sports and Entertainment Inc. to pursue the potential development of a new baseball stadium and is interest in entering into a LOI with the City to explore such a development.

#### Alignment with Recreation Facility/Amenity Partnership Framework

When considering ball diamonds throughout Regina, the Recreation Master Plan recommends that the City consider reducing the quantity of ball diamonds while investing in the quality of the remaining ball diamonds. However, when considering investment in high performance baseball facilities such as a field for the Red Sox, it is recommended that the City consider potential partnership opportunities, but not initiate such a development.

Typically, when a potential partner approaches the City, staff follow the process laid out in the Recreation Facility/Amenity Partnership Framework. The Partnership Framework requires a feasibility study. Due to the fact that this initiative could align with the City's goals related to neighborhood development and or economic development, administration recommends proceeding with the feasibility study. The feasibility study would include the following considerations:

- · Jurisdictional research
- Site options and analysis
- Ownership structure and operational responsibilities
- Funding contributions and obligations related to initial capital, ongoing operations and maintenance and future capital maintenance
- Construction timing and design, construction management and procurement responsibilities
- Leasing arrangements and community accessibility to the facility
- Needs assessment
- · Economic impact assessment
- Concept plans

#### **Location Considerations**

While there has been public speculation that the potential site for a high performance baseball stadium could be in the Yards, it is important to clarify that a location for a potential baseball park has not been identified and will be considered as part of the project work outlined in the LOI

#### **Financial and Other Considerations**

Work to be undertaken under the LOI includes the determination of the estimated cost of a new high performance baseball facility and options on how such a facility could be funded/financed. High level build costs for a new baseball facility and supporting facilities have been estimated at around \$20 to

# C EXECUTIVE COMMITTEE REPORT

\$23 million and the facility would also incur annual operating, maintenance and utility costs in addition to ongoing capital renewal. The current 5-year General Fund capital plan and 10-year Recreation Master Plan currently do not include funding for such a facility.

Pursuant to the proposed LOI, the parties would create an Advisory Committee which would include representatives from Baseball Saskatchewan, Baseball Regina and other members mutually agreed to by the parties to provide advice and perspective related to the work to be undertaken.

#### **DECISION HISTORY**

None with respect to this report.

The recommendation contained in this report requires City Council approval.

Respectfully Submitted,

Respectfully Submitted,

C. Holden

Barry Lacey

Executive Director,

Financial Strategy & Sustainability

Bany 1. Lares

Chris Holden City Manager

Prepared by: Jonathan Wiens, Manager, Divisional Business Support

#### **ATTACHMENTS**

APPENDIX A - LOI Executed LSSE and Red Sox



August 31, 2021

Living Sky Sports and Entertainment Inc. Attention: Alan Simpson 3603 Selinger Crescent Regina, SK S4V 2H7

Regina Red Sox Baseball Inc. Attention: Gary Brotzel 4928 Wright Road Regina, SK S4W 0A9

Dear Alan Simpson and Garry Brotzel,

Re: Commitment to Pursue Potential Development of Baseball Park

Further to our recent discussions, the purpose of this Letter of Intent ("LOI") is to confirm the mutual commitment of the City of Regina (the "City"), Living Sky Sports and Entertainment Inc. (Living Sky) and the Regina Red Sox Baseball Inc. (the "Red Sox") to work together to pursue the opportunity for potential development of a new baseball park within the city (the Project) in a spirt of partnership, co-operation and collaboration.

Additional review and negotiation are required before the parties will be able to determine whether the Project will proceed and, if it will, to conclude definitive agreement(s) setting out the respective roles and responsibilities of the parties in relation to the Project. This letter constitutes a summary of discussion items only and a framework for moving the necessary review and negotiations forward. It does not create any legally binding rights or obligations whatsoever. In particular, no party shall have any binding rights or obligations with respect to any of the items contemplated herein or any related transactions until such time as the parties have negotiated, signed and delivered definitive agreements and such agreements and transactions have been approved by Regina City Council, the respective Board of Directors of Living Sky and the Red Sox.

The parties shall work together in a cooperative and coordinated effort so as to bring about the achievement and fulfillment of the objectives as outlined in this LOI. The following outlines the intentions of the parties:

 The parties will work collaboratively to investigate the requirements of the Project to determine the economic, technical and operational feasibility of the Project, including

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### C EXECUTIVE COMMITTEE REPORT

identifying, discussing and determining such details, including but not limited to:

- o preferred site location for the proposed ballpark
- o wnership structure and operational responsibilities in relation to the ballpark
- funding contribution obligations and a financial plan for construction and ongoing maintenance and rehabilitation of the ballpark over its lifetime, including the use of ticketing or facility fees for commercial events or use of the ballpark
- construction timing and design, construction management and procurement responsibilities for construction of the ballpark
- leasing arrangements and community accessibility expectations
- To further the aforementioned investigations, during the term of this LOI the parties will, inter alia, proceed with the following in relation to the Project:
  - creation of an Advisory Committee, including representatives from Baseball Sask, Baseball Regina, and other members mutually agreed to by the parties hereto, to provide feedback and perspective on the Project.
  - completion of a Needs Assessment exercise and preparation of a report outlining the results, including feasibility and costing models
  - o preparation of an Economic Impact Assessment study
  - o preparation of definitive concept plans

The City will be responsible for engaging any required consultants or entering into any contracts required to undertake investigations as described in this LOI. The parties, acting in good faith, shall determine, on a case-by-case basis and in advance of such work being undertaken, the proportionate costs or fees attributable to each party for such investigations. For greater certainty, the parties acknowledge that in some cases such costs and fees may not be shared equally.

- Subject to such investigations and each of the parties determining, in their sole and
  absolute discretion, that they wish to proceed with the Project, the parties will establish a
  plan of action to advance the Project, including the possible negotiation of definitive
  agreement(s).
- The City may, at its sole discretion, consult with or include the Regina Exhibition
  Association Limited, Economic Development Regina or other third parties to assist with
  the investigations and discussions contemplated herein as it deems necessary or
  beneficial.
- Unless otherwise specified herein or mutually agreed to in writing, each of the Parties shall bear its respective costs, charges, and expenses for the investigations, business

review, preparation, and negotiation of resulting definitive agreement(s) or incurred in connection with the transactions contemplated by this LOI, including, but not limited to, fees of their respective legal counsel, accountants, and other advisors or consultants.

This LOI will automatically terminate and be of no further force and effect upon the earlier of (i) execution of definitive agreements in relation to the Project, (ii) mutual agreement of the parties, (iii) August 31, 2022 or (iv) upon 15 days written notice delivered by any party to each of the others.

If you are in agreement with the above and wish to proceed on that basis, please sign this LOI in

the space provided below and return an executed copy to my attention. Sincerely, C. Holden Chris Holden City Manager Agreed to and accepted this 1 + day of Agreed to and accepted this day of September, 2021: September, 2021: Living Sky Sports and Entertainment Inc. City of Regina [Name:] [Title:] [Title:] CEO Agreed to and accepted this day of September, 2021: Regina Red Sox Baseball Inc.

BASEBALL NEEDS ASSESSMENT 81



# **Facility Comparisons**

- 1. Okotoks, AB Seaman Stadium
- 2. Sylvan Lake, AB Pogadl Park (under construction)
- 3. Spruce Grove, AB Metro Ballpark (under construction)
- 4. Lethbridge, AB Spitz Stadium
- 5. Medicine Hat, AB Athletic Park
- 6. Fort MacMurray, AB Shell Place
- 7. Kamloops, BC NorBrock Stadium
- 8. Kelowna, BC Elks Stadium
- 9. Victoria, BC Royal Athletic Park
- 10. Winnipeg, MB Shaw Park
- 11. Brandon, MB Andrews Field
- 12. Saskatoon, SK Cairns Field
- 13. Regina, SK Currie Field





Seaman Stadium is a full service, state of the art, minor league level, baseball facility featuring comfortable stadium seating, an extensive family berm area for additional viewing, a wraparound concourse, party decks and hospitality areas, a 45′ X 30′ scoreboard with an interactive, color video board and extensive press box, a Dawgs General Store for the latest merchandise, multiple washrooms, first rate concession stations, media rooms, administrative offices and an outdoor training center comprised of 4 bullpen mounds and 3 batting cages.

Adjacent amenities include an outdoor training centre, fieldhouse and additional baseball fields have made this park into a Premier Baseball facility in Canada. The facility was designed to be not only athlete friendly, but also fan friendly.

# Okotoks, AB - Seaman Stadium

Population 28,883

Median Age 36.5 (65.6% of the population is between 15-64)

Median Income \$116,163

Team Amateur Baseball - Okotoks Dawgs (WCBL, summer collegiate) & Dawgs

•

Opened June 2007

Total Construction Cost \$20.5M

Capacity 5,200 (including stadium and berm seating).

Added Amenities Ircandia Outdoor Training Centre (2007) – 3 batting cages, 4 bullpen

mounds, practice hitting area.

**Duvernay Fieldhouse** (2008) \$2.5M – full sized infield, 6 batting cages, multiple mounds, Dawgs clubhouse with weight and cardio training, offices, boardroom, showers, washrooms, hospitality area, umpires room, audiovisual room.

**Tourmaline Field (2010)** – full sized, collegiate level stadium with capacity for 2500 spectators. field turf infield was included as part of the design in order to enable Dawgs players to begin outdoor training as early in the year as possible. Musco field lights for night play and an interactive full-sized Scoreboard and Public Address system.

Conrad Field (2015) – Bantam field with fan seating, scoreboard,

batting cages, bullpen mounds















Seaman Stadium Surface: Natural Grass

Seaman Stadium Dimensions: 330 left; 400 center; 325 right

Tourmaline Field Surface: Field Turf infield; natural grass outfield Tourmaline Field Dimensions: 320 left; 385 center; 310 right

Duvernay Fieldhouse Dimensions: 165 X 150 feet

Architects: Hans Hoffman Architects, Park City, Utah General Contractor: Bradon Construction Ltd., Calgary, AB Baseball Field Consultant: Built 4 Baseball Inc. (Blair Kubicek)

Project Manager: John Ircandia

Principal donors: Donald R. Seaman; Darryl K. Seaman Main Tenant: Home to the Okotoks Dawgs Summer Collegiate

Club and the Dawgs Youth Academy Average Attendance: 4,400





# Sylvan Lake, AB - Pogadl Park (construction currently underway)

**Population** 14,816

33.5 (69.2% of the population is between 15-64) Median Age Median Income

\$98,442

Sylvan lake Gulls (WCBL, summer collegiate)) Team

Soft Opening in June 2021 – still under construction **H4 Stadium Land** 

80 acre Sport & Recreation Park

Donation of 20 Acres from Pogadl family 54 acres purchased by City @ \$20K per acre 6 acres were a municipal reserve donation

**Total Construction Cost** 

**Baseball cost portion** \$9M

Phase 1 \$6,310,360 - behind schedule Phase 2

\$3,080,000 - Feb through May 2022 timeline

1,585 in the main Baseball Stadium with option to expand to 3,000 Capacity **Design Plans** Main Baseball Stadium, Pickleball, Volleyball, Basketball, Tennis Courts

Outdoor Hockey Rink

2 Full size soccer fields 210' x 345' Multi purpose field with bleachers 4 x Slo-Pitch Diamonds 300' Playground & Spray park Campground - RV's and tents

Parking for apx 900 vehicles

REAL ESTABLISHED 1884





# REAL ESTABLISHED 1884

# Sylvan Lake, AB - Pogadl Park (construction currently underway)

New baseball diamonds became a City Council Strategic Priority in 2013-2017. The 2018-2021 Council Strategic Plan identifies "the complete design, and construction of Pogadl Park, Phase 1" as

The current baseball/softball diamonds were constructed in the mid 1980s, and the park has been unable to expand due to location restrictions given the proximity to an arterial road as a safety concern. Based on extensive consultation with the public, including user groups, and Sylvan Lakers in general, City Administration developed a concept to meet community needs. Public engagement opportunities included:

- Meeting with local user groups, and hosting concept design workshops;
- · Online survey to collect feedback from the general population;
- Open House and free BBQ to showcase ideas and for the public to share their thoughts.

Based on population thresholds identified in the Town of Sylvan Lake's Recreation, Parks, and Open Spaces Master Plan, the following outdoor amenities are at a population deficit, as of 2018:

- Baseball diamonds:
- Soccer pitches:
- Tennis Courts:
- · Playgrounds.

Sylvan Lake was strategically selected due to its extreme popularity as a summer vacation destination and proximity to Calgary and Edmonton – the cities with the two highest attendance grossing teams in the Western Canadian Baseball league (WCBL).





#### Spruce Grove, AB – Myshak Metro Ballpark (construction currently underway)

**Population** 34.066

Median Age 34.7 (67% of the population is between 15-64)

Median Income \$107.878

Edmonton Prospects (WCBL, summer collegiate) Team

Metro Ballpark Construction began June 2021

Scheduled to open May 2023 - still under construction

Land 37 acres **Construction Cost** \$50M

Capacity 3,470 total (main grandstand 2,200) Plans

Outdoor Amphitheatre

Retail district including a Microbrewery, Restaurant 80 unit 'Dimaggio' Condo Complex overlooking the field

Tennis courts, a fitness center, and a field house for multi-sport development

 $\textbf{Myshak Metro Ballpark} \ was \ formally \ announced \ as \ the \ name \ of \ the \ forthcoming \ Spruce \ Grove \ baseball$ facility in February, 2022. The new ballpark development will feature a 360-degree wraparound concourse, suite, party decks and a merchandise store. Housing and a microbrewery will be located off left field, with a amphitheater located on the opposite side of the brewery. The privately financed ballpark will anchor a new highway commercial/retail district developed by Victor Moroz with Metro Horizon Corp.

The Prospects were forced to look for a new home after former Edmonton Oiler Dr. Randy Gregg acquired a 10-year lease from the city to operate RE/MAX Field; the Prospects had also submitted a bid. Both bids called for the redevelopment of the ballpark site, but in the end the city went with the Gregg proposal, which deemphasized baseball and stressed more event dates by featuring a broader array of programming, including non-sporting events.







#### Spruce Grove, AB – Myshak Metro Ballpark (construction currently underway)

The Myshak Spruce Grove Metro Ballpark project, set for a 2023 opening, will feature a 360-degree wraparound concourse, suites, party decks and a merchandise store.

The ballbark will feature 2,200 lower bowl seats, 200 VIP Founders Club Seats, 420 VIP Skybox Suite Seats and additional general admission seating for up to 650 spectators on the grass berm and various patio outlets throughout the ballpark promenade.

Situated on the third-base side of the ballpark will be two other interesting features: an outdoor amphitheater will offer pre-game parties and concerts and the microbrewery will feature a sky deck. Housing and a microbrewery will be located off left field, with an amphitheater located on the opposite side of the brewery. A 160 x 240 multi-purpose fieldhouse and an auditorium will be located behind the right-field fence.

The 2,200-seat stadium was delayed by more than two and half months due to the Migratory Act requiring a bird sweep before trees are removed for development. A sweep in the early part of this past summer found plenty of nests and birds. The supply chain issues were a subsequent problem and once the club got going in the fall of 2021 started looking at the specifics of material and labor supply. It forced the organization to look at 2023 as a more realistic opening date.

Attendance: The Prospects averaged 2,143 over 28 games to sit an average of 13th overall in summer baseball clubs in North America.







# Lethbridge, AB - Spitz Stadium

Population 92,729

Median Age 37 (66.3% of the population is between 15-64)

Median Income \$74.084

Lethbridge Bulls (WCBL)

Opened 1924, modernized in 1975 with upgrades 2008-2013 \$500K through naming

rights with Spitz. Further upgrades are estimated at \$5M from 2016-2018.

Seating for 3.000 Capacity

Spitz Stadium, formerly known as Henderson Stadium, first opened its doors in 1924. The Henderson Park Fund was instructed to raise \$1,200 in order to secure 'the Henderson Park ball grounds and playing park'.

The grandstand as it stands today was built in 1975. Henderson Park became Henderson Stadium which became Spitz Stadium in 2008 after Spitz signed on for a 15-year deal. The Stadium has come a long way from the days of establishing the funding to build the grounds to the present-day Spitz Stadium, where the Bulls were pleased to be able to show off a new video board and new premium seating in the 2012 season.

In 2013, Spitz Stadium hosted its first ever Stadium Concert featuring Canadian Country Musician, Aaron Pritchett. Spitz Stadium has also partnered with the Lethbridge Bulls in hosting many charity events for the Alzheimer's Society, Police and Fire Fighter Charities, etc.







# Lethbridge, AB - Spitz Stadium

After three years of construction upgrades and renovations, fans had their chance to see the renovated Spitz Stadium in 2018.

The entrance to the ball-park was remodeled with newly expanded ground-level space and an elevator. While those changes were impactful to guest experience, the biggest alteration was the construction of an upper viewing area.

The upper level now includes a luxury box, press booths, bathrooms, a concession and standing room to watch the game.

The remodeling project cost approximately \$5 million to complete with the Bulls main goal to improve the fan experience and increase revenue with more bookings including other events and concerts. The city estimates renovations to the grandstand and overall structure should last 30 to 40 years.

Turf: Natura

**Attendance:** The Lethbridge Bulls average an attendance of just under 1,000 per game annually.







# Medicine Hat, AB - Athletic Park

Population 63,271

Median Age 39.3 (65% of the population is between 15-64)

Median Income \$93,780

Team Medicine Hat Blue Jays (Pioneer League) & Medicine Hat Mavericks (WCBL)

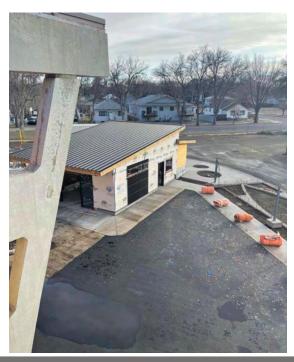
**Opened** 1978 with upgrades \$3M to Stadium & concessions starting in 2020

**Capacity** Seating for 2,200, (including stadium, patios and grass seating)

Home to the Medicine Hat Mavericks baseball club, Athletic Park, is located on the eastern edge of the recently proposed Waterfront District. City officials say the improvements demonstrate the desire of the community to see this anchor facility entertain our city long into the future and become the eastern landmark of the Waterfront District.

 $\label{lem:medicine Hat's Waterfront District will span over 1km from the Medicine Hat Public Library to Athletic Park and further into Strathcona Park as new ideas, trends, and opportunities present themselves.$ 





## Medicine Hat, AB - Athletic Park

Athletic Park upgrades totaling \$3-million, saw \$2.24-million come from the federal government Investing in Canada Infrastructure Program. Upgrades will include a shade canopy, seating, fence, gates, and ticket office. The city will cover the rest with grants or infrastructure reserves.

Project manager Mike Hirsch says construction is going very well on all of the upgrades and it's about 60 per cent done as of January, 2022. They have dealt with a few delays on project deliveries.

The project is expected to wrap up in the first week of March. It will be ready to go for when the Mavericks return after opting out of the past two Western Canadian Baseball League seasons due to the pandemic.

Surface: Natural Grass

Dimensions: 350 left; 380 centre; 350 right

Attendance: The Mavericks draw an average an attendance of 800 per game annually.







# Fort Mac, AB - Legacy Dodge Field

Population 75,009 32.7

Median Age

Median Income \$103.310

Fort McMurray Giants (WCBL), and Minor Baseball Association Team

HOK, Architecture/Tkalcic Bengert Architects Shell Place Infrastructure - \$127M Cost

Opened Shell Place opened in 2015

Seating for 1,700 in the Baseball Stadium Capacity

Other Amenities The 150,000 square foot Shell Place expansion at McDonald Island Park

transformed a fixed-seat stadium into a multi-purpose facility that can grow to 20,000 seats for concerts and other special events. Configured for sports, the facility features a 4,400-seat football stadium, a 1,700-seat baseball park built to professional league standards, two amateur-level baseball/softball parks, a field house with an indoor soccer field and badminton courts, a community hub space, an art gallery, and banquet and conference facilities, all connected to the nearby Suncor Leisure Centre by a pedestrian link. Work also included extensive renovations to and expansion of the Total Fitness Centre within the Suncor Leisure Centre, development of outdoor public plazas and nature walk

trails.







#### Fort Mac, AB - Legacy Dodge Field

Home of the Fort McMurray Giants (WCBL), the Legacy Dodge Field is a modern baseball diamond in Fort Mac's downtown location. The Legacy Dodge Field is a highlight venue within Shell Place and has hosted tournaments including the Baseball Canada Cup and the 2018 Wood Buffalo Alberta Winter Games Opening Ceremonies.

The additional 4 softball fields make it an ideal location for tournaments as well as league games and finals as it can host multiple games simultaneously. All 5 fields of play are in close proximity, making it easy for teams and spectators to enjoy multiple games in a day.

#### Turf: Synthetic

Attendance: The Giants draw an average an attendance of 593 per game annually.

#### **Baseball Stadium Features:**

- Capacity for 1700 spectators
- 7.3m patio behind seating area
- 5 VIP suites
- · Existing sound system and scoreboard
- Field of play lighting
- 6 x 20m patio between nearby SMS Equipment Stadium and Baseball Stadium
- 5 team dressing rooms with showers and washrooms
- Spectators' concessions
- · Media working area

#### **Softball Diamond Features:**

- Temporary seating available
- No lighting, videoboards, or scoreboards







## Kamloops, BC - NorBrock Stadium

 Population
 90,280

 Median Age
 42.1

Median Income \$73, 882

**Team** Kamloops NorthPaws (WCL) - inaugural season in the summer of '21

Architects N/A

Cost N/A

**Opened** Built in 1967 and renovated in 2005 as part of the Canada-British Columbia

Infrastructure Program.

Capacity 1,500 seating capacity

Other Amenities McArthur Island Park has amenities including golf, soccer, football, and

baseball which be viewed from the perimeter of the park on a paved trail. Unorganized recreational pursuits include walking, jogging and rollerblading

on a 3.1 km paved perimeter walkway.







#### Kamloops, BC - NorBrock Stadium

Turf: Grass

Dimensions: 320' to Foul Poles; 400' to Centre Field

Kamloops was recognized internationally as the first Canadian municipality ever to win two prestigious Field of the Year awards from the Sports Turf Managers Association (STMA) in 2018 and again in 2021. The award recognizes Kamloops among private and public sector organizations from around the world. Kamloops was judged in areas such as quality of field grooming, unique fertilization processes, and user group partnerships for keeping the turf in optimal condition.

#### **Baseball Stadium Features:**

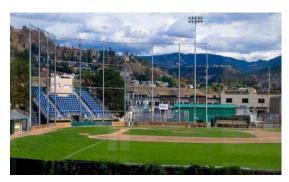
The park has 12 diamonds for ages 5 to 18. The majority of diamonds are fully enclosed  $\,$ with electronic scoreboards on at least one or both diamonds for 13U, 15U and 18U. The premier field, NorBrock Stadium, has seating capacity for 1500 spectators along with 4  $\,$ dressing rooms, umpire room, washrooms, concession facilities and electronic scoreboard.

It hosts the annual Kamloops International Ball Tournament, which involves both Canadian and American teams, every July. In 2021, the Kamloops Northpaws will play collegiate summer baseball at Norbrock Stadium in the West Coast League in its inaugural year.

#### **Host Venue For:**

1993 Canada Summer Games 2011 Western Canada Summer Games Kamloops International Baseball Tournament







### Kelowna, BC - Elks Stadium

Population 133.579 43.6 Median Age

Median Income \$68,627

Kelowna Falcons - West Coast League (WCL); Okanagan College Team

Coyotes (CCBC) (2008-present)

Architects N/A

Cost N/A

Opened 1950's

Capacity 1,250 spectator seating

Other Amenities The Falcons play their home games at historic Elks Stadium, one

of the oldest parks in the WCL. Elks has seating for 1,200 fans against a backdrop of Okanagan Mountain, but often fans get the best vantage point from standing on against the fence down the first base line. One of the best family aspects of Elks Stadium is a large grass area in the right field corner that the Falcons' youngest fans can run, play catch and visit with their friends as their

parents sit and enjoy the game.







### Kelowna, BC - Elks Stadium

#### Turf: Grass

Attendance: 883 average/game

#### **Baseball Stadium Features:**

Elks Stadium was built in 1950's and still has the original turf. In 2010 it underwent a million-dollar renovation that included new lights, P/A, backstop and roof over the grandstand area.

The Falcons and the four other user groups of Elks Stadium requested the City stretch the money to improve the washroom facilities, concession, and make the ballpark more accessible to all.

Elks Stadium also includes Capital News Center Indoor Field which is two side by side turf fields that allow over 200ft throws and full infield and outfield practice.

The Falcons Club is one of two Canadian representatives in the WCL, a wood bat summer collegiate league that attracts the best baseball players in the western half of North America. There are currently numerous former Falcons climbing through the ranks of the Minor Leagues and could make their Major League debut as early this summer (2022).







### Victoria, BC - Royal Athletic Park

Population 85,792 Median Age 42.3

Median Income \$53,126

Team Victoria Harbourcats (WCL)

Architects N/A
Cost N/A

**Opened** Early 1900's, rebuilt in 1967

Capacity The park has a permanent seating capacity of 5,700 including temporary bleachers. There are 3,800 permanent seats in the covered

mid-field grandstand. Depending on its configuration and the event, it can hold a larger capacity, often listed as a max capacity of 9,247. Temporary bleachers were added to expand seating for the 2007 FIFA

U-20 World Cup games.

Other Amenities Royal Athletic Park often hosts special events, including the annual Rifflandia

music festival and the Great Canadian Beer Festival. Royal Athletic Park has been used as a playing field since the early 1900s. In 1925, the City purchased the land from private owners and in 1967 the park underwent a major

restoration after a large fire.







#### Victoria, BC – Royal Athletic Park

Turf: Natural grass

Attendance: 2,311 average/game

#### **Baseball Stadium Features:**

Seating has been designed to accommodate football (Canadian, Aussie, Rugby, Association codes), field lacrosse, baseball, and other field sports. The main baseball diamond (there is a secondary one in the NE corner) is located in the southwest corner.

The stadium was recently upgraded with a new \$400,000 video scoreboard intended to replace the decades-old minimalist baseball scoreboard. Infrastructure improvements including a more stable moveable outfield fence for baseball are planned to facilitate multiple user groups

The permanent park seating is set up on the south and west sides of the property in a Lshape. On the south sideline, there is the main covered grandstand, east of the main grandstand there are more full and half-length bleachers. The facility is set up to be accessible to as many different sporting entities as possible with the L-shaped seating. The design allows for numerous seating capacities with the addition of temporary seating.

The stadium is surrounded by high-intensity lights on all sides allowing night games. There is surface parking just west of the stadium shared with the hockey arena, Save-On-Foods Memorial Centre. Residential and commercial development including single family detached houses and multi-family developments are on all sides of the city block.

# Winnipeg, MB - Shaw Park **Population**





38.6 Median Age \$68,402 Median Income Winnipeg Goldeyes of the American Association of Professional Team Baseball

Architects MMP Cost

Opened 1999 - 2003 - built in 3 phases

749,534

Capacity 7,481 seating capacity

Other Amenities Conveniently located downtown, just steps from the iconic Portage and Main intersection and The Forks, Shaw Park is a

multi-use facility that is the home of the American Association of Independent Professional Baseball's Winnipeg Goldeyes baseball team. The ballpark is more than a playing field and regularly hosts outdoor sporting events and entertainment

shows.





# Shaw) Park LGEND Main Rating band Corl her Court Corl her

### Winnipeg, MB - Shaw Park

Turf: Natural Grass and traditional dirt infield. Play Area - 325' x 400

Electronic Scoreboards
Total Square feet – 45,000

**Attendance:** 5,705 average/game. Record attendance in 2005 of 8,668 occurred on August 29<sup>th</sup> during the 2005 season.

#### **Baseball Stadium Features:**

30 luxury sky-suites, a picnic area, and an open patio overlooking the field from the right field corner. An Indian cuisine restaurant is located on the third floor. A Goldeyes retail store and the baseball club's offices are also located within the ballpark.

The outfield dimensions are symmetrical, with distances of 325 feet (99 m) from home plate to each foul pole and 400 feet (120 m) to straightaway centerfield. The Canadian Museum for Human Rights and Esplanade Riel bridge are visible in the distance beyond the outfield fence. The Red River flows northward beyond the left field fence, on the far side of Waterfront Drive. Trains can be frequently seen and heard passing the ballpark, as it is built inside a curve of the main CN Rail line running through downtown Winnipeg.

Facility Rentals - Shaw Park is a multi-use facility that can accommodate many types of functions including meetings, tradeshows, movie shoots and group photo opportunities and is available May through September. The playing field is also available for company baseball games and tournaments on selected dates. Base cost for rental is \$1,500 with additional costs as required for each specific event. Food and beverages must be provided by the Winnipeg Goldeyes and are available for additional cost.





# Brandon, MB - Andrews Field

 Population
 51,313

 Median Age
 36.3

 Median Income
 \$84,386

**Team** Wheat City Whiskey Jacks of the summer-collegiate Expedition

League.

**Opened** Constructed in 1987 and opened in 1989. The ballpark was

renovated and refurbished in 2019.

Cost \$1.3M. Andrews Field underwent a \$300,000 renovation in 2008.

Subsequent renovations until 2017 ran close to \$200,000, mostly

from private donations.

Capacity Seating for 3,000

In 2007, the stadium was renamed Andrews Field in recognition of the late Neil Andrews, a long-time volunteer and local baseball executive. The ballpark was renovated and refurbished in 2019 in preparation for the Wheat City Whiskey Jacks, who began play in the Expedition League for the 2019 season.

Andrews Field was among the top eight chosen for Canada's Favourite Ballpark, a contest held in 2011 by Baseball Canada.









# Saskatoon, SK - Cairns Field

Population 273,010 Median Age 35 \$71,709 Median Income

The Gordie Howe Sports Complex is home to Saskatoon's feature multi-sport complex. It includes facilities for baseball, football, cross-country skiing, lacrosse, softball, speedskating, track and field and Ultimate Frisbee, as well as the Saskatoon Sports Hall of Fame. The estimated cost of the Sports Complex project — spearheaded by a group of sports-minded  $volunteers \ in \ Saskatoon -- is \ \$66 \ million. \ Much of it has been \ privately funded \ through$ ambitious fundraising efforts.

Cairns Field: Primarily used for baseball and most recently the home of the Saskatoon Yellow Jackets of the Western Major Baseball League until their demise in 2014.

Team: The stadium currently does not have a tenant.

Capacity: 2,000 seats

Amenities: Cairns Field features artificial lighting, electronic scoreboard,

Turf: Irrigated and groomed grass infield, drainage, an 8-foot outfield fence with wind

Dimensions: 335 feet down each line and 400 feet in center field.

The ballpark hosted for the 2005 Canadian National Junior Championships.







# Regina, SK - Currie Field

228,928 Population Median Age 36

Median Income \$72,200

Currie Field is home to the Regina Red Sox (WCBL)

Built in 1968 Opened

Cost

Seating includes 420 premium seats, 320 bleacher seating. The Capacity Regina Red Sox have an average attendance of 750 fans per

In 2021, the Regina Red Sox and Living Sky Sports Entertainment proposed a new baseball stadium on Dewdney Avenue. The proposed new stadium could cost an estimated \$12 million to construct, but with amenities such as a fieldhouse and paved parking could hit \$20 million to \$23 million. Proposed seating

capacity is 2,500 to 3,000 fans.



# Summary Findings

		)											
Location	Okotoks - Seaman Stadium	Sylvan Lake - Pogadl Park	Spruce Grove - Myshak Metro Ballpark	Lethbridge- Spitz Stadium	Medicine Hat - Athletic Park	Fort Mac - Shell Place	Kamloops - NorBrock Stadium	Kelowna - Elks Stadium	Victoria - Royal Ahletic Park	Winnipeg - Shaw Park	Brandon - Andrews Field	Saskatoon - Cairns Field	Regina - Currie Field
WCBL or WCL League	>	>	>	>	>	>	>	>	>	AAPB**	EL***	×	>
Baseball Capacity	5,200	2,200	3,470	3,000	2,200	1,700	1,500	1,250	5,700	7,481	3,000	2,000	740
Premium Seats/Suites	>	>	>	>	>	>	×	×	>	>	>	×	×
Major Tenants	Okotoks Dawgs	Sylvan Lake Gulls	Edmonton Prospects	Lethbridge Bulls	MH Blue Jays; MH Mavericks	Fort Mac Giants	Kamloops North Paws	Kelwona Falcons; College Coyotes	Victoria Harbourcats	Winnipeg Goldeneyes	Wheat City Whiskey Jacks	N/A	Regina Red Sox
Commercial Opportunity	>	>	>	×	×	>	×	×	×	>	>	>	×
Office/Ops Space	>	>	>	>	>	>	>	>	>	>	>	>	>
Concessions	>	>	>	>	>	>	>	>	>	>	>	>	>
On Site Parking	>	>	>	>	>	>	>	>	>	>	>	>	>
Proximity to Hotel	1.9 km	2.9 km	3.8 km	0.4 km	1.6 km	1.0 km	0.8 km	0.6 km	1.0 km	0.4 km	2 km	2.9 km	4.0 km
Distance to Downtown	2.3 km	3.9 km	29 km	3.3 km	4.2 km%	2.0 km	4.5 km	1.7 km	1.2 km	1.2 km	2.5 km	3.7 km	6.7 km
Population	28,881	14,816	34,066	92,729	63,271	75,009	90,280	133,579	85,792	749,534	51,313	273,010	228,928
Median Age	36.5	33.5	34.7	37	39.3	32.7	42.1	43.6	42.3	38.6	36.3	35	36
Median Income	\$116,163	\$98,442	\$107,878	\$74,084	\$93,780	\$103,310	\$73,882	\$68,627	\$53,126	\$68,402	\$84,386	\$71,709	\$72,200
Owner/Operator	Private	City	Private	City	City	City	City	City	City	Private	City	City	City
Total Cost	\$20.5M*	W 6\$	\$50 M*	\$5 M Upgrades	\$3 M Upgrades	\$127 M*	N/A	\$1 M Upgrades	\$400,000 Upgrades	W 6\$	\$1.8 M Upgrades	\$66 M*	N/A
Cost Per Seat	N/A	\$4,090	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$1,203	N/A	N/A	N/A
Public Funding	>	>	×	>	>	>	>	>	>	>	>	>	>
Private Funding	>	>	>	×	×	×	×	×	×	>	>	>	×
Year Opened	2007	2021	2023	1975	1978	2015	1967	1950's	1967	1999	1989	1913	1968
* includes additional complex amenities to the baseball park (i.e. training centre, ampitheatre, multi-sport fields, etc)	the baseball park (i.e. tra	aining centre, ampithe	atre. multi-sport fields,	. etc)									

" includes additional complex amenities to the baseball
"\* American Association of Professional Baseball
"\*\* Expedition League (summer collegiate)









