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WELLAND ARENA ADVISORY COMMITTEE COMMITTEE
APRIL 30, 2025
5:00PM
MEETING AT WCC MEETING ROOM
APPROVED MINUTES (04-2025)

Present: Cliff Durant, Clr Claudette Richard, Roger Raby, Linda Falovo-Atkinson, Jessica Ruddell

Absent: Roy Belanger, Amanda Degazio

Also Present: Kim Leney, acting recording secretary

1. CALL MEETING TO ORDER

Meeting called to order by Cliff D. at 5:03 pm

DECLARATIONS OF INTEREST

None

3. READ THE LAND ACKNOWLEDGEMENT

Welland is situated on treaty land. This land is steeped in the rich history of the First Nations such as the Hatiwendaronk (Hat-i-wen-DA-ronk), the Haudenosaunee (Hoe-den-no-SHOW-nee), and the Anishinaabe (Ah-nish-ih-NAH-bey), including the Mississaugas of the Credit First Nation. There are many First Nations, Matis, and Inuit people from across Turtle Island that live and work in Welland today. Welland stands with all Indigenous people, past and present, in promoting the wise stewardship of the lands on which we live.

4. CHANGES TO THE AGENDA

None

5. APPROVAL OF MINUTES OF PREVIOUS MEETING

WAAC Meeting dated March 26, 2025

Motion to accept: Linda

Second: Claudette
All in favour

CARRIED

6. PRESENTATIONS

6.1 Parks, Recreation & Culture Master Plan – Update

Welland PRCMP – Presentation – Council Workshop FINAL/JR

Jessica began by asking if everyone had received and completed the survey that was sent out in March – committee members did not receive it

ACTION: JR to resend survey to committee members

The survey they are to complete is for the user group/stakeholders. Questions will be a little different than the public survey.

This presentation is a mid-term check in of what has been accomplished since the introduction in 2019

Accomplishments:

Opening of Rotary Park, Sparrow Park, Update of Memorial, Asset Management Plan, Support over 100 events on city property

2019 Plan made 47 recommendations, 36% have been completed
Since 2019, we went through COVID, and some recommendations may have changed since then. 7 items have not been started.

The community profile has changed since the inception of plan,
Started with 2017 census, now using the 2021 census
Welland is growing faster than expected. By 2041 population forecasted to be over 100,000.

2024 Corporate Asset Management Plan indicates that the facilities are in poor to very poor condition.

What changes have you seen in 5 years?

Linda – feels that the city is heading in the right direction, sees that there is more utilizing of the parks and area around the canal; Council has made an effort to improve the Recreation Corridor

Claudette – there is a resurgence in baseball and pickleball in the area
Approves that new subdivisions are required to provide park areas.

Cliff – asked if there was any plan to increase the existing parks or make new ones, has concern over the school boards using their playing fields to house satellite classrooms

Jessica responded by stating that new development plans are required to provide park land within the communities. If a development is large enough it will also be required to provide an area for schools.

Recreation and Culture Department is always working with council to redevelop park land as communities needs change and grow. There currently is a Master Plan for Memorial Park, however as the demographics for the area changes, this plan may need to be adjusted.

What new challenges should be considered?

New Arena

There was a lengthy discussion among members over the feasibility of the new arena. Concern was raised over federal funding. Jessica informed the group that any grants that were applied for were provincial and they don't expect any changes to occur with them. Jessica will also be meeting with MPP Oosterhoff at the end of May to secure future funding.

City council has approved to build the new arena and the location has been secured, however they are awaiting the finalized feasibility plan and they are looking for funding to support the build. The cost is projected to be \$107 million and staff is working on a financial plan as well as a phase-in plan. Staff is currently looking at trends across the province with how municipalities share their costs with user groups. One possible plan of action would be that user groups take out loans to assist in the cost, which would then be paid back by the user groups. Size of loans would be determined by the amount of their use. Ideally funding would be broken down as one-third federal funding, on-third provincial funding and one-third municipal funding.

Committee members did not believe it would be a problem to approach the user groups, prominent community members or past residences who have had lucrative hockey careers.

Current Arenas

Concern has been raised over the cost of the existing arena buildings as they require investment into them while waiting for the new arena to be built.

Jessica is aware that the community is not wanting a change to the service level. The plan is to come up with a strategic investment plan to service the buildings and council is aware that the JBM could opt out at anytime due to being at its end of life. The FCI (Facility Condition Index)

was last reviewed in 2021. Structural assessments are conducted every 5 years.

No plans for sale of the current arena lands has been finalized. Before any sale may occur, remediation work is required on the existing land (due to chemicals used). If sale were to occur, the sale could be upwards of \$5 million.

7. DISCUSSION ITEMS – Review Committee Terms and Conditions

Amanda Degazio absent, move to next meeting

8. MOTIONS

None

9. OTHER BUSINESS

There are 2 new applicants for the Arena Advisability Committee. They will be put forward to city council next week.

- Craig McCarthy
- Kathy Sutherland

10. ROUND TABLE

Discussion of future uses of the new arena included:

- Roller blading
- Roller skating
- Concerts
- Wrestling events
- Build community involvement

Funding opportunities

- Approach larger businesses to donate towards arena
 - o Innio
 - o John Clark
 - o Leons

11. ADJOURNMENT

Time: 6:20pm

Motion to adjourn: Linda F

Second: Roger R.

Motion carried