

AT REGINA, SASKATCHEWAN, WEDNESDAY, FEBRUARY 11, 2026

AT A MEETING OF EXECUTIVE COMMITTEE  
HELD IN PUBLIC SESSION

AT 9:00 AM

**These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.**

Present: Councillor Shobna Radons, in the Chair  
Councillor Dan Rashovich (remote)  
Mayor Chad Bachynski  
Councillor Clark Bezo  
Councillor Mark Burton  
Councillor Victoria Flores  
Councillor David Froh  
Councillor Jason Mancinelli  
Councillor George Tsiklis  
Councillor Sarah Turnbull (remote)  
Councillor Shanon Zachidniak

Also in Attendance: Acting City Clerk, Amber Ackerman  
Acting Deputy City Clerk, Martha Neovard  
Acting City Manager, Jim Nicol  
City Solicitor, Shannon Williams  
Chief Financial Officer/Deputy City Manager, Financial Strategy & Sustainability, Daren Anderson  
Deputy City Manager, City Operations, Kurtis Doney  
Deputy City Manager, City Planning & Community Services, Deborah Bryden  
Deputy City Manager, Communications, Service Regina, & Tourism, Jennifer Johnson  
Director, Planning & Development Services, Autumn Dawson  
Director, Sustainable Infrastructure, Evan Guenther  
Acting Director, Sustainable Infrastructure, Luke Grazier  
Manager, Business Solutions, Geoff Chomos  
Manager, Government Relations, Ryan Gray

(The meeting commenced in the absence of Councillor Sarah Turnbull.)

APPROVAL OF PUBLIC AGENDA

**Councillor Jason Mancinelli moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, at the call of the Chair, with the addition of the registered list of delegations.**

## ADOPTION OF MINUTES

**Councillor Victoria Flores moved, AND IT WAS RESOLVED, that the minutes for the meeting held on Nov 26, 2025 be adopted, as circulated.**

## TABLED REPORTS

EX25-114 Review of Nuisance and Derelict Properties

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### **Recommendation**

The Executive Committee recommends that City Council:

1. Direct Administration to continue addressing derelict properties through its proactive enforcement process and initiatives; and
2. Approve these recommendations at its December 3, 2025, meeting.

Tabling Motion

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**Councillor Victoria Flores moved that this item be tabled to the March 18, 2026, meeting of Executive Committee.**

**The tabling motion was put and declared CARRIED.**

<b>RESULT:</b>	CARRIED [9 to 1]
<b>MOVER:</b>	Councillor Flores
<b>IN FAVOUR:</b>	Councillors: Bezo, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Zachidniak and Mayor Bachynski
<b>AGAINST:</b>	Councillor Burton

## ADMINISTRATION REPORTS

EX26-1 Arcola East Community Association Garden Lease - Maka Park

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### **Recommendation**

The Executive Committee recommends that City Council:

1. Approve the City of Regina entering a lease agreement with Arcola East Community Association Inc. for the Lands on City of Regina owned property, located at 5500 Kennett Square as shown in Appendix A and B, also known as Maka Park, consistent with the terms and conditions stated in this report.
2. Delegate Authority to the Chief Financial Officer & Deputy City Manager or their designate to negotiate any other commercially relevant terms and conditions, as well as any amendments to the agreement that do not substantially change what is described in this

report and any ancillary agreements or documents required to give effect to this agreement.

3. Authorize the City Clerk to execute the Lease Agreement upon review and approval by the City Solicitor.
4. Approve a three-year 100 per cent property tax exemption (for 2026, 2027 and 2028) for Arcola East Community Association Inc. for the property legally described as Blk/Par MR2-Plan 102463781 Ext 0, pursuant to a tax exemption agreement under the *Community Non-Profit Tax Exemption Policy*, subject to the Government of Saskatchewan approving the exemption or partial exemption of the education portion of the property tax levies where required.
5. Authorize the annual cap on the tax exemptions under the *Community Non-Profit Tax Exemption Policy* to be exceeded by \$142 in 2026 to accommodate this tax exemption.
6. Authorize the Chief Financial Officer & Deputy City Manager or delegate to apply for the approval of the Government of Saskatchewan on behalf of the Arcola East Community Association Inc. for any exemption of the education portion of the property tax levies payable to the Government of Saskatchewan that is \$25,000 or greater on an annual basis.
7. Instruct the City Solicitor to prepare the necessary Tax Exemption Agreement and Bylaw to give effect to the recommendations, to be brought forward to a future meeting of City Council.
8. Approve these recommendations at its meeting on February 25, 2026, following the required public notice.

Crystal Mitchell and Terry Ginter, representing Arcola East Community Association, Regina, SK, addressed the Committee.

**Councillor Clark Bezo moved that the recommendations contained in the report be concurred in.**

**The motion was put and declared CARRIED.**

<b>RESULT:</b>	CARRIED [Unanimous]
<b>MOVER:</b>	Councillor Bezo
<b>IN FAVOUR:</b>	Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Zachidniak and Mayor Bachynski

Executive Committee recommends that City Council:

1. Approve the City of Regina entering into an agreement to amend the existing lease with the Al Ritchie Community Association to include the additional 950 square foot space referenced on Appendix A at the City of Regina owned property located at 2230 Lindsay Street for no additional rent, consistent with the terms and conditions stated in this report;
2. Delegate Authority to the Chief Financial Officer & Deputy City Manager or their designate, to negotiate any other commercially relevant terms and conditions, as well as any amendments to the agreement that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to this agreement;
3. Authorize the City Clerk to execute the Agreement upon review and approval by the City Solicitor; and
4. Approve these recommendations at its meeting on February 25, 2026, following the required public notice.

Denis Simard, representing Al Ritchie Community Association, addressed the Committee.

**Councillor Jason Mancinelli moved that the recommendations contained in the report be concurred in.**

**The motion was put and declared CARRIED.**

<b>RESULT:</b>	CARRIED [Unanimous]
<b>MOVER:</b>	Councillor Mancinelli
<b>IN FAVOUR:</b>	Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Zachidniak, and Mayor Bachynski

EX26-3 Rider Foundation Lease

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**Recommendation**

Executive Committee recommends that City Council:

1. Approve the City of Regina entering into an agreement for the lease of a portion of the property located at 1734 Elphinstone Street, commonly known as Mosaic Stadium, to Saskatchewan Roughrider Foundation Inc. consistent with the terms and conditions stated in this report.
2. Delegate authority to the Chief Financial Officer & Deputy City Manager or their designate, to negotiate any other commercially relevant terms and conditions, as well as any amendments to the

lease agreement that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to the lease agreement.

3. Authorize the City Clerk to execute the lease agreement upon review and approval by the City Solicitor.
4. Approve these recommendations at its meeting on February 25, 2026, following the required public notice.

**Mayor Chad Bachynski moved that the recommendations contained in the report be concurred in.**

**The motion was put and declared CARRIED.**

<b>RESULT:</b>	CARRIED [Unanimous]
<b>MOVER:</b>	Mayor Bachynski
<b>IN FAVOUR:</b>	Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Zachidniak, and Mayor Bachynski

EX26-4 Professional Services City Council Approval

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**Recommendation**

Executive Committee recommends that City Council:

1. Authorize the Director, Technology or designate to negotiate, award, enter into an Agreement for professional services over \$750,000, authorize any amendments to the Agreement that do not substantially change what is described in this report and to authorize any ancillary agreements or documents to give effect to the agreement to support the modernization of a corporate work & asset management system.
2. Authorize the Director, Technology or designate to negotiate, award, enter into an Agreement for professional services over \$750,000, authorize any amendments to the Agreement that do not substantially change what is described in this report and to authorize any ancillary agreements or documents to give effect to the agreement to support the modernization and implementation of a customer relationship management (CRM) system.
3. Authorize the City Clerk to execute the necessary agreements after review and approval by the City Solicitor.

**Councillor George Tsiklis moved that the recommendations contained in the report be concurred in.**

**The motion was put and declared CARRIED.**

<b>RESULT:</b>	CARRIED [Unanimous]
<b>MOVER:</b>	Councillor Tsiklis
<b>IN FAVOUR:</b>	Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Zachidniak, and Mayor Bachynski

(Councillor Jason Mancinelli temporarily left the meeting.)

EX26-5 Boundary Alteration - 2026 Property Tax Exemptions

**Recommendation**

Executive Committee recommends that City Council:

1. Approve the property tax mitigation tools for the Future Long-Term Growth, Southeast Mitigation, and Agricultural Properties in New Neighbourhood Area categories as outlined in Appendix A.
2. Authorize the Chief Financial Officer & the Deputy City Manager, Financial Strategy & Sustainability or designate to apply to the Government of Saskatchewan on behalf of property owners for any exemption of the education portion of the taxes that is \$25,000 or greater as outlined in Appendix A.
3. Approve the property tax exemptions as listed in Appendix A, subject to the Government of Saskatchewan approving the exemption or partial exemption of the education portion of the taxes for amounts that are \$25,000 or greater. Where the Government does not approve an exemption for an amount that is \$25,000 or greater, the education portion of the tax exemption shall be reduced to under \$25,000 (\$24,999).
4. Instruct the City Solicitor to bring forward the necessary bylaw to provide for the property tax exemptions listed in Appendix A, to a subsequent meeting of City Council following approval of these recommendations.
5. Approve these recommendations at its February 25, 2026 meeting.

**Councillor Mark Burton moved that the recommendations contained in the report be concurred in.**

**The motion was put and declared CARRIED.**

<b>RESULT:</b>	CARRIED [Unanimous]
<b>MOVER:</b>	Councillor Burton
<b>IN FAVOUR:</b>	Councillors: Bezo, Burton, Flores, Froh, Radons, Rashovich, Tsiklis, Zachidniak and Mayor Bachynski

**AWAY:** Councillor Mancinelli

EX26-6 Community & Social Impact Regina Inc. - Dissolution and 2025 Final Audited Financial Statements

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**Recommendation**

Executive Committee recommends that City Council:

1. Approve the Community and Social Impact Regina Inc. 2025 Final Audited Financial statements as outlined in Appendix A.
2. Approve the transfer of \$881,860.25 in unexpended surplus funds from Community and Social Impact Regina to the General Fund Reserve; to be used in the 2026 fiscal year to support initiatives approved in *CR25-144 City of Regina's Role in Well-Being and Homelessness* (CR25-144).
3. Authorize a transfer from the general fund reserve of \$881,860.25 to be used in 2026 for initiatives as described and approved in CR25-144 and the 2026 Budget.
4. Approve these recommendations at its meeting on February 25, 2026.

**Councillor Shannon Zachidniak moved that the recommendations contained in the report be concurred in.**

(Councillor Jason Mancinelli returned to the meeting.)

**The motion was put and declared CARRIED.**

<b>RESULT:</b>	CARRIED [Unanimous]
<b>MOVER:</b>	Councillor Zachidniak
<b>IN FAVOUR:</b>	Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Zachidniak and Mayor Bachynski

EX26-7 Banking Service Agreement & Short-term Borrowing

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**Recommendation**

Executive Committee recommends City Council:

1. Approve the continued appointment of the Bank of Montreal (BMO) as the City of Regina's (City) financial institution until April 30, 2037 subject to the negotiation of and entering into the extensions of the banking agreements identified in these recommendations;
2. Approve the following, subject to the necessary borrowing bylaw to be passed by City Council:

- a. Approve new short-term borrowing by an increase of the City's line of credit from \$9 million to \$20 million and an increase of the City's corporate credit card program limit from \$1 million to \$1.5 million.
  - b. Authorize the Chief Financial Officer and Deputy City Manager (CFO), to engage and negotiate with BMO to obtain a line of credit of \$20 million and corporate credit card program limit of \$1.5 million plus any related interest or other costs of the debt for a term that extends until April 30, 2037.
  - c. Authorize the CFO to negotiate, approve and enter into all necessary agreements to facilitate the line of credit of \$20 million and credit card limit of \$1.5 million plus any related interest or other costs of the debt resulting in this borrowing and return to City Council for final approval of the debt and terms in the borrowing bylaw.
3. Delegate authority to the CFO or designate to negotiate and approve an extension of all of the financial services provided through BMO and entities providing BMO corporate credit card services and national merchant services until April 30, 2037 under the existing banking and credit card agreements and any amendments to these agreements that are required to update banking and credit card services during this time frame including any ancillary agreements or documents required to give effect to these agreements as well as any new agreements with BMO and related entities during this term (if needed);
  4. Instruct the City Solicitor to prepare a new borrowing bylaw or to amend the current *Short-Term Borrowing Bylaw*, Bylaw No. 2020-15, based on the terms and conditions negotiated by the CFO and return to City Council for approval;
  5. Authorize the City Clerk to execute any necessary banking and credit card agreements after review and approval by the City Solicitor; and
  6. Approve these recommendations at its meeting on February 25, 2026.

**Councillor David Froh moved that the recommendations contained in the report be concurred in.**

(Councillor Sarah Turnbull joined the meeting.)

(Councillor Sarah Turnbull temporarily left the meeting.)

Refer items #2 and #4 to next Audit and Finance meeting

**Councillor George Tsiklis moved City Council refer items #2 and #4 of the motion to the February 26, 2026 Audit and Finance Committee meeting.**

**The motion was put and declared CARRIED.**

<b>RESULT:</b>	CARRIED [Unanimous]
<b>MOVER:</b>	Councillor Tsiklis
<b>IN FAVOUR:</b>	Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Zachidniak and Mayor Bachynski
<b>AWAY:</b>	Councillor Turnbull

Items #1, #3, #5, and #6

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**Items #1, #3, #5, and #6 of the motion were put and declared CARRIED.**

<b>RESULT:</b>	CARRIED [Unanimous]
<b>MOVER:</b>	Councillor Froh
<b>IN FAVOUR:</b>	Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Zachidniak, and Mayor Bachynski
<b>AWAY:</b>	Councillor Turnbull

### RECESS

Pursuant to the provisions of Section 33(2.1) of City Council's *Procedure Bylaw No. 9004*, a 15 minute recess was called.

The Committee recessed at 10:32 a.m.

The Committee reconvened at 10:54 a.m. in the absence of Councillor Shanon Zachidniak.

(Councillor Sarah Turnbull returned to the meeting.)

EX26-8 Investment Manager Agreement

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#### **Recommendation**

Executive Committee recommends City Council:

1. Delegate authority to the Chief Financial Officer and Deputy City Manager (CFO) or designate to negotiate and approve at ten year extension (through a combination of renewal terms such as annual and/or bi-annual renewals) of the existing investment manager agreement with TD Asset Management Inc. (TDAM) that expires April 9, 2027 and any new agreement with TDAM during this term (if needed) as well as any amendments to the agreement during this time frame including any ancillary agreements or documents required to give effect to this agreement.
2. Authorize the City of Regina (City) Clerk to execute the necessary agreements after review and approval by the City Solicitor.

3. Approve these recommendations at its February 25, 2026 meeting.

**Councillor Mark Burton moved that the recommendations contained in the report be concurred in.**

(Councillor Shanon Zachidniak returned to the meeting.)

**The motion was put and declared CARRIED.**

<b>RESULT:</b>	CARRIED [Unanimous]
<b>MOVER:</b>	Councillor Tsiklis
<b>IN FAVOUR:</b>	Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Turnbull, Tsiklis, Zachidniak and Mayor Bachynski

(Councillor Dan Rashovich temporarily left the meeting.)

EX26-9 Wildlife Control Authorization

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**Recommendation**

Executive Committee recommends that City Council:

1. Authorize City employees who are assigned the duties of wildlife control to carry out specific activities as further described in this report, pursuant to *The Wildlife Act, 1998* and *The Wildlife Regulations, 1981*;
2. Instruct the City Solicitor to prepare the necessary bylaw to amend *Bylaw No. 2009-71*, being *The Appointment and Authorization of City Officials Bylaw, 2009* to give effect to the recommendation in this report and to make a housekeeping change as further described in this report.
3. Approve these recommendations at its meeting on February 18, 2026.

**Councillor Mark Burton moved that the recommendations contained in the report be concurred in.**

**The motion was put and declared CARRIED.**

<b>RESULT:</b>	CARRIED [Unanimous]
<b>MOVER:</b>	Councillor Burton
<b>IN FAVOUR:</b>	Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski
<b>AWAY:</b>	Councillor Rashovich

(Councillor Dan Rashovich returned to the meeting.)

EX26-10 2026 Playground Upgrades

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**Recommendation**

The Executive Committee recommends that City Council:

1. Remove item *CR25-136 (1) Prioritization of 2026 Playgrounds Funding* from its list of outstanding items; and
2. Approve this recommendation at its February 25, 2026, meeting.

**Councillor Sarah Turnbull moved that the recommendations contained in the report be concurred in.**

**The motion was put and declared CARRIED.**

<b>RESULT:</b>	CARRIED [Unanimous]
<b>MOVER:</b>	Councillor Turnbull
<b>IN FAVOUR:</b>	Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski

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EX26-11 Official Community Plan Growth Plan Review

**Recommendation**

The Executive Committee recommends that City Council:

1. Approve the amendments to *Design Regina: The Official Community Plan Bylaw No. 2013-48* to reflect the changes in Appendix A – Recommended Official Community Plan Policy, Definition and Map Amendments;
2. Direct Administration to engage the RM of Sherwood No. 159 to review *Design Regina: The Official Community Plan Bylaw No. 2013-48* Map 1a: RM of Sherwood – City of Regina Growth Intentions and related polices as outlined in this report, and bring forth a report to City Council following this review with recommended updates;
3. Direct Administration to consider, on an ongoing basis, the infrastructure investments required to support growth through future City of Regina budget processes, beginning with those needed to enable development in the Medium-Term, Tier 1 New Neighbourhoods identified in Appendix A, Section 4 of this report;
4. Instruct the City Solicitor to prepare the necessary bylaw amendment to give effect to the amendments, to be brought forward to a meeting of City Council following approval of the recommendations and the required public notice; and
5. Approve these recommendations at its meeting on February 25, 2026.

The following addressed the Committee:

- Stu Niebergall, Regina & Region Homebuilders' Association
- Paul Moroz and Bob Linner, representing Long Lake Investments, Regina, SK
- Evan Hunchak, representing Bright Communities, and Mark Geiger, landowner for Skywood, Regina, SK

RECESS

Pursuant to the provisions of Section 33(2.1) of City Council's *Procedure Bylaw No. 9004*, a 45 minute lunch recess was called.

The Committee recessed at 12:08 p.m.

The Committee reconvened at 1:03 p.m. in the absence of Councillors Jason Mancinelli, Sarah Turnbull and Shanon Zachidniak.

(Councillor Shannon Zachidniak returned to the meeting.)

- Blair Forster, representing Forster Harvard Development Corporation, Regina, SK
- Diana Hawryluk, representing Dream Developments, Regina, SK

(Councillor Jason Mancinelli returned to the meeting.)

- William Wells, representing Albert Park Community Association, Regina, SK
- Carmelle Beaudry, representing Beaucorp Ventures, Regina, SK

**Councillor Shanon Zachidniak moved, AND IT WAS RESOLVED, that communication EX26-15 Jenna Schroeder, Provincial Capital Commission, Regina, SK, be received and filed.**

Members of Administration gave a PowerPoint presentation, a copy of which is on file with the Office of the City Clerk.

**Mayor Chad Bachynski moved that the recommendations contained in the report be concurred in.**

RECESS

Pursuant to the provisions of Section 33(2.1) of City Council's *Procedure Bylaw No. 9004*, a 15 minute recess was called.

The Committee recessed at 2:39 p.m.

The Committee reconvened at 2:57 p.m. in the absence of Councillor Shanon Zachidniak.

(Councillor Shanon Zachidniak returned to the meeting.)

Amendment

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**Councillor Mark Burton moved, in amendment, that City Council direct Administration to, conditional on approval and receipt of provincial and federal funding, bring back the "Proposed Phasing Plan Neighbourhood Breakdown" to City Council to revisit phasing of greenfield lands in new neighbourhoods.**

**The amending motion was put and declared LOST due to a tie vote.**

<b>RESULT:</b>	LOST [5 to 5]
<b>MOVER:</b>	Councillor Burton
<b>IN FAVOUR:</b>	Councillors: Rashovich, Bezo, Burton, Mancinelli, Tsiklis
<b>AGAINST:</b>	Councillors: Flores, Froh, Radons, Zachidniak and Mayor Bachynski
<b>AWAY:</b>	Councillor Turnbull

*Councillor Jason Mancinelli indicated his vote on the amending motion was made in error and requested consent of the Committee to change his vote from 'in favour' to 'opposed', in accordance with Section 26(6) of The Procedure Bylaw, Bylaw No. 9004, which states "...no member shall change their vote without the unanimous consent of the other members present." As a result, the Chairperson called for the unanimous consent of the Committee to change Councillor Jason Mancinelli's vote to correct the voting error. There were no objections from the Committee members present, and Councillor Jason Mancinelli's vote was changed from 'in favour' to 'opposed'. The outcome of the vote on the amending motion was unchanged.*

**The amending motion was put and declared LOST.**

<b>RESULT:</b>	LOST [4 to 6]
<b>MOVER:</b>	Councillor Burton
<b>IN FAVOUR:</b>	Councillors: Bezo, Burton, Rashovich, Tsiklis
<b>AGAINST:</b>	Councillors: Flores, Froh, Mancinelli, Radons, Zachidniak and Mayor Bachynski
<b>AWAY:</b>	Councillor Turnbull

**The main motion was put and declared CARRIED.**

<b>RESULT:</b>	CARRIED [9 to 1]
<b>MOVER:</b>	Mayor Bachynski
<b>IN FAVOUR:</b>	Councillors: Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Zachidniak and Mayor Bachynski
<b>AGAINST:</b>	Councillor Bezo
<b>AWAY:</b>	Councillor Turnbull

ADJOURNMENT

**Councillor George Tsiklis moved, AND IT WAS RESOLVED, that in the interest of the public, the remaining items on the agenda be considered in private.**

**Councillor George Tsiklis moved, AND IT WAS RESOLVED, that the Committee recess for 15 minutes.**

The Committee recessed at 4:18 p.m.

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Chairperson

\_\_\_\_\_  
Secretary