

AT REGINA, SASKATCHEWAN, WEDNESDAY, APRIL 29, 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 Jason Mancinelli, in the Chair  
Mayor Chad Bachynski  
Councillor Clark Bezo  
Councillor Mark Burton  
Councillor Victoria Flores  
Councillor David Froh  
Councillor Shobna Radons  
Councillor Dan Rashovich  
Councillor George Tsiklis  
Councillor Sarah Turnbull  
Councillor Shanon Zachidniak

Also in Attendance: Acting City Clerk, Amber Ackerman  
Acting Deputy City Clerk, Martha Neovard  
Council Officer, Jen Gentile  
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, Land, Real Estate & Economic Development, Chad Jedlic  
Director, Facilities & Fleet, Jamie Hanson  
Director, Recreation & Cultural Services, Diana Burton  
Corporate Controller, Kim Krywulak

APPROVAL OF PUBLIC AGENDA

**Councillor George Tsiklis moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, at the call of the Chair, with the following adjustments:**

- **The addition of the registered List of Delegations; and**
- **To item *EX26-39 REAL - Brandt Proposal*:**
  - **ADD: Delegation Dan Near, Western Hockey League, Calgary, AB;**

- **ADD: Communication EX26-55 Tathagata Das, Regina, SK; and**
- **REPLACE: Communication EX26-42 Patrick Book, Regina, SK with the revised communication**

### ADOPTION OF MINUTES

**Councillor Dan Rashovich moved, AND IT WAS RESOLVED, that the minutes for the meeting held on April 1, 2026 be adopted, as circulated.**

### ADMINISTRATION REPORTS

#### EX26-35 Special Events Grant Allocation – 1st Intake

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#### **Recommendation**

That the Executive Committee:

1. Approve the Special Event (Major) Grants within the Community Investment Grant Program as follows:
  - a. Regina Multicultural Council – up to \$50,000 for *Mosaic: A Festival of Cultures*, taking place from June 4 to 6, 2026, to support transportation services and associated security, based on actual transportation costs.
  - b. The Circle Project Assoc. Inc. – \$10,000 for the *6th Annual National Day of Truth and Reconciliation – Honour Walk and Awareness Event* taking place September 30, 2026.
  - c. Regina Canada Day Committee Inc. - \$50,000 for *Regina Canada Day 2026* taking place July 1, 2026.
2. Approve the funding for these grants in the amount of \$110,000 from the 2026 General Operating Budget allocated for the Community Investments Grants Program under Executive Committee Grants.

John Findura and Terry Zwarych, representing Regina Multicultural Council, addressed the Committee Name.

**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, Turnbull, Zachidniak and Mayor Bachynski

EX26-36 2025 Annual Submittal - Regina Downtown Business Improvement District

**Recommendation**

Executive Committee recommends that City Council receive and file this report at its May 6, 2026, meeting.

Judith Veresuk, representing Regina Downtown Business Improvement District, addressed the Committee.

**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

EX26-37 2025 Annual Submittal - Regina's Warehouse Business Improvement District

**Recommendation**

Executive Committee recommends that City Council receive and file this report at its May 6, 2026 meeting.

Jeff Boutillier and Pam Malach, representing Regina Warehouse Business Improvement District, addressed the Committee.

**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, Turnbull, Zachidniak and Mayor Bachynski

EX26-38 2025 Annual Submittal - Economic Development Regina Inc.

**Recommendation**

Executive Committee recommends that City Council:

1. Authorize the Corporate Controller as the City of Regina's (City) proxy, to exercise the City's voting rights at the upcoming Economic Development Regina Inc. (EDR) Annual General Meeting as follows:

- a. Approve the Audited Financial Statements for the 2025 operating year (Appendix A);
  - b. Approve the 2025 Annual Report (Appendix B); and
  - c. Approve MNP, LLP as the external auditor for EDR for 2026.
2. Approve this recommendation at its May 4, 2026, meeting.

John Bailey and Jen Pilsner, representing Economic Development Regina, made a PowerPoint presentation to the Committee, a copy of which is on file with the Office of the City Clerk.

**Councillor David Froh moved that the recommendations contained in the report be concurred in with an amendment to the date in recommendation #4 to read as May 6, 2026.**

### 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 11:03 a.m.

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

<b>RESULT:</b>	CARRIED [10 to 1]
<b>MOVER:</b>	Councillor Froh
<b>IN FAVOUR:</b>	Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak and Mayor Bachynski

EX26-39 REAL - Brandt Proposal

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### Recommendation

The Executive Committee recommends that City Council:

1. Approve the sale and lease of those portions of the REAL campus, including the lands, buildings and associated equipment as described in this report, to Brandt Properties Ltd.;
2. Delegate authority to the City Manager or their designate to negotiate a Master Purchase Agreement between Brandt Properties Ltd., the City and Regina Exhibition Association Limited consistent with the terms and conditions of the Term Sheet dated April 9, 2026, and as further described in this report, including any amendments that do not materially change what is described in this report and all ancillary agreements, instruments and documents required to give effect to the

Agreement, including without limitation all assignment, assumption, lease, operating, grant, easement or restrictive covenant agreements and all related applications for subdivision, re-zoning or other required planning approvals.

3. Approve conditional support for a property tax exemption for the municipal and library portions of the taxes as described in the Discussion section (paragraph F) of this report for five years to Brandt Properties Ltd. for the Purchased and Leased Assets as defined in the Proposal, being those portions of the land located at 1700 Elphinstone Street, tax account number 10218173, as described on the assessment roll as Plan: 84R29489 Block: FF, Plan: 14513 Block: H, Plan: DV4404 Block: K, Plan: 102121311 Block: T, conditional on:
  - a. the property being owned by Brandt Group of Companies or their subsidiaries or owned by the City of Regina and leased to Brandt Properties Ltd., and is continued to be operated by Brandt for the purposes as set out in the Master Purchase Agreement; and
  - b. property leased to and occupied by third parties for otherwise taxable commercial activities remaining taxable;
4. Subject to the closing of the sale transaction and conditions contemplated by the Master Purchase Agreement, including negotiation and execution of definitive tax exemption agreements, being concluded:
  - a. Instruct the City Solicitor to prepare the necessary tax exemption agreements and authorizing bylaw to be brought forward to a future meeting of City Council for approval; and
  - b. Delegate authority to the City Manager to apply to the Province of Saskatchewan for approval of an exemption of the education portion of the property taxes payable to the Government of Saskatchewan or, where required, apply to the Regina Roman Catholic Separate School Division No. 81 where the education portion of the property taxes is payable to the Regina Roman Catholic Separate School Division;
5. Authorize the City Clerk to execute the Master Purchase Agreement and all necessary and ancillary agreements thereto after review and approval by the City Solicitor;
6. Authorize:
  - a. the redirection of a portion of funds previously allocated to Regina Exhibition Association Limited in the 2026 Budget, on a pro-rata basis, with the specific amount to be determined

administratively based on the final closing dates and timing of the Operating Cost Adjustment payments owing to Brandt under the Master Purchase Agreement;

- b. the transfer of up to \$300,000 from the Land Development Reserve to fund the interim transaction-related and closing costs associated with the Proposal that are incurred and payable in 2026; and
  - c. the transfer of all net sale proceeds received by the City upon completion of the Master Purchase Agreement to the Land Development Reserve; and
7. Direct Regina Exhibition Association Limited to take all necessary steps required by REAL to facilitate and proceed with the Proposal in accordance with the Member Direction attached as Appendix A – Member Direction and authorize the City Clerk to execute Indemnity Agreements with REAL's directors, after review and approval by the City Solicitor;
  8. Approve these recommendations at its meeting on May 6, 2026.

The following addressed the Executive Committee:

- Roseann Hill Blaisdell, representing Harvard Developments, Regina, SK
- Dan Near, representing Western Hockey League, Calgary, AB
- Karl Fix, Regina, SK
- Greg Voss, Regina, SK
- Mike Tate, representing Regina & District Chamber of Commerce, Regina, SK
- Pat Fiacco, Regina, SK

### 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 12:15 p.m.

The Committee reconvened at 1:10 p.m.

- Shantel Lipp, representing Saskatchewan Heavy Construction Association, Regina, SK
- Tyler Willox, Regina, SK
- Terina Nelson, Regina, SK
- Patrick Book, Regina, SK
- Stu Nieberall, Regina & Region Home Builders' Association, Regina, SK
- Shaun Kindopp and Michael Latimer, representing Canadian Western Agribition, Regina, SK

- Jaime Boldt and Christine Short, representing Regina Exhibition Association Limited, Regina, SK

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 2:40 p.m.

The Committee reconvened at 3:04 p.m.

- Shaun Semple, Matt Semple, Chris Semple, and Andy Semple, representing Brandt, Regina, SK

**Councillor David Froh moved, AND IT WAS RESOLVED, that the meeting continue past 5:00 p.m.**

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 4:30 p.m.

The Committee reconvened at 4:51 p.m.

**Councillor George Tsiklis moved, AND IT WAS RESOLVED, that the following communications be received and filed:**

- EX26-44 Andrew Reist, Regina, SK
- EX26-45 Denis Jones, Deveraux Group, Victoria, BC
- EX26-46 Robert Vanderhooft, Regina, SK
- EX26-47 Althea Mlynarski, Regina, SK
- EX26-48 Troy Vollhoffer, Country Thunder Saskatchewan and Premier Global Production, Nashville, TN
- EX26-49 E. Craig Lothian, Regina, SK
- EX26-50 Craig Reynolds, Saskatchewan Roughrider Football Club
- EX26-51 Denise Gamble, Merit Contractors Association Saskatchewan, Saskatoon, SK
- EX26-52 Paul Drouin, IKS Media & Technology, Regina, SK
- EX26-53 Sandra Jackle, Regina Hotel Association, Regina, SK
- EX26-55 Tathagata Das, Regina, SK

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

Amendment

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**Councillor Shanon Zachidniak moved, in amendment, that the Executive Committee recommend City Council table this report to a City Council meeting to be held no later than its June 10, 2026 meeting; and direct Administration to:**

- 1. Secure an independent 3rd party with senior community leadership, including but not limited to governance, legal, public policy, business to conduct a review of terms, clauses, and review of the public interest outcomes associated with this proposal;**
- 2. Engage with City Council to collect questions submitted to members of Council from the public respecting this proposal; and**
- 3. Prepare a supplemental report for no later than a City Council meeting to be held no later than its June 10, 2026 meeting that includes: the compiled questions and responses received from the public by members of Council, and the results of the independent 3rd party review that includes, but not limited to the following information:**
  - a. Market sounding with at least two other parties, including owners of a Canadian convention complex, North American convention, event and sport owners or operators; and**
  - b. Any potential unidentified risks for the City on the proposed agreement and terms.**

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

<b>RESULT:</b>	LOST [4 to 7]
<b>MOVER:</b>	Councillor Zachidniak
<b>IN FAVOUR:</b>	Councillors: Flores, Froh, Radons, Zachidniak
<b>AGAINST:</b>	Councillors: Bezo, Burton, Mancinelli, Rashovich, Tsiklis, Turnbull and Mayor Bachynski

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

<b>RESULT:</b>	CARRIED [7 to 4]
<b>MOVER:</b>	Mayor Bachynski
<b>IN FAVOUR:</b>	Councillors: Bezo, Burton, Mancinelli, Rashovich, Tsiklis, Turnbull and Mayor Bachynski
<b>AGAINST:</b>	Councillors: Flores, Froh, Radons, and Zachidniak

RESOLUTION FOR PRIVATE SESSION

**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 Jason Mancinelli moved, AND IT WAS RESOLVED, that the Committee recess for 15 minutes.**

The Committee recessed at 6:37 p.m.

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Chairperson

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Secretary