

Play Your Part



1. THE PROPOSAL



- the referendum
- the proposed facilities

2. THE RELATED FINANCIALS



- capital cost estimates
- projected use, revenue and contributors
- projected operating costs and shortfall
- anticipated borrowing costs
- implications to taxpayers and non-residents

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Play Your Part

THE PROPOSAL: the referendum

On June 14th, Village residents and property owners will be asked to vote on the following question:

Are you in favour of the Village of Pemberton Multi-Sport Recreation Centre and Soccer Field Loan Authorization Bylaw No. 757, 2014 which will permit the Village of Pemberton to borrow \$4,800,000 repayable by taxation within the Village of Pemberton over a period of thirty (30) years for the purpose of assisting in the financing of a new multi-sport recreation facility and soccer field?

Why a referendum?

- The Village needs public consent to borrow funds of this amount, if the loan will be for more than a 5 year period
- The referendum determines whether there is support from the electorate on the borrowing bylaw
- The bylaw authorizes the borrowing only for the construction of the Multi-Sport Recreation Facility and Soccer Field
- The Province has confirmed the Village's capacity to borrow \$4,800,000





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THE PROPOSAL: the facilities

Multi-Sport Recreation Centre

- 26,500 square feet (2,462 m²)
- 2 full size courts (22,000 square feet) and ancillary functions (4,500 square feet) which will include washrooms, locker rooms, showers, storage, office/reception, a multi-purpose room and a concession
- The courts will have the ability to accommodate basketball, futsal (soccer), badminton, gymnastics, volleyball and other activities. There will not be weight, strength or conditioning facilities
- The facility will have a gravel parking lot

Regulation Soccer Field

- Grass field with irrigation





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THE NUMBERS:

capital cost estimates

Multi-Sport Facility*	\$ 3,740,000
On-Site Servicing	\$ 364,000
Off-Site Servicing**	\$ 200,000
Soccer Field	\$ 400,000
TOTAL	\$ 4,704,000

*building, furniture, fixtures and equipment

**the facilities proportionate share



THE NUMBERS:

projected operating costs/ shortfall

	YEAR 1	YEAR 3	YEAR 5
REVENUES*	\$298,620	\$409,877	\$420,908
OPERATING COSTS**	\$350,000	\$364,000	\$378,560
SURPLUS/(DEFICIT)	(\$51,380)	\$45,877	\$42,348

*includes facility rentals to local sports organizations, The Hill Academy Pacific, tournaments, camps, festivals, drop-in and non-resident fees

**Assumption that operational costs increase 2% per year



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THE NUMBERS: projected use



2 COURT SURFACES	Hours/Week	# of courts	Total Court Usage/Hrs	Rate per Hour	Total Cost Per Week	Weeks Per Year	Hours per year	Total Annual Revenue	Year 3	Year 5
USER GROUPS									based on 8 hrs/day Hill	based on 8 hours/day Hill
Hill Academy	15	2	30	\$51.00	1,530	40	1,200	61,200	163,200	163,200
Non-resident pass (20% Area C Households (761) x \$300)								45,660	45,660	45,660
Basketball	4	1	4	\$51.00	204	20	80	4,080	4,080	4,080
Soccer/Futsal	6	1	6	\$51.00	306	46	276	14,076	14,076	14,076
Whistler Soccer	3	1	3	\$51.00	153	46	138	7,038	7,038	7,038
Badminton	3	1	3	\$51.00	153	28	84	4,284	4,284	4,284
Gymnastics	14	2	28	\$51.00	1,428	46	1,288	65,688	65,688	65,688
Seniors	3	1	3	\$51.00	153	46	138	7,038	7,038	7,038
Football	4	2	8	\$51.00	408	24	192	9,792	9,792	9,792
Baseball	4	1	4	\$51.00	204	28	112	5,712	5,712	5,712
Paddling	1	1	1	\$51.00	51	30	30	1,530	1,530	1,530
Drop-In	6	1	6	\$51.00	306	23	138	7,038	8,446	10,135
Summer Camps	30	1	30	\$51.00	1,530	6	180	9,180	11,016	13,219
Camps (Year Round)	4	1	4	\$51.00	204	44	176	8,976	10,984	13,181
Tournaments	64	2	128	\$51.00	6,528			6,528	7,834	9,400
Festivals & Trade Shows								40,800	43,500	46,875
TOTAL	161	18	258	714	13,158	427	4,032	298,620	409,877	420,908

Data was collected by Murphy Construction directly from user groups in March 2014.

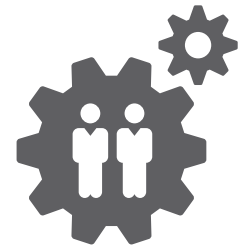
Please note the following assumptions:

- Overall projected user group revenues are calculated at 25% of actual user group estimates
- The outdoor soccer field will be at a rate to cover the costs of maintaining the field
- Non-resident revenue assumes no growth as the growth will be focused on organized user groups
- Festival revenues remain constant
- Tournaments, drop-in use and camp rentals assume a 10% increase per year
- The new facility will impact the existing Pemberton Community Centre if gymnastics, badminton and volleyball are relocated. The estimated impact will be approximately \$40,000 per year



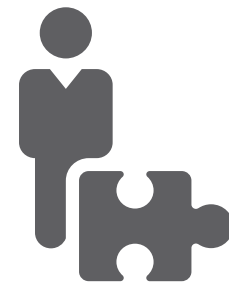
Play Your Part

THE NUMBERS: operating costs



Multi Sport Facility Operating Cost Estimates			
Operating Costs	YEAR 1	YEAR 3	YEAR 5
Salaries	\$ 129,000	\$ 134,160	\$ 139,526
Benefits	23,000	23,920	24,877
Training/Memberships	3,000	3,120	3,245
Travel	1,000	1,040	1,082
Marketing	6,000	6,240	6,490
Office sundry	10,000	10,400	10,816
Contracted services	20,000	20,800	21,632
Janitorial supplies	20,000	20,800	21,632
Utilities	85,000	88,400	91,936
Insurance	11,000	11,440	11,898
Site maintenance	12,000	12,480	12,979
Contingency/Reserve	30,000	31,200	32,448
TOTAL	\$ 350,000	\$ 364,000	\$ 378,560
*Note: Salaries include Front Desk, Programmer and Janitorial			

THE NUMBERS: project contributors



Sunstone Ridge Development/The Hill Academy Pacific: Sunstone will be making contributions to recreation through various revenue streams including the Community Amenity Charges, off-site infrastructure costs, collaboration, Pemberton Music Festival rental revenue and daytime booking with The Hill Academy Pacific.

Lil'wat Nation: Discussions have taken place with the Lil'wat Nation; however, the Multi-Sport Facility and Soccer Field are very similar to the Ull'us Community Facility, which currently meets their community needs.

SLRD: The Village has been unable to secure either the support or participation of SLRD Electoral Area C. Although the Village continues to advocate for the participation of SLRD Electoral Area C (dating back to 2011), the SLRD has opted not to take part in this process or project.



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THE NUMBERS:

anticipated borrowing costs

The total capital cost of the project is budgeted at \$4,800,000.

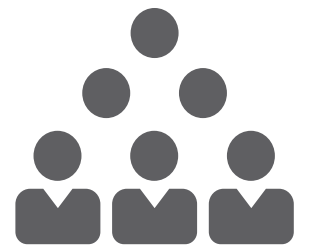
Authorizing this loan will result in an annual Parcel Tax, applied to each parcel within the Village of Pemberton, to a maximum amount of \$230.00 applied for a 30 year period.

Any operating deficit will be covered through general taxation.

The additional tax impact for year 1 is calculated at \$10.50, per \$100,000 of residential assessment with no anticipated increases for Year 3 and Year 5 based on the business proforma.

THE NUMBERS:

implications to taxpayers



Below is a table of estimated tax increases for assessed property values ranging from \$250,000 to \$750,000. Visit www.pemberton.ca for the online tax calculator to determine your estimated tax increase.

Assessed Property Value (Residential Only)	Parcel Tax (\$4.8 million)	Tax Increase (operating deficit)	TOTAL TAX INCREASE
\$250,000	\$230	\$26.24	\$256
\$300,000	\$230	\$31.49	\$261
\$350,000	\$230	\$36.74	\$267
\$400,000	\$230	\$41.98	\$272
\$450,000	\$230	\$47.23	\$277
\$500,000	\$230	\$52.48	\$282
\$550,000	\$230	\$57.73	\$288
\$600,000	\$230	\$62.98	\$293
\$650,000	\$230	\$68.22	\$298
\$700,000	\$230	\$73.47	\$303
\$750,000	\$230	\$78.72	\$309

Note: The Parcel Tax estimate shown in this table is the only Parcel Tax that will be collected for recreation purposes should the referendum be successful.

The Pemberton Community Centre Parcel Tax (for outstanding development permit requirements and capital improvements) collected in 2013 and 2014, will not be charged in 2015 or beyond.





Play Your Part

THE NEXT STEPS:

Where do we go from here?

If Referendum is Supported

Option A

- Statutory Process
- Council approval as presented to date
- Public Tender for Construction

Option B

- Statutory Process
- Council approval incorporating additional considerations (ie. additional partners, grants etc.)
- Public Tender for Construction

If Referendum fails

Option A

- Council identifies new opportunities (grants, new partners etc.) within the same vision

Option B

- Council terminates process

- New referendum may be required



Play Your Part

THE REFERENDUM: When can I vote?

Advanced Voting Day

Wednesday, June 4, 2014

Village Office

7400 Prospect Street

8am-8pm

General Voting Day

Saturday, June 14, 2014

Pemberton Community Centre

7390 Cottonwood Road

8am-8pm



Play Your Part

THE REFERENDUM: Who can vote?

Only residents or property owners of the Village of Pemberton may vote. Voters must be:

- Canadian Citizen
- 18 Years of age or older
- Resident of British Columbia for at least six (6) months immediately preceding voting day (December 14, 2013)
- Resident of OR registered owner of property in the Village of Pemberton for at least thirty (30) days immediately preceding voting day (May 14, 2014)
- Not otherwise disqualified by law from voting

RESIDENT ELECTORS will be required to produce **two (2) pieces of identification** (at least one with a signature). The **ID MUST prove both residency (street address) and identity**. Picture ID is not necessary.

NON-RESIDENT PROPERTY ELECTORS will be required to produce **two (2) pieces of identification**:

- At least one with a signature to provide identity
- Satisfactory proof that the person is entitled to register in relation to the real property (eg: copy of property title, agreement for sale or 99 year lease document)
- Written consent from a majority of the other registered owners of the real property. (Only one individual may vote under the Non-Resident Property Elector qualification, no matter how many registered owners there are on the title of the property)

Acceptable identification includes, but is not limited to:

- BC Driver's Licence
- BC Care Card or BC Gold Care Card
- Property Tax Notice or Utility Bill (which shows your residential/street address)
- Canadian Passport
- Certificate of Vehicle Insurance
- BC ID Card
- Birth Certificate
- Canadian Citizenship Card

