



List of Delegations

**Wednesday, April 29, 2026
9:00 AM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

**Executive Committee
List of Delegations
Wednesday, April 29, 2026**

The List of Delegations is prepared to reflect the agenda as published. The order in which items are considered, and related delegations heard, is subject to change and remains at the call of the Chair.

EX26-35 Special Events Grant Allocation – 1st Intake

DELEGATIONS

John Findura, Terry Swarych and Christopher Jackiw, Regina Multicultural Council, Regina, SK

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

DELEGATIONS

Judith Veresuk, Regina Downtown Business Improvement District, Regina, SK

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

DELEGATIONS

Jeff Boutilier and Pam Malach, Regina Warehouse Improvement District, Regina, SK

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

DELEGATIONS

EX26-54 John Bailey, Darren Howden and Jen Pilsner, Economic Development Regina, Regina, SK

EX26-39 REAL - Brandt Proposal

DELEGATIONS

Roseann Hill Blaisdell, Harvard Developments, Regina, SK



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- EX26-40 Karl Fix, Regina, SK
Greg Voss, Regina, SK
Mike Tate, Regina and District Chamber of Commerce, Regina, SK
Pat Fiacco, Regina, SK
Shantel Lipp, Saskatchewan Heavy Construction Association, Regina, SK
Tyler Willox, Regina, SK
- EX26-41 Terina Nelson, Regina, SK
- EX26-42 Patrick Book, Regina, SK
Stu Nieberall, Regina & Region Home Builders' Association, Regina, SK
Shaun Kindopp and Michael Latimer, Canadian Western Agribition, Regina, SK
Jaime Boldt and Christine Short, Regina Exhibition Association Limited, Regina, SK
- EX26-43 Shaun Semple, Brandt, Regina, SK

COMMUNICATIONS

- 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



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- 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

2025 Annual Report Submission

Economic Development Regina Inc.

April 29, 2026

John Bailey

President & CEO, Economic Development Regina

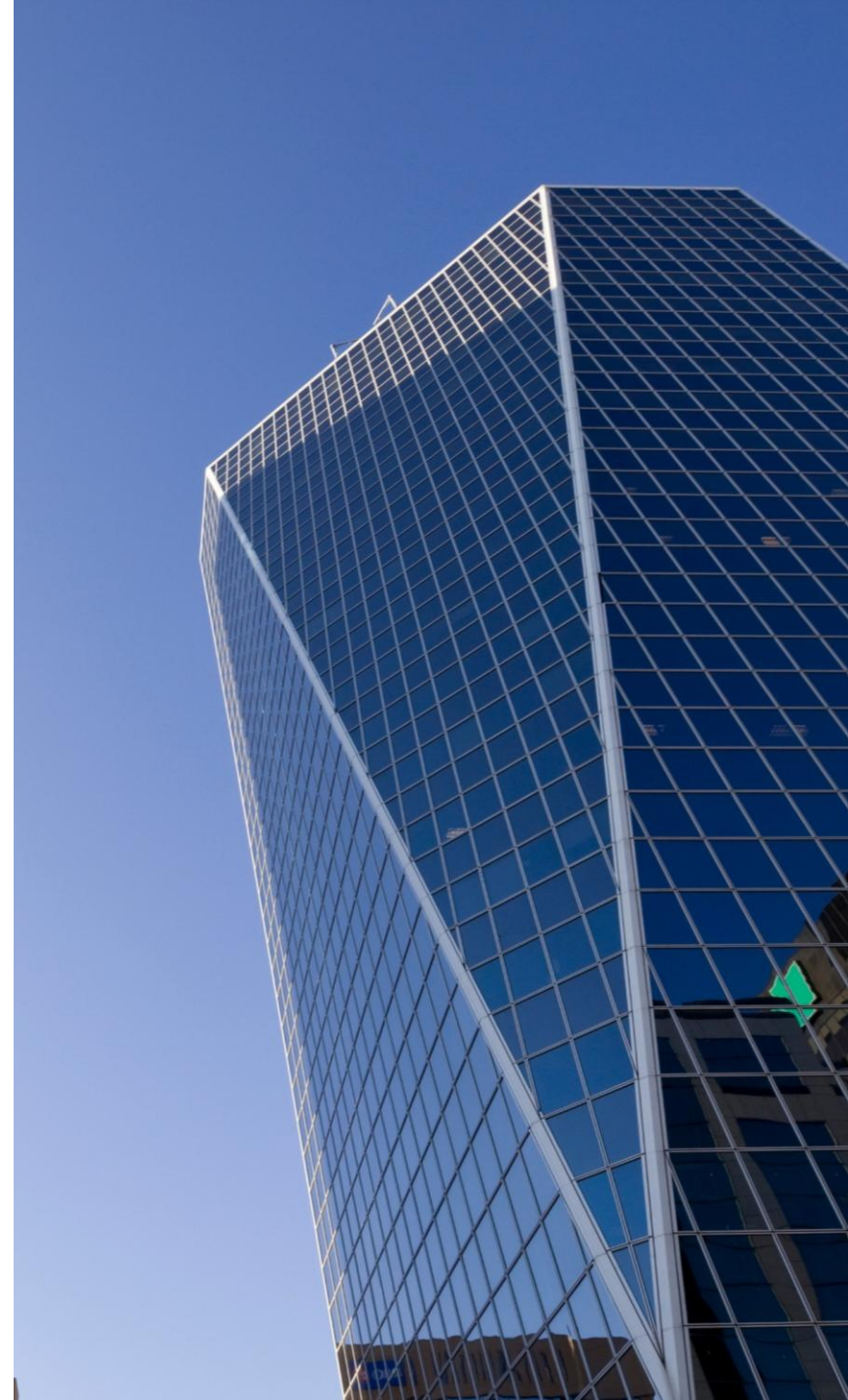
Relationship with the City

Every city Regina competes with for investment and talent has a dedicated economic development agency.

Without one, Regina isn't just losing ground – it's not in the conversation.

Relationship Defined

- The City of Regina (City) is EDR's **sole shareholder**
- EDR operates independently but collaboratively with the City in accordance with a **Unanimous Members Agreement** established between the parties



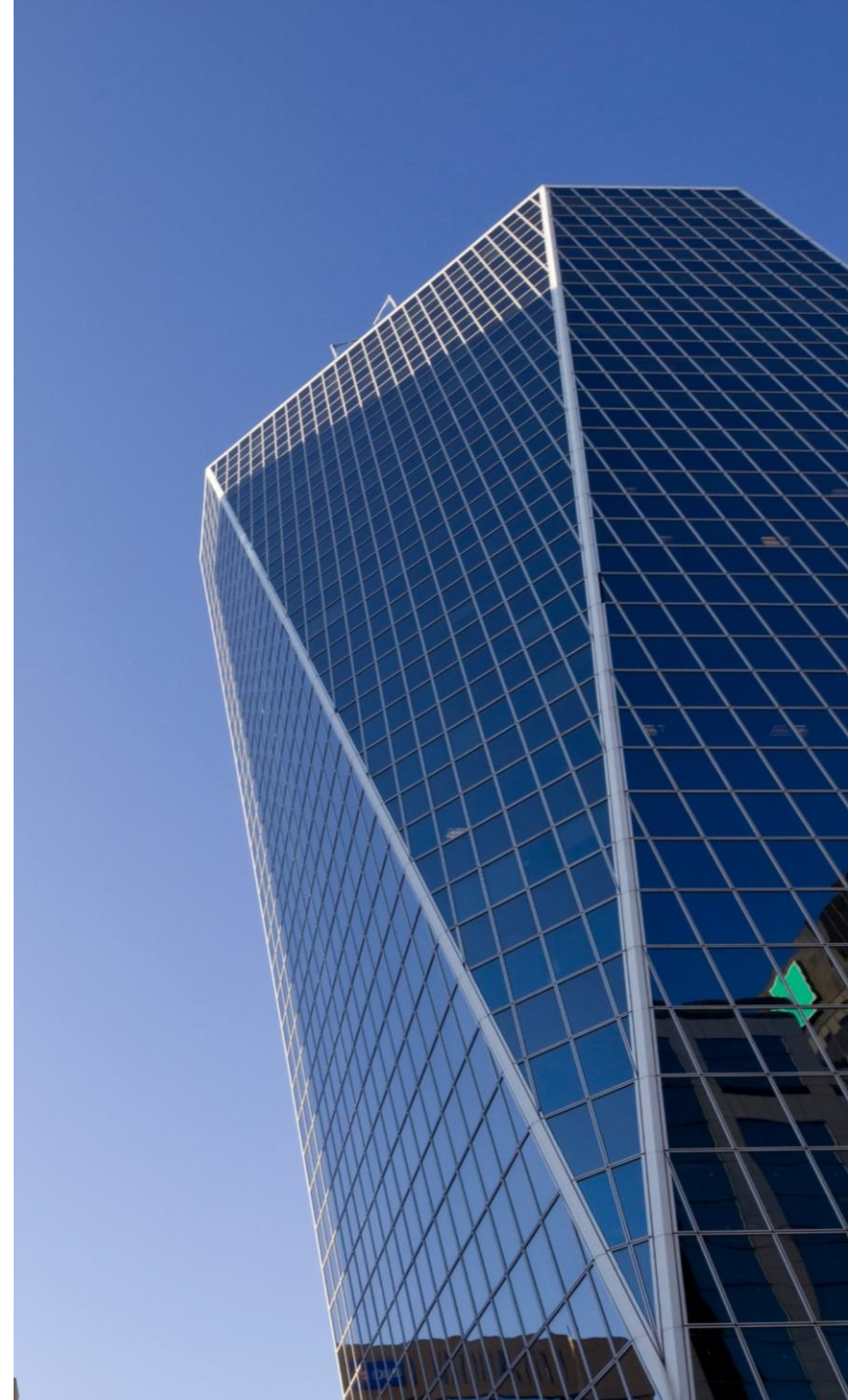
Mandate & MOU

Investment doesn't come to cities that wait – and talent doesn't move to places it doesn't know.

EDR's mandate exists to actively go out and secure both.

Purpose

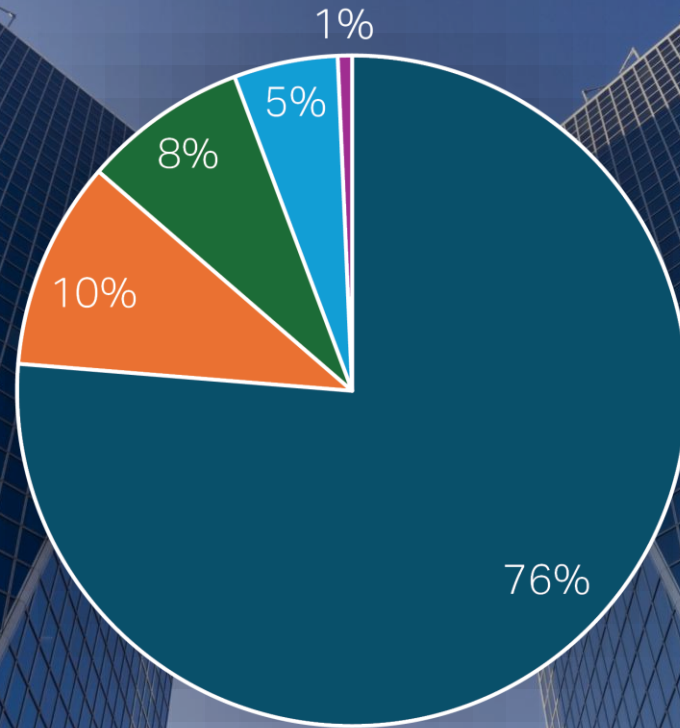
- Create and implement an economic development strategy to grow and sustain prosperity in the City and Region
- Encourage the retention, development, attraction and growth of business for those who live, work, visit and invest in the City and Region
- Market and promote the City and Region for business



Funding

The City's \$2.1M investment funds the foundation.

EDR's role is to make it go further – leveraging partner dollars, attracting private capital, and delivering economic returns that exceed the cost of the agency.



EDR Funding Sources

- City of Regina core funding
- Partner contributions
- Grow Regina Partnership funding
- Project revenue
- Other income

Fueling Smart Decisions: Economics & Data Analytics

Every infrastructure decision, incentive, and sector strategy is only as strong as the data behind it.

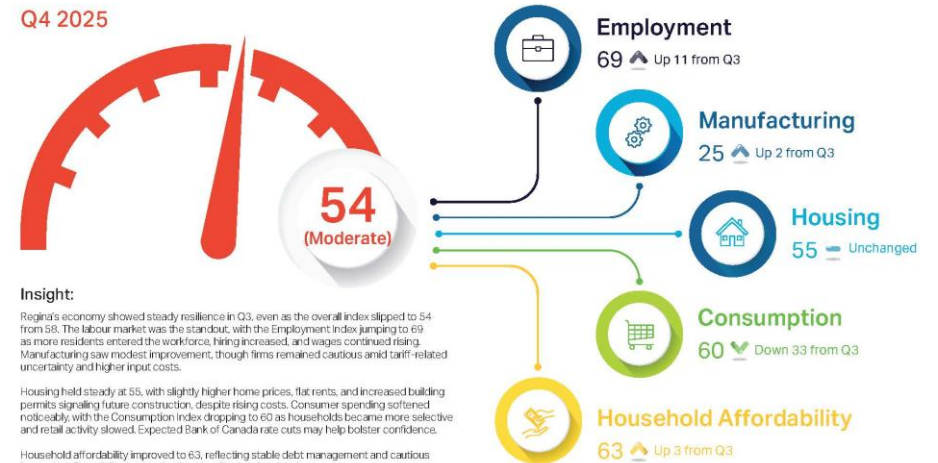
In 2025, EDR built tools to make that data local, timely, and actionable – so decisions about Regina are grounded in evidence that truly reflects Regina.

Regina Prosperity Matrix (RPM)

November 2025

The composite indicator is a statistical measure of the overall health of the regional economy. It is calculated by combining five equally weighted indicators to create a composite indicator. As each individual indicator approaches its maximum value, the composite indicator trends toward a maximum score of 100.

Q4 2025



*See back page for full calibration details.

Investment Attraction

Five companies are actively evaluating Regina as an investment location.

These opportunities exist because of EDR – and closing them depends on continued, sustained engagement.



Talent Attraction

Labour misalignment costs Regina's economy every year.

In response, EDR built the tools and channels to reach new target markets and raise Regina's profile.

A growing pipeline of prospective residents is the early signal that this approach is working.



Entrepreneurship & Business Growth

The most cost-effective path to job creation in Regina is through local businesses with growth potential.

Upscale is designed to support and scale these companies – helping protect and multiply jobs before they stagnate or leave.



Partnerships & Community

Regina has strong advantages – affordability, quality of life, and opportunity – but they remain underrecognized nationally.

Building a strong, consistent narrative not only draws people in, but also fosters local pride – helping retain residents and encouraging them to champion Regina.



Financial Statement

Economic Development Regina Inc.
Statement of Operations and Accumulated Surplus
For the year ended December 31, 2025

	2025 Budget	2025	2024
REVENUE			
City of Regina core funding	2,100,000	2,100,000	1,695,000
Partner contributions	420,000	276,919	375,630
Grow Regina Partnership funding	322,500	218,750	118,641
Project revenue	-	138,166	413,507
Other income	15,000	18,975	17,932
Rental	-	-	61,040
City of Regina additional funds	-	-	667,885
	2,857,500	2,752,810	3,349,635
EXPENSES			
Administration (Schedule 1)	1,997,000	1,649,636	1,682,071
Enterprise (Schedule 2)	355,450	452,451	781,543
Corporate (Schedule 3)	505,050	486,274	229,223
Loss on disposal of tangible capital assets	-	-	7,104
	2,857,500	2,588,361	2,699,941
EXCESS OF REVENUE OVER EXPENSES, BEFORE OTHER REVENUE (EXPENSES)	-	164,449	649,694
OTHER REVENUE (EXPENSES)			
Government of Canada recovery (Note 7)	-	-	191,505
Other expenses	-	(37,062)	(28,614)
	-	(37,062)	162,891
EXCESS OF REVENUE OVER EXPENSES	-	127,387	812,585
ACCUMULATED SURPLUS (DEFICIT), BEGINNING OF YEAR	-	794,421	(18,164)
ACCUMULATED SURPLUS, END OF YEAR	-	921,808	794,421

April 25, 2026

Re: Support for EX REAL-Brandt Proposal

Dear Mayor and City Councillors,

I am writing to express my support for the proposed transaction involving Brandt, the City of Regina, and REAL, as outlined in the report before Executive Committee.

Regina deserves well-maintained, modern facilities that reflect the pride people have in this city. For many years, the need for reinvestment at the REAL District has been clear, but no practical path forward has emerged that avoids placing additional strain on taxpayers. This proposal represents a key point in time where a local private business has stepped forward, willing to invest significant private capital and take on long-term risk so these community assets can be renewed and sustained for the future of Regina.

This proposal offers a responsible and forward-looking solution to the long-standing challenges facing the REAL District. Many of the facilities on the site are more than 40 years old and require significant investment. City Administration has stated there are no current capital plans to address this infrastructure deficit, and maintaining the status quo would continue to place a substantial financial burden on taxpayers.

This proposal shifts that risk away from taxpayers and onto the private sector. Brandt is committing to significant private investment, while also assuming ongoing maintenance, capital, and financial risk. If venues or events underperform, the taxpayer is no longer responsible for covering deficits. In my view, this represents public benefit without public risk.

I am also encouraged that community access remains a clear priority. The proposal ensures that the REAL District will continue to host recreational, community, cultural, sporting, entertainment, convention, and agri-business events. Private ownership does not eliminate community use. Rather it strengthens accountability, improves stewardship, and enables more events and better experiences for residents.

Beyond the financial and operational benefits, Brandt's long-term commitment to Regina gives me confidence in this proposal. Through investments in our local sports teams like the Regina Pats and Regina Red Sox, Queen City Distillers, sponsorship of facility improvements for REAL and community initiatives, Brandt has demonstrated that its investments are rooted in Regina and focused on enhancing quality of life, economic vibrancy, and civic pride.

I recognize that Council must weigh many considerations in reviewing this proposal. From my standpoint, this proposal represents a pragmatic, community-focused solution that addresses infrastructure challenges, reduces the burden on the taxpayer and positions Regina to compete more effectively as an event and entertainment destination.

Thank you for your time and your consideration of this matter.

Sincerely,

Karl Fix
Regina Resident

Good afternoon Mayor and Members of Executive Committee,

Thank you for the opportunity to present today. My name is Terina Nelson, and I am here to express my strong support for the REAL–Brandt proposal currently before you. From a business and financial perspective, this proposal represents a necessary and strategic shift in how the REAL District is funded, operated, and sustained over the long term. The current model is not financially sustainable. The City remains fully responsible for operating deficits, capital maintenance, and long-term infrastructure replacement. As outlined in the report, continuing under the status quo is projected to require approximately \$97 million in taxpayer investment over the next five years. By comparison, the proposed transaction reduces that exposure to approximately \$18 million over the same period. That is a material and measurable improvement in fiscal outcomes. This proposal fundamentally changes the City’s risk profile. It transitions responsibility for operations, capital investment, and performance from the public sector to a private operator with the financial capacity and operational expertise to manage these assets effectively. Brandt is committing not only to acquire and operate key facilities, but also to invest a minimum of \$15 million in capital improvements within the first two years, with ongoing responsibility for maintenance and upgrades thereafter. Equally important, the City retains ownership of core community and sport infrastructure, ensuring continued access and alignment with public priorities. This is not a divestment of public purpose — it is a reallocation of operational responsibility. From an asset management standpoint, this proposal addresses a significant and growing infrastructure gap. Many of the facilities in question are decades old and require substantial reinvestment, with no identified funding source under the current model. Deferring these costs further only increases long-term liabilities. This transaction allows the City to stabilize that position by transferring deferred maintenance obligations and future capital risk to the private sector, while preserving the site’s core function as a hub for events, tourism, and community activity. There are also clear economic and operational advantages. Under a unified private operator, there is greater opportunity to:

- Increase event frequency and utilization
- Improve operational efficiency
- Enhance customer experience
- Drive incremental economic activity

The report indicates that increased event days directly correlate with higher economic impact, local employment, and business activity within the city. From a governance standpoint, the structure of this agreement includes ongoing operating arrangements, shared access provisions, and long-term use requirements that ensure the campus continues to serve its intended public and community functions. This provides a balanced model — combining private sector efficiency with public sector oversight and accountability. It is also important to recognize that this is a locally driven solution. Brandt has an established presence in Regina, existing investments in the REAL

District, and a demonstrated ability to operate large-scale facilities and events. That local alignment reduces execution risk and strengthens long-term accountability. In evaluating this proposal, the key question is not whether change is required — it clearly is. The question is whether this is a viable, structured, and responsible path forward. Based on the financial analysis, risk transfer, capital commitment, and operational model outlined in the report, this proposal meets that threshold. It delivers: Reduced taxpayer exposure Transfer of long-term financial risk Immediate and ongoing private investment Continued public access and use And improved economic potential for the city In my view, this is a disciplined and pragmatic decision that aligns with both fiscal responsibility and long-term city-building objectives. I encourage Executive Committee and Council to support the recommendation and advance this proposal. Thank you for your time and consideration.

Hello City of Regina administration, Clerk's office, Council, and Mayor! I would like to request time to speak at Executive Committee on Wednesday in regards to the proposed sale of REAL property to Shaun Semple through the auspices of Brandt Properties Ltd.

My appearance at Exec will focus on areas where I'm concerned information about or explanation of certain deal points is lacking, particularly areas where the underlying costs or lost/deferred revenues is not spelled out. I will not speak at length about each of the questions that follow in this document, but I would like them on the record in the hope they can be addressed either through the meeting or, by the grace of an understanding and magnanimous Councillor or Admin angel, in writing. If they are not shared with me or the general public, I hope Councillors at least get them, if they don't already have them.

For the context of Council members to whom I am not acquainted, my interests are my own. I was a news reporter with 980 CJME for ten years before working in the Mayor's Office at City Hall for seven. I have been unable to shake my perverse interest in city business since then and remain an avid Council viewer. I have no political affiliation or ideological interest; I consider myself a logical person who is largely able to divorce himself from the fits of pique often tied to modern political discourse. But I have always felt municipal government deserves more attention as it has the biggest impact on our daily lives, but most people only pay attention when taxes go up or something goes wrong. So I pay attention.

I am not a real estate expert, I'm bad at math, and I'm not great with money, so if any of these ideas or suggestions are dumb, I can only blame my general ignorance.

Here we go with questions. My prepared statement follows afterwards.

1. The valuation of the sale buildings is based on the cost to return them to like-new condition. It seems unlikely that either Brandt or the city would ever do that, and I don't think taxpayers would expect that anyway. Does that not call into question the structure of the valuation of the properties? One would expect more frequently used buildings would be prioritized and others would be mothballed and eventually demolished, regardless of who owns them.
2. According to the "Operating Cost Adjustment" clause, the City must pay Brandt \$9 mil in operating costs over the next two years for the properties it's selling. Why? If this multi-billion dollar group of companies wants the benefit of those buildings, why should taxpayers have to help pay for the costs? Councillor Froh suggested it's because events are already on the books; sure, there are costs to those, but wouldn't Brandt be taking in revenue from them as well? Or are those revenues earmarked for REAL/the City?

3. Similarly, why would the lease rate on the ITC be only one dollar? This is a 50 year (at least) deal on a property that will be crucial to Brandt effectively using the full campus for large events. How is it in the City's interest to essentially give that away?
4. Further, why are we paying Brandt \$550,000 a year for a "fixed capital maintenance reserve fee" for that ITC lease? How does that make financial sense when we're also leasing them that space for just a dollar?
5. Why is that allegedly "fixed" maintenance fee not actually fixed? The document notes that the amount will increase 2% (or higher, if CPI is larger than 2%) each year, which is a weird way to describe a fixed fee. By my math, that means in the 50th year of the lease we'll be paying over \$1.3 million a year for maintenance and a total of over \$28 million during that time. Does the City spend that much on maintenance of any of its facilities? That's \$5 million more than the entire 2025 allocation for direct expenses in the Facilities Operating Budget. Is that reasonable? What is the plan to maintain the City's other retained expenses? Surely those amounts would be even more, but we have no comparison or contrast to know if that's a reasonable amount for the ITC.
6. If that escalator is built into this maintenance fee, what mechanisms will be put in place to make sure Brandt puts all of that money into the ITC?
7. Why is that fixed maintenance fee subject to the vacillations of the Consumer Price Index? The Administration has talked for literal decades about how the CPI is not relevant to municipal business, that the goods and services the city buys are different. Why is it suddenly a relevant metric here?
8. The City would be responsible for paying severance to non-unionized REAL employees for two years after the sale. If Brandt owns or operates the majority of the campus and has a remit to attract and execute community events, it seems unlikely REAL will continue to exist into the future. What is the forecast for severance costs should that happen during this window of time?
9. Brandt seems to get final say on how the property is subdivided. Is that typical when the City sells land to developers?
10. The City would have to pay costs for subdivision of the sale lands and any costs associated with changes to the OCP and zoning bylaw. Is this typical when the city sells land to developers? If not, why are we circumventing that norm? How much could these items cost?
11. Brandt would get access to the stadium for two events a year, for which they retain all food and beverage revenue. The deal seems to suggest the City will have to provide whatever services are required, including police, transportation plan management, fire, and bylaw enforcement. The wording is unclear whether it can charge Brandt a market rate for these services or if the City must provide them at no cost. Can you provide clarity? Are these costs typically waived for other stadium events? If not, why would we abandon that norm here? What would these costs typically be?

12. The deal seems to suggest Brandt can require the City to pay up to \$2 million for a new entrance/exit to the property from Saskatchewan Drive. Given such a route would have to cross train tracks in some way, have there been traffic studies looking at the viability of this kind of access? Would one be required before construction is done?
13. Since these lands have typically not been subject to property tax payments, how will the property tax rate be calculated? Will the seemingly-unique model used to calculate the value of the sale buildings influence that calculation?
14. Why would the City agree to exempt Brandt-owned buildings from property taxes for five years?
15. If that exemption is not continued after five years, why would the City provide an “operating grant” to Brandt that is equal to nearly all of the property tax it would have to pay? How can the Administration justify such a scheme when the City has constantly used the rationale that major developments (Costco comes most recently to mind, but there have been plenty over the years) are necessary because they generate more development and more property tax revenue? If this commercial entity is buying these lands for, presumably, future profit, why should taxpayers be okay with paying them back the one consistent source of revenue they are being asked to provide?
16. The deal says if we pay that grant to Brandt, that third parties that buy or lease property on the site won’t be eligible for that grant. Would such third parties still pay property taxes to the City, even if their interest lies within a Brandt-owned parcel that is exempt?
17. If the City/REAL plans to charge Brandt market rates to access City-owned facilities, why would it waive that rate during Agribition and the 2027 Grey Cup? That seems like the most potentially lucrative time. Also, the City’s plan to pay back the outstanding stadium loans relies significantly on the ticket surcharge for Riders games, both regular season and playoff; Grey Cup comes here rarely, so how can the city justify not capturing all the revenue possible around the Grey Cup to help make those payments?
18. Why is the City foregoing potential revenue by giving Brandt naming rights for the REAL district? Brandt agrees elsewhere in the document to split naming and sponsorship rights that are sold on City-retained facilities, so why not naming rights for the district?
19. Why is Brandt provided access to Confederation Park any time the space isn’t booked at no cost? It’s become a popular space for activation, it seems foolish to forego all potential revenue for this indefinitely.
20. The agreement notes that Brandt must make the facility available to community organizations and events, but that it will do so at an undefined “commercial rate.” Will the City have any input or influence on what that rate will be? Will there be any provision or allowance for non-profits or other non-commercial groups to get a reduced rate?

21. The City would be prohibited from imposing any fee/surcharge/tax/levy on tickets to Brandt events or services, unless that fee applies to “comparable tickets or services offered by other parties and properties elsewhere within the City.” Are there even other properties comparable to Brandt in the City (I don’t think there are)? If not, would the City be able to apply the Amusement Tax on Brandt events if it chose?
22. The City and REAL will be required to immediately help relocate tenants from the Canada Centre Building so Brandt can use it to start construction on the distillery property. Will there be costs associated with that?
23. I’m not financially smart but the document states the city must “subordinate or postpone its interest” in favour of “any bona fide institutional lender providing financing to Brandt.” I have no idea what that means, but it feels like it’s generally a bad thing when the interests of taxpayers are subordinated to a private sector organization! Can we get more detail on what exactly this means?
24. The report says Brandt will increase the number of events and training for staff to enhance visitor experiences. Will there be performance standards or mechanisms in place to make sure things like this happen?
25. The report notes that Brandt would have no requirement to have Indigenous impact or Inclusion, Diversity, Equity, and Accessibility policies in place. Much has been made by REAL in the past about how the campus is a major employer for the North Central neighbourhood, which has a large Indigenous population. Would it not be in the City’s interest to require some kind of commitment to providing jobs to neighbourhood residents beyond pledging to take on the contracts for unionized workers?
26. Brandt would be required to invest a minimum of \$15 million into the “purchased assets.” That’s being presented by Administration and the media as a guarantee that improvements will be made to the buildings, but since they’re taking on parking space as well, would parking lot investments count towards that requirement?
27. Brandt commits to providing a not yet determined number of parking stalls for City use at Riders games and community events at the stadium and ITC. For what use are these spaces intended?
28. The City is keeping the facilities for soccer and hockey, but what about the net sports that take place in the west buildings? Will there be any protections for groups using those facilities, or will Brandt be able to increase what they charge and price those folks out of the space?
29. Why is this being presented as a binary choice for Council? From a hypothetical standpoint, instead of selling off taxpayer-owned land of considerable value, could we not retain REAL and partner with Brandt or another property developer to do some of what Brandt plans to do? Or investigate other options that don’t rely on selling off property?
30. The most pressing concern for me is the document’s acknowledgement that the biggest risk is Brandt just may not do what they’re promising. Given Semple’s

history of past disagreements with REAL over his lease of the Brandt Centre, his continued pursuit of a baseball stadium in the downtown despite the Catalyst Committee findings and the general public's disdain for the idea, and the debacle in Wascana Park with the CNIB building, what assurances does the City have that this partnership will be solid, reliable, and mutually beneficial? How much confidence do Councillors and the Mayor have in this partnership (or even this deal) when his track record concerning public lands and spaces appears to be the dogged pursuit of exactly what he wants with no quarter given?

31. The deal suggests in a couple of instances that if things don't go as planned, the City can buy back the properties. Would the same negative valuation matrix be used in that instance?
32. The majority of these questions centre on areas where Brandt is being given relief from payments/obligations, or they benefit from mechanisms that see the City pay costs that one might expect would either be shared or borne by the buyer in different circumstances. Has the City pursued any kind of mechanisms to ensure the positive impacts being promised are actually delivered? For example, instead of providing these beneficial conditions up front, why not pursue incentives instead? You could reduce Brandt's property tax payments incrementally over time if they deliver those benefits, for example. Or provide reduced rates for stadium services when they use it. In its present form, it seems like the benefits are largely one-sided.
33. Why is the timetable for this deal so accelerated? After the technical briefing on Friday, Councillors seemed to be scrambling to put out social media posts about it. Despite the discussions beginning in November, Councillor Froh stated that he "only recently received the terms." Multiple Councillors' posts noted that they wouldn't have the time and capacity to respond to questions and comments, and Councillor Tsiklis relied on an AI-generated comparison of how other cities operate similar districts to provide content to his constituents. Some Councillors are attempting to hold town halls to gauge residents' opinions. Why not provide more time for this to happen?

STATEMENT

Good afternoon, Mayor, Council, Acting City Manager Nicol, and esteemed Administration. My name is Patrick Book, I am a former City Hall news reporter, a former City employee in the Mayor's Office, and an avid Council watcher. I am not a political partisan, I'm just a taxpayer who just wants to understand this deal.

I have submitted nearly three dozen questions I feel need clarification. Much of my concern is about what seems to be overly generous terms agreed to by the City that add up to a LOT over time.

Most of the deal points seem to be aimed at protecting Brandt from having to pay what any other property owner would be expected to. They want property taxes exempted; if they have to pay them, they want the city to essentially refund nearly the entire amount in a “grant.” How can such a quid pro quo for a multi-billion dollar company be justified when every other property owner’s tax bills continue to rise?

It makes even less sense when the city is also agreeing to:

- Pay \$9 million in the two years after the sale for operating costs,
- Pay another \$500,000 every year for operating costs;
- Never charge Brandt for the use of Confederation Park,
- Not charge for City services during stadium events run by Brandt,
- Not charge for the costs of subdividing the land and changing the OCP and zoning bylaw,
- Not charge for Brandt’s access to the stadium during Agribitions and the 2027 Grey Cup,
- Not charge any extra taxes or surcharges on Brandt event tickets,
- Give Brandt naming rights for the entire district and any revenue that generates,
- Lease the ITC to Brandt for at least 50 years for only a dollar a year, while also paying more than half a million dollars (plus at least two per cent for maintenance), every year,
- Pay up to \$2 million for a new entrance to the campus from Saskatchewan Drive,
- Potentially pay severance for 50 out of scope REAL employees when REAL is inevitably shuttered.

What does the city get? Some dedicated parking spaces during stadium and ITC events, the promise that a company spun off from an agricultural manufacturer can attract more and better events than REAL, occasional revenue when Brandt uses City facilities, and a promise that Brandt won’t charge for parking during certain events.

The one major benefit is the off-loading of the city’s theoretical obligation to invest in the properties by selling them. I say “theoretical” because the valuation assumes the cost to bring all properties back to “like new” status. But I don’t think anyone expects a private owner to achieve that. Look at the downtown, where ultra-rich property owners have a track record of neglecting historical properties until circumstance or strange fate requires them to be destroyed. Why would we expect anything different here? Brandt wants to make money, so it would make sense to invest heavily in a couple of buildings and tear down others to replace them with new and more valuable one. **HOWEVER:** I also think most people would be fine if

the City did the same thing in order to ease its financial burden. Do we need a private partner to do that?

The binary choice presented here doesn't make sense to me. It posits we either sell, or keep the status quo in place. But nobody wants to keep the status quo in place! The Administration has been saying since at least COVID that the current REAL structure doesn't work. So why aren't we looking at other options? Why is selling off valuable public land the only road ahead?

Mr. Semple's history with public lands adds a layer of concern. I recall the Leader Post's coverage of his Brandt Centre lease disagreements with REAL after his family bought the Pats. And his continuing efforts to get a downtown baseball stadium, even though the idea was soundly rejected by your Catalyst Committee and voters in the last election. And his attempt to literally bulldoze his way into developing a building in Wascana Park. Even if selling off these properties is the right decision, is that the track record we want in a partner?

Finally, why is this being advanced so quickly? This is brand new to voters - and apparently Councilors. Councillor Froh posted on Friday he only recently saw the details. This is an enormous existential question about a sector the City has been a part of for more than 100 years. If the City feels this is the best way forward, why aren't we taking the time to help people understand it? If you want public buy-in on this you need to recognize that it feels to some like a pushy salesman at a car dealership insisting that we're getting a great deal...but only if we sign the papers today. Is anyone ever confident in a deal when that kind of pressure is involved?

I've wanted for years to see Council have these kinds of existential conversations about service provision. We all see the writing on the wall - it is not possible to do everything the City does with the money you have. Selling may be the right decision. But please take your time and consider this deeply. I know the public is very angry right now about the city's debt load and revenue concerns. But if you're going to jump at the first opportunity to erase some theoretical debt, we also want you to make sure the terms are worth it.

Brandt Sports & Entertainment Proposal

Brandt Sports & Entertainment

Vision

To transform the District into a premier destination for entertainment and community by delivering world-class concerts and community events that inspire pride, connection, and economic growth for the City of Regina.

We will achieve this by investing in our people; empowering them through industry-leading training, modern hospitality practices, and innovative systems, to deliver exceptional guest experiences at every touchpoint.

Through strategic investment in cutting-edge facilities and physical assets, and in collaboration with valued partners including the Saskatchewan Roughriders, Canadian Western Agribition, and other community organizations, we will create a vibrant, year-round destination that serves the needs of citizens, visitors, and future generations.

Our vision is to build more than a venue—we are building an experience that reflects the ambition, resilience, and pride of Regina.

Brandt Sports & Entertainment

How will we deliver?

- Develop a world-class organization focused on the guest to create an amazing experience that Regina can be proud of
- Develop a program that delivers events for the District's partners and the greater community on a regular basis
- Deliver hospitality in a world-class way by investing in the people who work there with the latest training and tools for hospitality
- Invest in the physical assets and systems throughout the district
- Hold over 100 events annually (Double today's count and be inline with Saskatoon)
- Partner with all of the community stakeholders to help attract events and create culture within our city. ie: Tourism Regina, Regina Hotel Association, etc.
- Increase the accessibility in the building and flow from the parking lots

Brandt Sports & Entertainment

Investment

- The project allows for substantial renewed infrastructure in the park.
- New Parking lot paving with better access. (Brandt Investment \$4.5 million minimum)
- Upgraded Brandt Centre (Minimum of \$10 million as per agreement)
 - New Exterior
 - New Exterior Digital Signage
 - New Sound System
 - New Digital Power Ring
 - First-in-Canada Digital Dasher Boards
 - Upgraded Interior Look
 - Better Accessibility
 - New Seat Options
 - Upgrades to Building Mechanical and Electrical systems
 - Etc.
- Upgrades to other buildings to tie in a better more consistent architectural treatment (\$5 million minimum Investment in improvements as per agreement)

Note: This summary includes net new items only and does not include deferred maintenance.

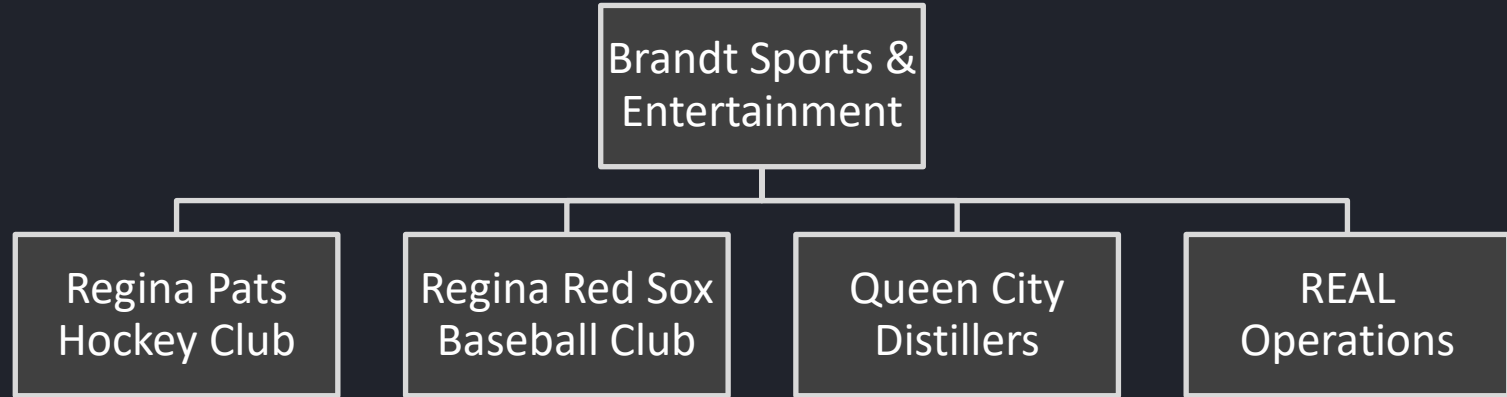
Vision for the District

Investment

- Largest private sector investment in public infrastructure in history at \$113,550,000.
- Brandt assumes ALL future VFA report liabilities & maintenance items
- City financial commitments are capped and Brandt pays overages
- This investment shifts the risk from the taxpayer to Brandt

Item	Estimates	Brandt Cost
Purchase Price as per Agreement		\$ 6,500,000
QCD Landlord Improvements (Previously Committed through REAL Lease not required if land is sold to Brandt)		\$ 1,000,000
Deferred Maintenance (VFA Report)		\$ 73,500,000
Post Closing Investments (Minimum investment by Brandt)		\$ 15,000,000
Parking Lot Replacement (Estimate. Brandt on hook for excess)	\$ 5,000,000	
Less City commitment (Cap on it for City)	\$ 2,500,000	
Net minimum cost to Brandt		\$ 2,500,000
Access Improvements (Estimate. Brandt on the hook for Excess)	\$ 4,500,000	
Less City commitment	\$ 2,000,000	
Net minimum cost to Brandt		\$ 2,500,000
Brandt's Total Cost before Operating losses		\$101,000,000
Operating loss		
Year 1 Estimate based on History	\$ 10,500,000	
Less City Support	\$ 6,000,000	
Year 1 Estimated Net cost to Brandt		\$ 4,500,000
Year 2 Estimate	\$ 10,500,000	
Less City Support	\$ 3,000,000	
Year 2 Estimated net cost to Brandt		\$ 7,500,000
ITC Lease (On Going Yearly)		\$ 550,000
Total Purchase Price		\$113,550,000
Notes:		
Paving and Access costs are capped to the City. Brandt Pays overages		
Losses are estimated and could be higher given not many events booked for 2026 and Booking into 2027 is already at the mid year point.		
Investment by Brandt is a Minimum of \$15 million and could be higher		
Queen City Landlord improvements of \$1 million would not have to be provided by the City if Land is sold to Brandt. This would increase Brandts cost by \$1 million dollars		

Org Chart



Brandt Sports & Entertainment Letters of Support

Letter of Endorsement

TAIT

- Global Leader in live experience and international concert tour production
- Most innovative live event solutions provider in the world
- Produced Tours for world-class talent like:
 - Taylor Swift
 - U2
 - The Rolling Stones
 - Beyoncé
 - Bruce Springsteen
 - Many more...
- Deeply involved in Disney & Universal Theme Parks
- [Website](#)
- [Projects](#)



April 17, 2026

City of Regina Council
Regina, Saskatchewan

Re: Letter of Support – Brandt Sports & Entertainment / Queen City Distillers Project and REAL District Redevelopment

Dear Members of Council,

On behalf of TAIT and our global team of designers, engineers, and experience creators, I am pleased to provide this letter in strong support of Brandt Sports & Entertainment and the leadership of Mr. Shaun Semple in their vision for the Queen City Distillers project and the broader redevelopment of the REAL District.

As one of the founders of TAIT, I have had the privilege of helping build an organization that has become a global leader in the design and delivery of world-class venues, live experiences, and large-scale productions. Our work spans the most iconic stadiums, arenas, and cultural destinations across the world, as well as the largest touring shows and immersive entertainment experiences ever produced. From concept through execution, TAIT specializes in transforming ambitious visions into operationally excellent, economically successful, and globally recognized destinations.

We are proud to confirm that TAIT has formed a strategic alliance with Brandt Sports & Entertainment to support the redevelopment of Queen City Sports and Entertainment assets, including the Queen City Distillers project and the future evolution of the Brandt Centre and REAL District lands.

Our involvement reflects our confidence in both the leadership and the vision behind this initiative.

TAIT USA LLC

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+1 717 626 9571

TAITTOWERS.COM



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From our perspective, the key strengths of this proposal include:

- **Integrated Vision:** A cohesive, master-planned approach to sports, entertainment, hospitality, and mixed-use development.
- **Global Standard Execution:** A commitment to delivering facilities and guest experiences that meet or exceed international benchmarks.
- **Economic Impact:** The ability to generate new revenue streams, increase visitation, and extend the lifecycle and relevance of existing civic assets.
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We have worked with leading cities, developers, and ownership groups around the world, and we can confidently say that successful projects of this scale require both bold leadership and the willingness to think beyond traditional municipal development models. Brandt Sports & Entertainment demonstrates both.

TAIT fully supports Shaun Semple and Brandt Sports & Entertainment in their efforts to build a world-class sports and entertainment platform in Regina. We believe their approach to acquiring and redeveloping the REAL District lands and buildings presents a credible, forward-thinking path to unlocking the long-term value of these assets.

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We are excited to support this vision and stand ready to contribute our expertise to ensure its success.

Sincerely,

James "Winky" Fairorth : TAIT

Chairman Emeritus

C : (717)575-0101

O : (717)626-9571

winky@taittowers.com

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Letter of Endorsement

David Foster Foundation

- Canadian charitable organization focused on supporting families undergoing life-saving organ transplants
- Founded by industry legend, David Foster, in 1986
- [The David Foster Foundation Website](#)
- [Michael Ravenhill \(CEO\)'s Biography](#)



David Foster
Founder & Chairman

Michael Ravenhill
Chief Executive Officer

John Danson
Senior Vice President Fund Development

Julia Hopewell, CPA, CGA
Director of Finance

Aleea Dahinden
Director of Family Relations

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Phone: 250-475-1223
Toll Free: 1-877-777-7675
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Be a
Donor. Save a
Life.

www.davidfosterfoundation.com
Registered Canadian Charity 10700 4210 RR0001
US Federal ID No. 81-0581479

David Foster Foundation

April 17, 2026

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Regina, Saskatchewan

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In my role as Chief Executive Officer, and through more than three decades of experience across tourism, hospitality, entertainment, and large-scale development initiatives, I have had the opportunity to work alongside world-class partners in creating destinations that bring people together and drive meaningful economic and community impact. The David Foster Foundation, through its global network and longstanding association with premier entertainment events and productions, has also been closely aligned with delivering exceptional experiences that resonate both culturally and economically. ([David Foster Foundation](#))

We are pleased to confirm our support for the strategic alignment forming around this initiative, including collaboration between Brandt Sports & Entertainment. This combination of local leadership and international expertise creates a strong foundation for success.

The Queen City Distillers project represents a compelling anchor within a broader vision to transform Regina's REAL District into a vibrant, year-round destination. Developments of this nature, when executed properly, serve as catalysts for tourism, economic growth, and long-term community engagement. They create environments that attract visitors, support local businesses, and elevate a city's national and international profile.

Based on our experience in hospitality, destination development, and event-driven economies, projects like this typically deliver meaningful economic benefits, including increased visitor spending, job creation, and sustained activation of surrounding assets. More importantly, they create a sense of place—something that cannot be replicated and becomes a lasting point of pride for the community.



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From our perspective, the strengths of this initiative are clear:

- **Visionary Leadership:** Shaun Semple and the Brandt organization have demonstrated the capacity to think long-term and execute at scale.
- **Integrated Destination Strategy:** A coordinated approach to sports, entertainment, hospitality, and mixed-use development.
- **Experience-Driven Development:** A focus on creating compelling, memorable environments that attract both residents and visitors.
- **Credible Partnerships:** Alignment with globally recognized firms capable of delivering worldclass outcomes.

We fully support Brandt Sports & Entertainment as they advance plans to build a world-class sports and entertainment business in Regina through the Queen City Distillers project, as well as the redevelopment of the Brandt Centre and the broader REAL District lands (excluding existing field sport facilities).

Regina is presented with a unique opportunity to reimagine and revitalize a key civic asset. With the right leadership, investment, and partnership structure in place, this initiative has the potential to deliver long-term economic value, strengthen the local community, and position the city as a destination for major events and experiences.

We commend Brandt Sports & Entertainment for their vision and commitment, and we are proud to lend our support to this important initiative.

Sincerely,



Mike Ravenhill
Chief Executive Officer
David Foster Foundation

Letter of Endorsement

Cafarelli Concepts

- Visionary builder of the first eleven House of Blues in North America
- Designer behind Chelea Football Stadium's *Under the Bridge*
- Founder of the Rustic Kitchen restaurant franchise
- Produced over 2000 cooking shows
- 4 Emmy Wins (29 Nominations)
- [Website](#)

Powerful Value. **Delivered.**



Cafarelli Concepts

April 17, 2026

City of Regina Council
Regina, Saskatchewan

Re: Letter of Support – Brandt Sports & Entertainment / Queen City Distillers Project and REAL District Redevelopment

Dear Members of Council,

I am pleased to provide this letter in strong support of Brandt Sports & Entertainment and the leadership of Mr. Shaun Semple in their vision for the Queen City Distillers project and the broader redevelopment of the REAL District.

Over the course of my career, I have had the opportunity to design and develop some of the most recognized entertainment, hospitality, and dining concepts in North America, including the first eleven House of Blues across North America and a wide range of destination-based restaurant and live entertainment venues. Through Cafarelli Concepts, our focus has always been on creating environments that are not only visually compelling, but operationally successful—spaces that bring energy, authenticity, and sustained customer engagement.

The opportunity in Regina is exactly the type of project where thoughtful design, strong programming, and the right ownership vision can come together to create something truly Special.

The Queen City Distillers project stands out as a highly compelling anchor within a broader entertainment district strategy. Concepts that blend food, beverage, live entertainment, and cultural storytelling are among the most successful drivers of foot traffic and repeat visitation in today's market. When executed properly, they become destinations in their own right—places people seek out, not just pass through.

In my experience, developments like this play a critical role in activating larger districts. They create energy before and after events, extend dwell time, and significantly enhance the overall guest experience across adjacent venues. When paired with a revitalized arena and a coordinated district plan, the impact is amplified—transforming a site from event-based usage into a vibrant, year-round destination.

From a design and operational perspective, the strengths of this initiative are clear:

- **Authentic, Experience-Driven Concepting:** A focus on creating unique, memorable spaces that resonate with both locals and visitors.
- **Strong Anchor Use:** The Queen City Distillers project has the potential to serve as a central gathering place within the district.
- **Synergy with Sports & Entertainment Venues:** Integration with the Brandt Centre and surrounding assets enhance both pre- and post-event activity.
- **Revenue and Economic Activation:** Well-designed hospitality and entertainment venues are proven to increase per-visitor spending, frequency of visits, and overall district vitality.

We fully support Shaun Semple and Brandt Sports & Entertainment as they work to build a world-class sports and entertainment platform in Regina. Their approach to the redevelopment of the REAL District lands and buildings (excluding the existing football stadium and field sport venues) reflects a clear understanding of how modern entertainment districts must function to remain competitive and economically sustainable.

Projects like this require both creative vision and disciplined execution. Based on what I have seen, Brandt Sports & Entertainment brings both—and has assembled the right partnerships to deliver at a high level.

Regina has a meaningful opportunity to create a destination that not only serves its community, but attracts visitors and events from across the region and beyond. With the right design, programming, and leadership in place, this development can become a defining part of the city's future.

I am proud to support this initiative and would welcome the opportunity to contribute further as it moves forward.

Sincerely,



Jim Cafarelli
President
Cafarelli Concepts

Proposal Details

CITY OF REGINA

REPORT TO COUNCIL

Subject:

Brandt Centre Retrofit and REAL District Asset Acquisition Proposal

Date:

April 20, 2026

Prepared By:

Brandt Sports & Entertainment

CITY OF REGINA

REPORT TO COUNCIL

1. PURPOSE

To present the economic, operational, and community rationale for:

The **retrofit and modernization of the Brandt Centre**, and

The **acquisition of select REAL District assets by Brandt Sports & Entertainment (BSE)**

...to improve event attraction, eliminate deferred maintenance liabilities (and associated taxpayer burden), and enhance long-term economic and social outcomes for the city of Regina.

CITY OF REGINA

REPORT TO COUNCIL

2. BACKGROUND

The Brandt Centre is a core component of the REAL District and serves as Regina's primary mid-sized indoor event venue.

Current challenges include:

Aging infrastructure requiring modernization

\$73.5 million in deferred maintenance across REAL assets as identified in the VFA report

Event volumes significantly below comparable markets (Approximately 50-70% below Similar Western Canadian Averages)

Fragmented governance limiting performance and reinvestment

CITY OF REGINA

REPORT TO COUNCIL

3. CONSTRUCTION & CAPITAL INVESTMENT PROPOSAL

The proposed investments include:

Project	Investment
Site Repaving & New access	\$8.5M+
Brandt Centre Retrofit	\$10M+
Queen City Distillers Project	\$30M+
Other Buildings	\$5M+
Total	~\$53.5M+

Note: This summary includes net new items only and does not include deferred maintenance.

CITY OF REGINA

REPORT TO COUNCIL

4. Construction Economic Impact

Using standard Canadian construction multipliers:

Direct & Indirect Impact:

- \$80M–\$100M total economic activity generated

CITY OF REGINA

REPORT TO COUNCIL

5. KEY ISSUES

5.1 Facility Limitations

- Aging infrastructure
- Limited premium revenue opportunities
- Outdated event capabilities

5.2 Fragmented Governance

- Multiple stakeholders
- No single accountable operator
- Inefficient revenue capture

5.3 Competitive Disadvantage

- Regina often bypassed in major tour routing
- Loss of national and regional events

CITY OF REGINA

REPORT TO COUNCIL

6. PROPOSED SOLUTION

6.1 Brandt Centre Retrofit Priorities:

- Accessibility improvements
- New exterior design for campus
- Renewed interior design
- Digital boards and signage
- Sound and acoustics upgrades
- Premium seating enhancements
- Food & beverage modernization
- Team and athlete facilities
- New landscaping
- New event podiums on east side
- New entrances on southeast & southwest corners
- Integration with Queen City Distillers

Note: This summary includes net new items only and does not include deferred maintenance

CITY OF REGINA

REPORT TO COUNCIL

7. RATIONALE FOR BSE OWNERSHIP MODEL

- Reduced reliance on public funding
- Single point of accountability
- Integrated revenue model (Food & Beverage, Ticket Value Packs & Promotions, etc.)
- Improved promoter relationships
- Year-round activation of the District

CITY OF REGINA

REPORT TO COUNCIL

8. STRATEGIC TIMING – GREY CUP

- National exposure opportunity
- Fixed delivery timeline
- Ability to reposition Regina as a major event destination

CITY OF REGINA

REPORT TO COUNCIL

9. COMMUNITY & CITIZEN IMPACT

9.1 Increased Access to Events

- Increasing number of events to 90–120 annually
- More concerts, family events, and community programming

9.2 Civic Pride & Identity. A renewed District:

- Becomes a destination point for residents and visitors
- Reflects Regina as a modern, growing city
- Enhances community pride and engagement

CITY OF REGINA

REPORT TO COUNCIL

9.3 Quality of Life

Residents benefit from:

- More entertainment options locally
- Reduced need to travel to other cities
- Enhanced public spaces and amenities

Intangible but critical outcome:

A revitalized district strengthens Regina's identity as a place to live, work, and visit.

CITY OF REGINA

REPORT TO COUNCIL

10. EXPECTED OUTCOMES – Annually

Type	Projected
Events	90–120
Concerts	25–40

CITY OF REGINA

REPORT TO COUNCIL

CONCLUSION

This proposal represents a transformational opportunity for Regina.

It:

- Addresses critical infrastructure needs
- Unlocks significant economic growth
- Strengthens local businesses and employment
- Enhances civic pride and quality of life
- Brandt's Estimated Investment is \$113,550,000 making it one of the largest investments in public infrastructure in Saskatchewan's history
- **Shifts Risk from Taxpayer to Brandt forever.**

Most importantly, it positions Regina to compete, attract, and grow in a rapidly evolving entertainment and event landscape.

Renovation Concepts For the Brandt Centre



Queen City Sports Center

QUEEN CITY

Brandt Sports



New Southeast Entrance



New East Plaza with Extended Box office, new Entrance



New East Plaza



An aerial architectural rendering of a large parking lot and a building. The parking lot is filled with cars, and the building has a prominent black roof and a sign that reads "Brandt Center". The parking spaces are angled, and there are white arrows pointing towards the building. The building has a modern design with a mix of grey and white walls. There are some green plants and a small area with people near the building entrance.

**New Angled Parking to
allow better entry and exit**

New Southwest Entrance New





New Southwest Entrance

**New Right in and Left out
Entrance On Sask Drive**



**New Right in and Left out
Entrance On Sask Drive**



New Marquees on Sask Drive and Lewvan Entrance



BRANDT CENTRE

EXIT X

EXIT X

ENTER ↓

ENTER ↓

BRANDT CENTRE

FOO FIGHTERS



LIVE IN CONCERT
SEPTEMBER 15, 2026

GET TICKETS NOW!

BRANDTCENTRE.COM



THANK YOU
SEE YOU SOON



QUEEN CITY
— DISTILLERS —

Brandt Centre Digital Enhancements

New LED Power Ring



New LED Rink Boards



Queen City Distillers Renderings



QUEEN CITY

LIVE MUSIC TONIGHT

QUEEN CITY
DISTILLERS

QUEEN CITY DISTILLERS

QUEEN CITY DISTILLERS



QUEEN CITY
LIVE M
TONIC

QUEEN CITY
DISTILLERS

QUEEN CITY
DISTILLERS

QUEEN CITY
DISTILLERS



 **QUEEN CITY**
DISTILLERS

DRIVE THRU - LIQUOR & FOOD PICK UP

LIVE TON
QUEEN CITY



LIVE IN TOWN
QUEEN CITY DISTILLERS

QUEEN CITY DISTILLERS

QUEEN CITY DISTILLERS

QUEEN CITY DISTILLERS

QUEEN CITY DISTILLERS

♿

♿

♿

♿

♿



MAIN ENTRY LOBBY

SPORTS BAR - INTERIOR





RESTAURANT- INTERIOR



**LIVE MUSIC VENUE -
FROM STAGE VIEW**

Thank You.



April 17, 2026

City of Regina Council
Regina, Saskatchewan

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Chairman Emeritus

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- **Visionary Leadership:** Shaun Semple and the Brandt organization have demonstrated the capacity to think long-term and execute at scale.
- **Integrated Destination Strategy:** A coordinated approach to sports, entertainment, hospitality, and mixed-use development.
- **Experience-Driven Development:** A focus on creating compelling, memorable environments that attract both residents and visitors.
- **Credible Partnerships:** Alignment with globally recognized firms capable of delivering worldclass outcomes.

We fully support Brandt Sports & Entertainment as they advance plans to build a world-class sports and entertainment business in Regina through the Queen City Distillers project, as well as the redevelopment of the Brandt Centre and the broader REAL District lands (excluding existing field sport facilities).

Regina is presented with a unique opportunity to reimagine and revitalize a key civic asset. With the right leadership, investment, and partnership structure in place, this initiative has the potential to deliver long-term economic value, strengthen the local community, and position the city as a destination for major events and experiences.

We commend Brandt Sports & Entertainment for their vision and commitment, and we are proud to lend our support to this important initiative.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Ravenhill". The signature is fluid and cursive, with a large initial "M" and "R".

Mike Ravenhill
Chief Executive Officer
David Foster Foundation



Cafarelli Concepts

April 17, 2026

City of Regina Council
Regina, Saskatchewan

**Re: Letter of Support – Brandt Sports & Entertainment / Queen City Distillers Project
and
REAL District Redevelopment**

Dear Members of Council,

I am pleased to provide this letter in strong support of Brandt Sports & Entertainment and the leadership of Mr. Shaun Semple in their vision for the Queen City Distillers project and the broader redevelopment of the REAL District.

Over the course of my career, I have had the opportunity to design and develop some of the most recognized entertainment, hospitality, and dining concepts in North America, including the first eleven House of Blues across North America and a wide range of destination-based restaurant and live entertainment venues. Through Cafarelli Concepts, our focus has always been on creating environments that are not only visually compelling, but operationally successful—spaces that bring energy, authenticity, and sustained customer engagement.

The opportunity in Regina is exactly the type of project where thoughtful design, strong programming, and the right ownership vision can come together to create something truly Special.

The Queen City Distillers project stands out as a highly compelling anchor within a broader entertainment district strategy. Concepts that blend food, beverage, live entertainment, and cultural storytelling are among the most successful drivers of foot traffic and repeat visitation in today's market. When executed properly, they become destinations in their own right—places people seek out, not just pass through.

In my experience, developments like this play a critical role in activating larger districts. They create energy before and after events, extend dwell time, and significantly enhance the overall guest experience across adjacent venues. When paired with a revitalized arena and a coordinated district plan, the impact is amplified—transforming a site from event-based usage into a vibrant, year-round destination.

From a design and operational perspective, the strengths of this initiative are clear:

- **Authentic, Experience-Driven Concepting:** A focus on creating unique, memorable spaces that resonate with both locals and visitors.
- **Strong Anchor Use:** The Queen City Distillers project has the potential to serve as a central gathering place within the district.
- **Synergy with Sports & Entertainment Venues:** Integration with the Brandt Centre and surrounding assets enhance both pre- and post-event activity.
- **Revenue and Economic Activation:** Well-designed hospitality and entertainment venues are proven to increase per-visitor spending, frequency of visits, and overall district vitality.

We fully support Shaun Semple and Brandt Sports & Entertainment as they work to build a world-class sports and entertainment platform in Regina. Their approach to the redevelopment of the REAL District lands and buildings (excluding the existing football stadium and field sport venues) reflects a clear understanding of how modern entertainment districts must function to remain competitive and economically sustainable.

Projects like this require both creative vision and disciplined execution. Based on what I have seen, Brandt Sports & Entertainment brings both—and has assembled the right partnerships to deliver at a high level.

Regina has a meaningful opportunity to create a destination that not only serves its community, but attracts visitors and events from across the region and beyond. With the right design, programming, and leadership in place, this development can become a defining part of the city's future.

I am proud to support this initiative and would welcome the opportunity to contribute further as it moves forward.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jim Cafarelli". The signature is fluid and cursive, with a large loop at the beginning and a distinct end.

Jim Cafarelli
President
Cafarelli Concepts

EX26-44

Why is the city rushing this through public consultation so quick? This deal stinks, and perhaps the councillors who are for this can only hold their noses so long before they pass out. We will be paying Brandt for the privilege of owing what used to be public land. 6.4 million is a pittance against what it will cost us in the long term. Reject this "deal"!

Submitted by: Andrew Reist

April 27, 2026

Re: Support for EX REAL-Brandt Proposal

Dear Mayor and City Councillors,

On behalf of Deveraux Group of Companies, I am writing to express our support for the proposed transaction involving Brandt, the City of Regina, and REAL, as outlined in the report before Executive Committee.

As a company that has invested significantly in Regina through residential and commercial development, we understand the importance of modern, well-maintained community infrastructure in attracting people, businesses, and long-term investment. Regina deserves facilities that reflect the pride residents have in this city and support continued growth. For many years, the need for reinvestment at the REAL District has been clear, yet no practical path forward has emerged that avoids placing additional strain on taxpayers. This proposal represents an important opportunity for a local private business to step forward with meaningful capital investment and assume long-term risk to renew these important community assets.

This proposal offers a responsible and forward-looking solution to the long-standing challenges facing the REAL District. Many of the facilities on the site are aging and require substantial upgrades. With no current public capital plan to address these needs, maintaining the status quo would continue to create financial pressure for taxpayers and limit the site's long-term potential.

Importantly, this proposal transfers significant financial and operational risk from the public sector to the private sector. Brandt is prepared to invest private capital while assuming responsibility for future maintenance, capital renewal, and operating performance. If facilities or events underperform, the burden would no longer fall to taxpayers. That is a meaningful public benefit.

We are also encouraged that community access remains central to the proposal. The REAL District would continue to host recreational, cultural, sporting, entertainment, convention, and agri-business events that serve residents and visitors alike. Strong private stewardship can coexist with strong public access, while creating better experiences and greater accountability.

From a broader economic development perspective, investments of this scale send a positive message about confidence in Regina's future. Successful cities require partnerships between public and private sectors, and proposals that unlock underperforming assets can help drive tourism, employment, housing demand, and business attraction.

Brandt's demonstrated long-term commitment to Regina gives further confidence that this investment would be rooted locally and focused on lasting community benefit.

We recognize that Council must carefully weigh all considerations before making its decision. From our perspective as a Regina developer committed to the city's continued growth, this proposal represents a pragmatic and community-focused solution that addresses infrastructure challenges, reduces taxpayer burden, and strengthens Regina's competitiveness as an event and entertainment destination.

Thank you for your time and consideration of this matter.

Sincerely,

Denis Jones, President & CEO

Deveraux Group of Companies

Victoria | Calgary | Edmonton | Regina | Winnipeg

2102 E Turvey Road, Regina, Saskatchewan, S4N 2G7

Tel: 306.522.5556 | Cell: 306 596-9034

djones@deveraux.ca | deveraux.ca



DEVERAUX
GROUP OF COMPANIES



Platinum
member

Mayor and City Councilors,
City of Regina

April 27, 2026

Dear Mayor and City Councillors,

I am writing in support of the proposed transaction involving Brandt, REAL, and the City of Regina as proposed in the report before the Executive Committee of the City of Regina.

The REAL district should and could be a flagship for the City of Regina. The ongoing management and infrastructure investments to achieve that outcome have been a challenge for the City and REAL without considerable additional investment by taxpayers. This proposal represents a very attractive opportunity to see private investment and management step up to deal with the capital investment deficit and take on the long-term risk to revitalize and reimagine this area for the long-term benefit of the community.

The capital investment deficit has existed for quite some period of time and continues to grow with no near term or long-term palatable solution that would not involve massive investment by the City at a time where the City also faces enormous spending pressures elsewhere. The added investment would be challenging for the tax base that has already seen significant increases and is facing further significant increases.

Brandt, and the Semple family have demonstrated an enormous commitment to Regina both as a result of continuing to grow their core businesses in Regina with their growing employee count and very material spinoff impacts on economic growth in the region and through their ownership of the Regina Pats, Red Sox, and other investments.

These types of complicated investment intensive opportunities are hard to come by and solve a lot of significant challenges for the City and I would therefore encourage City Council to approve the proposal given the material benefit that will accrue to the community

Sincerely,



Robert Vanderhoof
President and Chief Investment Officer
Forthlane Partners

To Mayor and Members of Council,

I am submitting this letter as a delegate in opposition to the proposed sale of the REAL District buildings and related city assets to Brandt Group of Companies, led by Shaun Semple.

I believe this proposal conflicts with the values the City of Regina has repeatedly stated it wants to prioritize: community, public benefit, transparency, and responsible stewardship of civic assets. The REAL District has historically been a community-focused public space operated through a not-for-profit model intended to serve residents, visitors, events, and economic development—not to maximize private profit.

Transferring control of these public assets to a private corporation risks permanently changing that mission.

Under private ownership, decisions are likely to be driven primarily by financial return rather than public access, affordability, and community benefit. Residents are understandably concerned that fees will increase, public influence will diminish, and the district will be operated in the interests of a private owner rather than the people of Regina.

I am also concerned about the employees who currently make REAL function. Managers, operators, and staff who care deeply about the organization have worked hard to stabilize operations and improve performance. If this sale proceeds:

- * What guarantees exist that skilled employees will remain?
- * What happens if workplace culture changes and turnover increases?
- * How would service delivery and event operations be affected if experienced staff leave?

These are not minor concerns—they directly affect the future success of the district.

There are also troubling discrepancies in the land and asset report attached to the term agreement. For example, Stockman's appears to be listed as built in 1988, when it was actually built in 1998. My understanding is that repairs and improvements have also occurred over time. If basic factual details are incorrect, Council should be asking what other information may be incomplete, outdated, or inaccurate.

Council should not move forward without a full independent review of:

- * asset valuations
- * building conditions
- * maintenance histories
- * financial assumptions
- * disclosure accuracy

Just as concerning is the speed of this process. Why the rush?

To many residents, it appears that this decision may already be made before meaningful public input has occurred. Major decisions involving public assets deserve patience, transparency, open debate, and public confidence—not a rushed process that feels predetermined.

There are also concerns regarding labour practices and organizational culture. Public discussion has raised questions regarding staff turnover, treatment of workers, and labour relations connected to companies under Mr. Semple's leadership. If REAL employees are expected to transition into a new ownership structure, Council should require clear protections for workers, retention plans, and commitments to fair labour standards.

In addition, there are legitimate questions regarding governance and possible conflicts of interest. If senior city administration or individuals involved in this process have employment, business, or personal relationships tied to interested parties or related entities such as Queen City Distillery, those relationships should be fully disclosed and independently reviewed. Even the appearance of insider access or backroom dealings damages public trust.

Before selling major public assets, Council should also ask whether better alternatives exist.

Instead of focusing on a short-term cash solution, why not first review:

- * executive compensation
- * administrative spending
- * staffing efficiency
- * unnecessary overhead costs
- * other recurring expenditures

Residents deserve confidence that all internal cost-saving measures have been seriously considered before public assets are sold.

Likewise, many residents question why other costly capital priorities continue if finances are so strained. If funds are limited, why pursue projects that lack clear public support while claiming the city must sell strategic assets?

There are also more balanced alternatives available, including:

- * creation of a public foundation
- * public-private fundraising partnerships
- * partial ownership structures
- * the City retaining majority ownership and control
- * open tendering to test market interest fairly

Selling the district outright should be the last option, not the first.

There is also concern that the current term agreement may already provide future advantages or preferred access to facilities such as the Canada Centre, limiting other opportunities and reinforcing the perception that this outcome has already been decided.

I respectfully ask Council to answer the following questions:

1. Why has there not been a public tender or open competitive process?
2. Why were alternative governance models not seriously explored?
3. Why was a foundation or fundraising model not pursued first?
4. What happens to public money already invested in initiatives such as MN25?
5. What safeguards will ensure accountability after transfer?
6. Has Council fully considered long-term consequences instead of short-term relief?
7. Why is this process moving so quickly without broad public confidence?
8. What independent conflict-of-interest reviews have been completed?

Many residents feel consultation is being treated as a formality rather than a meaningful opportunity to influence the decision. I sincerely hope that perception is wrong.

This decision carries long-term consequences for Regina's economy, civic independence, and public trust. Concentrating this much influence over public assets in one private

interest risks weakening Council's independence and reducing accountability to residents.

I urge Council to pause this process, correct inaccuracies, disclose all relevant relationships, examine alternatives, protect workers, and put the long-term interests of Regina first.

Please oppose the proposed sale unless it can be clearly and independently demonstrated that it is the best available option for the people of Regina.

Respectfully submitted,
A.M.



April 27, 2026

Re: Support for the EX REAL–Brandt Proposal

Dear Mayor and City Councillors,

I am writing to offer my support for the proposed arrangement involving Brandt, the City of Regina, and REAL, as presented in the report to Executive Committee.

Regina needs facilities that are safe, modern, and capable of serving the community well into the future. The reality is that the REAL District has significant infrastructure needs, and those needs have been known for some time. Yet no workable public funding solution has emerged that avoids adding further pressure on local taxpayers. This proposal offers a meaningful opportunity for a Regina-based private company to invest heavily in these assets and take on the long-term responsibility that comes with ownership and renewal.

To me, this is a sensible approach to a problem that has been left unresolved for too long. Many of the buildings and venues at the REAL District are more than four decades old and require major capital work. Administration has noted that there are no planned public investments to fully address this backlog, which means the city would otherwise remain responsible for a growing and costly challenge.

What stands out about this proposal is that it transfers much of the financial risk away from the public. Brandt is prepared to commit substantial private capital and also carry the ongoing risks tied to maintenance, repair, and operating performance. If revenues fall short, the tax base is not left covering the gap. That is an important safeguard and, in my view, a very reasonable way to protect the public interest.

I also appreciate that the proposal keeps community use at the centre of the plan. The REAL District will continue to support a wide range of activities, including recreation, sports, cultural programming, entertainment, conventions, and agribusiness events. Private ownership does not mean the site stops being a community asset. In fact, it may improve the quality, reliability, and long-term sustainability of the facilities residents depend on.

Brandt's history in Regina also gives me confidence in this proposal. The company has shown a consistent commitment to the city through support for local sports teams, investments in Queen City Distillers, upgrades and sponsorships connected to REAL facilities, and contributions to other community initiatives. That track record suggests this is not just a business transaction, but an investment tied to Regina's future.

I understand Council must weigh this carefully. However, I believe this proposal offers a practical way to address urgent infrastructure needs, reduce financial exposure for taxpayers, and strengthen Regina's ability to host events and attract visitors.

Thank you for your consideration.

Troy Vollhoffer

A handwritten signature in black ink, appearing to read "Troy Vollhoffer", written over a white background.

CEO Country Thunder Music Festivals and Premier Global Production



Capital Corp.

April 27, 2026

Re: Support for Brandt Proposal to Acquire Assets from REAL

Attention: Mayor and City Councillors

I am taking this opportunity to express my support for the proposed transaction involving Brandt, the City of Regina, and REAL, as outlined in the report before Executive Committee.

It is without question, that the residents of our city deserve well-maintained and modern recreational facilities. Balanced against those needs, is the fact that many (if not most) of the taxpayers are reaching or have reached the economic breaking-point given the massive tax property tax increases of the last several years. From 2024 to 2025, the taxes on our house in Regina, increased from \$18,000 to well in excess of \$24,000. While the 2025 tax invoices have yet to be delivered, it is anticipated that there will be a further 10.9% increase (or more) in the current tax year. Regardless of ability to pay, it is impossible for anyone in city hall to argue the reasonableness of that number, or that they are delivering value proportionate to that amount. Council's decision to build a new aquatic center that includes high-cost items beyond that of a basic swimming pool (water-slide, wave pool) and to (attempt) to reliably and cost-effectively heat that pool with GeoThermal, will undoubtedly add to the tax burden of our residents and businesses. Residents and businesses are "voting with their feet" and relocating outside of our city, in response to the wide delta between property taxes inside city limits and those just outside our borders.

My view is that the proposal put forward by Brandt, is a significant step in attenuating the ever-increasing budget demands of City Hall. It is clear that the City of Regina, has an expenditure problem and not a revenue problem. With the Brandt proposal we see a private business, willing to invest significant private capital and take on long-term risk so these community assets can be renewed and sustained for the future of Regina. Both of these are to be commended and embraced.

The facilities in question are both aging and in many cases in a poor state of repair. IF the core services and infrastructure in the City were not in a similar state of disrepair then this proposal may not be as attractive to me as a significant taxpayer. However, as we know, this is not the case. A significant portion of the roads in the city are in dire need of repair or in some cases, replacement. A significant number of sewer lines and water lines are crumbling or leaking. Arterial roads like Arcola need expanding in order to better-accommodate the massive growth in SE Regina in the past 10 years. The list of core budget requirements is too lengthy to fully list. This proposal offers a responsible and forward-looking solution to the long-standing challenges facing the REAL District. Many of the facilities on the site are more than 40 years old and require significant investment. City Administration has

stated there are no current capital plans to address this infrastructure deficit, and maintaining the status quo would continue to place a substantial financial burden on taxpayers.

This proposal shifts that risk away from taxpayers and onto the private sector. Brandt is committing to significant private investment, while also assuming ongoing maintenance, capital, and financial risk. If venues or events underperform, the taxpayer is no longer responsible for covering deficits. In my view, this represents public benefit without public risk.

I am also encouraged that community access remains a clear priority. The proposal ensures that the REAL District will continue to host recreational, community, cultural, sporting, entertainment, convention, and agri-business events. Private ownership does not eliminate community use. Rather it strengthens accountability, improves stewardship, and enables more events and better experiences for residents.

Beyond the financial and operational benefits, Brandt's long-term commitment to Regina gives me confidence in this proposal. Through investments in our local sports teams like the Regina Pats and Regina Red Sox, Queen City Distillers, sponsorship of facility improvements for REAL and community initiatives, Brandt has demonstrated that its investments are rooted in Regina and focused on enhancing quality of life, economic vibrancy, and civic pride.

I recognize that Council must weigh many considerations in reviewing this proposal. From my standpoint, this proposal represents a pragmatic, community-focused solution that addresses infrastructure challenges, reduces the burden on the taxpayer and positions Regina to compete more effectively as an event and entertainment destination.

Respectfully,

LEX CAPITAL CORP.

Per: 

E. Craig Lothian, Pres. & CEO



SASKATCHEWAN ROUGHRIDERS

April 27, 2026

Mayor Chad Bachynski and Members of City Council:

I am writing on behalf of the Saskatchewan Roughriders Football Club regarding the REAL-Brandt proposal, which is going before Executive Committee on Wednesday, April 29, 2026. As one of the major leaseholders at REAL District, continued investment in the property is important to us. On Roughrider game days the REAL District becomes a central gathering place for Rider Nation. Through that lens, we recognize the value that ongoing improvements bring to the overall campus and the experience of those who use it. With the addition of tailgating this season, the areas surrounding Mosaic Stadium will see increased use as fans come together to celebrate. Enhancements to the parking areas would be a particularly welcome improvement in supporting this growing part of the game day experience.

In addition to game day, the Club is proud to be the host of the 2027 Grey Cup, which will bring a large number of events to the City of Regina and to REAL District. In 2022 roughly 210,000 people attended the weeklong festival and championship game, leading to \$19.6 million in visitor spending and nearly \$70 million in economic impact. Continued investments in the REAL District ahead of hosting this special event will create an elevated experience for CFL fans from across the country when they join us for this celebration of Canadian Football next year and reflect positively on the City and its reputation as a community capable of holding some of the Canada's most prominent sporting events.

In this context, one of the Club's key commitments to Rider Nation is to continue enhancing the overall game day experience. We see clear value in long-term improvements such as those outlined in this proposal, not only for our fans, but for all users of the campus. Moving forward, the Club would appreciate the opportunity for engagement as the process continues.

Sincerely,

Craig Reynolds
President and CEO
Saskatchewan Roughrider Football Club



EX26-51

2120 Airport Drive
Saskatoon, SK, S7L 6M6
TF: 1.844.MERIT4U
T: 306-249-4380

April 27, 2026

Re: Support for EX REAL-Brandt Proposal

Dear Mayor and City Councillors,

I am writing to express my support for the proposed transaction involving Brandt, the City of Regina, and REAL, as outlined in the report before Executive Committee.

Regina deserves well-maintained, modern facilities that reflect the pride people have in this city. For many years, the need for reinvestment at the REAL District has been clear, but no practical path forward has emerged that avoids placing additional strain on taxpayers. This proposal represents a key point in time where a locally owned business, headquartered in Regina, has stepped forward, willing to invest significant private capital and take on long-term risk so these community assets can be renewed and sustained for the future of Regina. Supporting local Saskatchewan companies in this way helps strengthen our provincial economy while delivering tangible benefits to residents.

This proposal offers a responsible and forward-looking solution to the long-standing challenges facing the REAL District. Many of the facilities on the site are more than 40 years old and require significant investment. City Administration has stated there are no current capital plans to address this infrastructure deficit, and maintaining the status quo would continue to place a substantial financial burden on taxpayers.

This proposal shifts that risk away from taxpayers and onto the private sector. Brandt is committing to significant private investment, while also assuming ongoing maintenance, capital, and financial risk. If venues or events underperform, the taxpayer is no longer responsible for covering deficits. In my view, this represents public benefit without public risk.

I am also encouraged that community access remains a clear priority. The proposal ensures that the REAL District will continue to host recreational, community, cultural, sporting, entertainment, convention, and agri-business events. Private ownership does not eliminate community use. Rather, it strengthens accountability, improves stewardship, and enables more events and better experiences for residents.

Beyond the financial and operational benefits, Brandt's long-term commitment to Regina gives me confidence in this proposal. Through investments in our local sports teams like the Regina Pats and Regina Red Sox, Queen City Distillers, sponsorship of facility improvements for REAL,



2120 Airport Drive
Saskatoon, SK, S7L 6M6
TF: 1.844.MERIT4U
T: 306-249-4380

and community initiatives, Brandt has demonstrated that its investments are rooted in Regina and focused on enhancing quality of life, economic vibrancy, and civic pride.

I recognize that Council must weigh many considerations in reviewing this proposal. From my standpoint, this proposal represents a pragmatic, community-focused solution that addresses infrastructure challenges, reduces the burden on the taxpayer, and positions Regina to compete more effectively as an event and entertainment destination.

Thank you for your time and your consideration of this matter.

Sincerely,

A handwritten signature in blue ink that reads "Denise Gamble". The signature is fluid and cursive, with the first name "Denise" being more prominent than the last name "Gamble".

Denise Gamble
President, Merit Contractors Association Saskatchewan
denise@meritsask.com
306-249-4380

EX26-52

April 27, 2026

Re: Support for EX REAL-Brandt Proposal

Dear Mayor and City Councillors,

I am writing to express my support for the proposed transaction involving Brandt, the City of Regina, and REAL, as outlined in the report before Executive Committee.

Regina deserves well-maintained, modern facilities that reflect the pride people have in this city. For many years, the need for reinvestment at the REAL District has been clear, but no practical path forward has emerged that avoids placing additional strain on taxpayers. This proposal represents a key point in time where a local private business has stepped forward, willing to invest significant private capital and take on long-term risk so these community assets can be renewed and sustained for the future of Regina.

This proposal offers a responsible and forward-looking solution to the long-standing challenges facing the REAL District. Many of the facilities on the site are more than 40 years old and require significant investment. City Administration has stated there are no current capital plans to address this infrastructure deficit, and maintaining the status quo would continue to place a substantial financial burden on taxpayers.

This proposal shifts that risk away from taxpayers and onto the private sector. Brandt is committing to significant private investment, while also assuming ongoing maintenance, capital, and financial risk. If venues or events underperform, the taxpayer is no longer responsible for covering deficits. In my view, this represents public benefit without public risk.

I am also encouraged that community access remains a clear priority. The proposal ensures that the REAL District will continue to host recreational, community, cultural, sporting, entertainment, convention, and agri-business events. Private ownership does not eliminate community use. Rather it strengthens accountability, improves stewardship, and enables more events and better experiences for residents.

Beyond the financial and operational benefits, Brandt's long-term commitment to Regina gives me confidence in this proposal. Through investments in our local sports teams like the Regina Pats and Regina Red Sox, Queen City Distillers, sponsorship of facility improvements for REAL and community initiatives, Brandt has demonstrated that its investments are rooted in Regina and focused on enhancing quality of life, economic vibrancy, and civic pride.

IKS Media & Technology has been a long-time production partner of the Regina Pats and has been active in the business community for over 20 years. Throughout that time, we have worked closely with the Brandt Group of Companies across both the sports and corporate sectors. Through this experience, we have seen firsthand the value of strong local investment and meaningful partnerships in delivering high-quality experiences for fans, supporting community events, and contributing to the overall vibrancy and growth of our city.

I recognize that Council must weigh many considerations in reviewing this proposal. From my standpoint, this proposal represents a pragmatic, community-focused solution that addresses infrastructure challenges, reduces the burden on the taxpayer and positions Regina to compete more effectively as an event and entertainment destination.

Thank you for your time and your consideration of this matter.

Sincerely,



Paul Drouin
President
IKS Media & Technology
Business Owner



EX26-53

April 27, 2026

Re: Brandt Sports & Entertainment Proposal

Mayor Bachynski and City Councillors,

On behalf of the Regina Hotel Association (RHA), I am writing to express support for the proposed transaction involving Brandt, the City of Regina, and REAL, as outlined in the report before Executive Committee.

As an organization whose members represent the majority of Regina's hotel rooms, our goal is ensuring the continued attraction and delivery of major events that generate overnight stays and economic impact for the city. We appreciated the opportunity to speak directly with Mr. Shaun Semple, Owner of the Brandt Group of Companies, including Brandt Sports & Entertainment, to better understand the proposed ownership and operating model. I am encouraged to hear that community access and major event hosting remains a clear priority.

The proposal ensures that the District will continue to host recreational, community, cultural, sporting, entertainment, convention, and agri-business events including Canadian Western Agribition. A key priority for the RHA has been clarity and certainty around future confirmed events and active bids to host. We were pleased to receive confirmation from Mr. Semple that all existing contracts, confirmed events, and active bids will be honoured and protected through any ownership and operational transition. This includes providing assurance to event organizers who have already committed to Regina, with events secured through to 2031.

Continuity with Brandt as a new owner and operator is critical. Regina competes nationally for major sport, business, and entertainment events, and our reputation as a reliable host city depends on our ability to deliver on commitments already made. Protecting both confirmed events and active bids ensures that years of work by local partners to attract events is not put at risk, and that future opportunities remain viable. We also recognize the importance of strong collaboration moving forward. The RHA is committed to working alongside Brandt Sports & Entertainment, Tourism Regina, Tourism Saskatchewan, and other partners to continue attracting high-value events that drive visitation, support local businesses, and contribute to Regina's economic growth. Alignment between venue operations and destination development will be essential to maintaining and strengthening Regina's competitive position. Brandt has demonstrated that its investments are rooted in Regina and focused on enhancing quality of life, economic vibrancy, and civic pride, something we all champion.

We also want to underscore the importance of protecting the Destination Marketing Fund (DMF) and maintaining its administration under the RHA. The DMF is a critical tool that enables Regina to compete for major events by supporting bid development, incentives, and marketing efforts that directly drive overnight visitation. Ensuring continued access to competitive venue pricing and availability is essential for the effective deployment of these funds. Protecting the integrity and use of the DMF will be key to sustaining Regina's event pipeline and long-term economic impact.

We understand that Council must consider a range of factors in evaluating this proposal. From our perspective, the assurances provided regarding event continuity and the willingness to engage directly with industry stakeholders are important considerations as you assess the long-term implications for Regina's economy.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "SJackle". The signature is written in a cursive, flowing style.

Sandra Jackle
President & CEO
Regina Hotel Association