

McMAHON STADIUM

INFORMATION SUMMARY

1. OPERATING ARRANGEMENT

- The McMahon Stadium Society (MSS) manages and operates the facility on behalf of the owner, the University of Calgary.
- MSS is a non-profit organization incorporated under the Societies Act, run by a volunteer Board of Directors made up of 6 members appointed annually – 2 from University of Calgary Board of Governors, 2 from City of Calgary Administration, and 2 from the city at large.
- The facility is governed by the following agreements:
 - a) **Head lease between MSS and University**
MSS is responsible for all operating costs, and for generating sufficient revenues to cover same.
Dino Athletics have free use of the facility.
University allows any surplus dollars to be reinvested back into the facility.
 - b) **Sub-lease between MSS and Stampeder Football Club (SFC)**
SFC pays MSS a flat annual rental fee.
MSS provides use of facility to SFC for its games and practices, together with year-round occupancy of office/retail/locker room/training space.
 - c) **Operating Agreement between MSS and the City of Calgary**
City provides annual operating grant to MSS.
MSS provides use of the facility for amateur sport.

2. FUNDING MODEL

- Operating Revenue:

SFC	65%
SFC also provides bulk of capital funding through a Facility Fee charged on game tickets.	
CITY OF CALGARY	20% (→ 450k)
COMMERCIAL / MISCELLANEOUS	15%

- MSS operates on a break-even basis. Current operating revenue / expenses are approximately \$2.3M. Capital reinvestment averages \$700K annually. Current Capital Reserve Fund totals \$2M.
- The ongoing financial viability of the facility is dependent on maintaining a workable funding model. With pro football being the economic anchor, it is critical that MSS works with the SFC to ensure their sustainability going forward.
- Pursuant to a 1985 agreement between the University and the City, the University agreed to continue to operate McMahon as a sporting facility until 2059. That same agreement provides that, in the event that the University, in conjunction with MSS, determines that the facility is no longer economically viable, the City then has the option to absorb the operating costs, failing which the University's obligation to continue to operate McMahon as a sporting facility would end.

• expire at end of 2019

3. FACILITY USAGE

• SFC	55%
• CITY OF CALGARY RECREATION	25%
• DINO ATHLETICS	15%
• COMMERCIAL / MISCELLANEOUS	5%

4. **STRUCTURAL / MECHANICAL CONDITION**

- A detailed structural and mechanical assessment of the facility was undertaken in 2015.
- The preventative maintenance measures proposed in the assessment report were deemed likely to extend the useable life expectancy of the facility to a 20-25 year timeframe.
- The bulk of the items identified in the report have been addressed.
- Future deferred maintenance issues are expected to be adequately dealt with assuming current funding levels continue.

5. **RENOVATIONS**

- The last major infusion of capital improvement dollars was a \$15M Provincial Government Lotteries grant in 2007. Funds were expended on renovation/redevelopment of aging infrastructure for MSS administration, SFC facilities, and U of C Dino football facilities.
- A detailed study of redevelopment concepts was undertaken in 2012 – the following four phases were contemplated:

Phase I Concourse Renovations

New and enhanced washrooms, concessions, and improved circulation space.

Estimated Cost: \$25M

Phase II North End-Zone Corner Infill Buildings Addition

Additional washrooms, concessions and group suites.

Enhanced wheelchair seating areas.

Estimated Cost \$18M

Phase III Main Entrance Addition – East Side

Lobby, gathering space and retail area on main level.

Additional washrooms, concessions, premium seating and group suites on the upper levels.

Estimated Cost: \$25M

PHASE IV South End Infill Buildings and Annex

Elevated pedestrian walkway connecting east and west concourses.

Additional washrooms, concessions, group suites and club lounges.

Two-level infill building for football operations, game-day event spaces, banquet and media space.

Estimated Cost: \$30M

- The recent Olympics bid plan included a \$60M envelope for legacy improvements to McMahon – that funding would have provided major impetus for the type of redevelopment that would have ensured the ongoing viability of the facility for years to come.

THE McMAHON STADIUM SOCIETY

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The McMahon Stadium
Society Representation
City of Calgary
Two Members
The University of Calgary
Two Members
Calgary At Large
Two Members
Stadium Manager
Secretary

McMAHON STADIUM USAGE REPORT - 2018

In 2018 Two Hundred Thirty-Two (232) City of Calgary amateur events were scheduled and completed at McMahon Stadium.

The total of 232 is the number of events booked through the City of Calgary Parks & Recreation Department and does not include the following that were also scheduled at McMahon Stadium in 2018:

- University of Calgary Dino Athletics games and practices
- Calgary Stampeders Football Club games, practices and associated events
- Special Events

McMahon Stadium was available for bookings 223 days during 2018. On average, the facility was used approximately 7.8 hours each day.

In total, 560 bookings were scheduled between April 10, 2018 and November 18, 2018, accounting for 1735 scheduled hours.

2018 STADIUM USAGE

A. CITY OF CALGARY PARKS & RECREATION DEPARTMENT

	<u>Bookings</u>	<u>Hours</u>
Atom Football	14	28
Peewee Football	5	12
Bantam Football	4	9
Midget Football	2	4
High School Football	34	66
Junior Football	9	31
Other football (youth groups, churches; etc.)	55	110
Soccer	54	91
Field Hockey	37	57
Ultimate Frisbee	15	30
Lacrosse	3	8
TOTAL - CITY OF CALGARY	232	446

B. UNIVERSITY OF CALGARY DINO ATHLETICS

	<u>Bookings</u>	<u>Hours</u>
Football	106	271
Soccer	4	8
Rugby	5	10
Biomechanical Lab - Footwear Testing	10	39
TOTAL – DINO ATHLETICS	125	328

C. CALGARY STAMPEDER FOOTBALL CLUB

Football

	<u>Bookings</u>	<u>Hours</u>
Scheduled practices	139	488
CFL Games	11	176
Canadian Football League (facility reserved day prior to games)	<u>11</u>	<u>121</u>
TOTAL - Football	161	785

Other Uses

Miscellaneous (promotional events, commercials, picture sessions, rehearsals)	<u>36</u>	<u>136</u>
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TOTAL - CALGARY STAMPEDER FOOTBALL CLUB:	197	921
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D. SPECIAL EVENTS

	<u>Bookings</u>	<u>Hours</u>
Marching Band Shows	3	23
Fundraisers	2	9
Commercial Video Shoot	1	8
TOTAL – SPECIAL EVENTS	6	40

	<u>Bookings</u>	<u>Hours</u>
TOTAL STADIUM USAGE - 2018:	560	1735

STADIUM USAGE SUMMARY – 2018 / 2017

	<u>Hours</u>	<u>% of Total Use</u>
	2018 / 2017	2018 / 2017
Amateur Events (City of Calgary)	446 / 501	26% / 27%
University of Calgary	328 / 324	19% / 17%
Calgary Stampeders	921 / 987	53% / 52%
Special Events	40 / 78	2% / 4%
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	1,735 / 1,890	100% / 100%
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PARKING LOT USAGE

In addition to the facility itself, the McMahon Stadium parking lot was also widely used on a daily basis in 2018. As well as providing parking for all stadium events, the parking lot also accommodated the following groups:

- University of Calgary students
- Olympic Volunteer Centre / Red & White Club patrons
- Park 'n Ride patrons – Banff Trail Station
- Foothills Athletic Complex and Foothills Stadium users
- R.V. Rallies
- Commercial Driving Schools