

MacTier Memorial Arena & Community Centre

Town Hall

MacTier Memorial Arena & Community Centre
July 10, 2026



Township of
Georgian Bay
MUSKOKA

Agenda

- Updates on arena and community centre projects and initiatives
- Community questions and answers
- Refresh MacTier Community Advisory Committee introductions
- Community engagement – past and to come
- Question period

Township Investing in the Ice Rink

- The Township is investing in retaining the ice rink and arena, which is integral to the MacTier community
- The facility will require an investment of **\$5.4 million over the next 15 years** (pending ongoing Council approval)

Grant Opportunities: Arena & Community Centre

- Township is applying to **federal** and **provincial** grant programs of \$500,000 each: **\$1 million total**
- Additional Council-approved **municipal** contribution: est. **\$255,000**
- Staff may request additional funding for design costs

Grant Applications Highlight Community Priorities and Facility Needs

Upstairs Kitchen/Bar Area/Canteen Area

Flooring, Ceilings, Painting Throughout

Change Rooms, Shower Upgrade, Sinks

Main Floor Washroom

Second Floor Washroom

Minor Lift/Elevator Improvements

Project Manager/Architect/Trades

Generator/IT Technology Upgrade

Timeline: Application Process



We are here



Questions from MacTier Community Action Association

- Council received the report from the community-driven meeting held May 30
- We heard the resounding desire to retain ice
- We want to answer your questions

Investment Plan to Maintain Facility

The facility assessment report indicates the arena will move from current status to 'poor' status within a couple of years without continued investment. **What is the detailed investment plan and timeline that they are committed to?**

Facility Investment Plan

- Detailed 10-year plan is available on the Township website
 - Based on the Building Condition Assessment report
- Includes six key areas of work:
 - Accessibility and safety
 - External site works
 - Interior construction and finishes
 - Mechanical, electrical and plumbing
 - Specialized systems (arena/equipment)
 - Structural & envelope

Example: 2026 and 2027 Investment Breakdown

Area	2026	2027
Accessibility and safety	-	-
External site works		\$139,943
Interior construction and finishes		\$52,867
Mechanical, electrical and plumbing	\$70,085	-
Specialized systems (arena/equipment)	\$276,473	-
Structural & envelope	-	\$450,773
TOTAL	\$346,558	\$643,583

PA / Sound System

The **PA/sound system** has been non-functional for at least two years, affecting figure skating carnivals, public skating, and events. **If it has been repaired, why is it not in use? If it has not been repaired, why not?**

PA / Sound System: Future Consideration

- Current capital plan and budget **focused on keeping facility in a state of good repair** for continued use by community
- PA considered for future expenditures
- Potential opportunity for community partnership and/or fundraising

Public Skating Policy

Why was a policy implemented requiring an adult supervisor to be present for public skating - a policy not in place at other area arenas - and has this been reversed?

Public Skating Policy

- **Public safety is non-negotiable**
- There is no formal policy in place
- MacTier Arena Advisory Committee guided the direction for an adult supervisor based on incidents of violence and discrimination (including OPP involvement)
- Considered alternatives such as supervised shinny or stick and puck like other municipalities

Master Liability Policy

Can user groups be named as additional insureds under the Township's master liability policy, rather than paying per-use insurance fees that act as a barrier to informal and community use?

Master Liability Policy Rationale

- **User groups cannot be covered by Township's liability insurance**
- Township must manage risk and keep people safe
- Township has limited control over user groups' activities and risk management practices
- Increased Township liability = increased risk to public and taxpayers
- User group insurance ensures accountability and risk management

Generator

What is the status of the generator identified as needed for the arena, which is the listed emergency mustering point for the community?

Generator Included in Grant Applications

- The arena is not currently an emergency muster point
- A new generator would help the arena to become a reliable emergency hub
- A new generator is included in the current grant applications

Online Booking System

The online system shows availability but bookings must be made by phone, and when they call to book they are frequently told that the times they saw were 'available' are not.

What specifically will be done to fix this?

Online Booking System Coming

- Self-serve online booking and real-time scheduling will be implemented
- Currently testing
- Being phased in over the next three months

Recreation Coordinator Role

The new recreation coordinator position was announced with significant community expectation. Multiple speakers expressed concern that this position is being supported by volunteers only, with no dedicated budget. Is this accurate? If so, **how can this role meaningfully deliver the programming the community needs?**

Thirteen years ago, the Township employed a recreation coordinator who worked evenings and weekends to run municipally staffed programs. **What will it take to return to that model, and what would it cost?**

Staffing and Recreation Coordinator Role

- The Coordinator supports communities Township-wide
- Local volunteer involvement is essential to extend programming across all areas
- Gradually rebuilding programming and capacity
- Expanding the staffing model needs to balance costs, increased programming hours and usage, and taxpayer affordability

Township Programming

What programming does the Township actively provide - staffed, budgeted, and delivered - at the MacTier Arena?

Roller skating was run as a one-off event and was enormously well-received. There is no structural reason it cannot run every Friday through the summer. **Why has this not been formalized?**

Arena Skating

Weekly offerings October to January 2025/2026:

- Public skates 3x/week
- Adult skates 2x/week
- Shinny once per week

Total attendance over four months: 360

One-off Events were Positive but Costly per Person

- **Roller Skating Night** (July 11, 2025)
 - 37 skate rentals
 - Strong BBQ turnout
 - Cost: \$4,950 + HST (equipment/provider)
 - Approx. **\$151 per attendee**
- **Movie Night** (August 2, 2025)
 - 20–30 attendees
 - Cost: \$2,550 + HST
 - Approx. **\$115 per attendee**

Minor Hockey Dressing Room Needs

Minor hockey's absence from MacTier is primarily due to **lack of dressing rooms**, not ice quality. **What is the plan to address this specific barrier so home games can return?**

Dressing Rooms Included with Grant Application

- Upgrades to dressing rooms included in grant funding application
- Township is working with local hockey groups and collecting letters of support for the grant application
- Will implement upgrades as funding allows

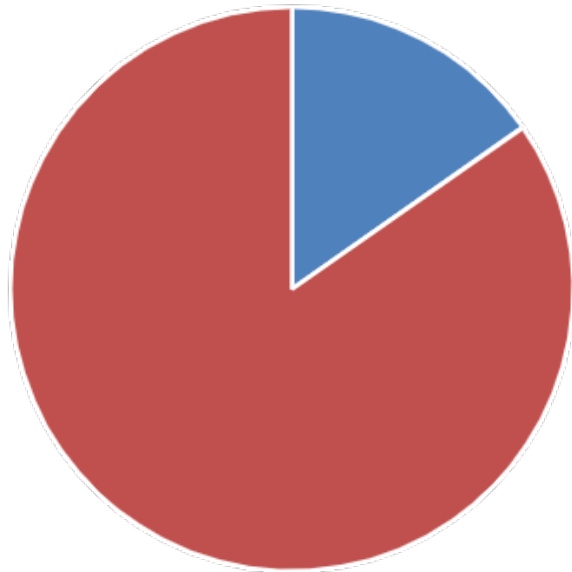
Annual Operating Fees and Revenues

We need more clarity on the **Annual Operating fees**. To keep the arena open is \$250,000 and it generates only \$40,000 annual rentals and fees. People do not believe that number. **Can you break it down** and let us know how much comes from public skating, figure skating, pickleball, sponsorship etc. What is an acceptable net operating cost?

User Fees and Expenses

Taxpayers subsidize
85% of arena costs

Arena 2024 Cost Recovery



**In 2024, taxpayers funded
nearly \$204,000.**



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Arena Actuals 2024

User Fees and Charges

Ice Rental		\$ 33,688.47	91%
Shuffle Board		\$ 425.26	1%
Craft/Exercise		\$ 649.58	2%
Misc Rental		\$ 950.00	3%
Public Skating		\$ 1,119.85	3%
Total Revenue		\$ 36,833.16	

Expenses

Labour and Equipment		\$ 74,833.55	31%
<i>Hydro</i>	\$ 89,810.55		
<i>Water</i>	\$ 6,054.44		
<i>Propane</i>	\$ 15,703.80		
<i>Insurance</i>	\$ 11,008.63		
<i>Alarms</i>	\$ 1,127.51		
Total Insurance and Utilities		\$ 123,704.93	51%
Total Supplies		\$ 4,564.49	2%
<i>Rink slab prep and Ice paint</i>	\$ 2,041.03		
<i>General repair materials</i>	\$ 6,133.69		
Total Repairs & Maint Materials		\$ 8,174.72	3%
<i>Refridgeration System/Zamboni</i>	\$ 16,019.26		
<i>Pest control</i>	\$ 1,423.92		
<i>General Repairs</i>	\$ 7,061.26		
<i>Inspections (ESA, TSSA, Fire, Elevator, etc.)</i>	\$ 4,945.71		
Total Repairs & Maint Contracted		\$ 29,450.15	12%
Total Expenses		\$ 240,727.84	

Procuring Contractors

The \$1 million grant application, requiring a \$250,000 Township commitment, is coming before council. If approved, **how will the community be assured that local contractors are prioritized in the bidding process?**

Township Procurement By-law

- Every municipality has a Procurement By-law to ensure open, fair, and transparent processes
- Must ensure competitive and equal opportunity bidding for all qualified vendors
- **Local preference cannot be applied**
- Would conflict with principles of fairness, value for taxpayer dollars, and non-discrimination

Municipal Procurement Process

- Tender issued publicly (open call)
- Any qualified contractor can submit a bid
- Bids evaluated based on:
 - Compliance with specifications
 - Pricing
 - Experience and qualifications
- Contract awarded to the best-compliant bidder

Local firms are encouraged to participate, but cannot be formally preferred

Role of Refresh MacTier Community Advisory Committee

- Co-lead *Refresh MacTier* planning and implementation
- Review options for the MacTier Memorial Arena (e.g. renovations/upgrades and funding strategies)
- Support priorities like recreation, trails, parks, events
- Lead community engagement and working group input
- Use this feedback and other evidence to advise Council

Refresh MacTier Advisory Committee Members (RMAC)

- Chris Fellows – Chair
- Ward Councillor Steve Predko – Vice Chair
- District Councillor Brian Bocek
- Stephanie Armstrong
- Michael Didur
- Lindsey Jordan
- Penny Middleton
- Trish Thornton
- Alternate Councillor Kristian Graziano

Thank You!

Your feedback has already shaped:

- ✓ Refresh MacTier Council-approved plan
- ✓ Arena kitchen design
- ✓ Grant applications

Stay Informed and Engaged

What you can do now

- Visit the Township of Georgian Bay website
- Share ideas with the Advisory Committee
 - Next meeting July 29
- Fundraise for items outside of grant application
 - e.g., PA system, kitchen dishes or other items
- Provide feedback on current budget and upcoming recreation surveys

Arena & Community Centre Questions?

- Please jot down your question on the card provided
- Hand it to staff to be read out
- Township staff will respond

Refresh MacTier questions or comments?

Please leave them in the comment/question box available.
They will be shared with the RMAC.

Thank You!



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