

October 24, 2017

[REDACTED]

Email: [REDACTED]

Dear [REDACTED]

**Re: Request for Access to Information Under Part II
of the Access to Information and Protection Privacy Act**

On September 14, 2017, the City of St. John's received your request for access to the following information:

"I'm requesting a copy of all email correspondence between Sheena McCrate and the following individuals from the period of April 1 2017 - September 11, 2017.

*John Graham
Tony Kenny
Glenn Stanford
Robert Verge"*

Enclosed is partial disclosure of the information you requested. Access to the remaining records, and/or information contained within the records, has been refused in accordance with the following exceptions to disclosure, as specified in the Access to Information and Protection of Privacy Act (the Act):

Legal advice

- 30.** (1) The head of a public body may refuse to disclose to an applicant information
- (a) that is subject to solicitor and client privilege or litigation privilege of a public body; or
 - (b) that would disclose legal opinions provided to a public body by a law officer of the Crown.

Disclosure harmful to business interests of a third party

- 39.** (1) The head of a public body shall refuse to disclose to an applicant information
- (a) that would reveal
 - (i) trade secrets of a third party, or

ST. JOHN'S

- (ii) commercial, financial, labour relations, scientific or technical information of a third party;
- (b) that is supplied, implicitly or explicitly, in confidence; and
- (c) the disclosure of which could reasonably be expected to
 - (i) harm significantly the competitive position or interfere significantly with the negotiating position of the third party,
 - (ii) result in similar information no longer being supplied to the public body when it is in the public interest that similar information continue to be supplied,
 - (iii) result in undue financial loss or gain to any person, or
 - (iv) reveal information supplied to, or the report of, an arbitrator, mediator, labour relations officer or other person or body appointed to resolve or inquire into a labour relations dispute.

You may appeal this decision as set out in section 42 of the Act as per the link here:

<http://www.assembly.nl.ca/legislation/sr/statutes/a01-2.htm#42>.

A request to the Commissioner must be made in writing within 15 business days of the date of this letter or within a longer period that may be allowed by the Commissioner. Your appeal should identify your concerns with the request and why you are submitting the appeal. The appeal may be addressed to the Information and Privacy Commissioner as follows:

Office of the Information and Privacy Commissioner
2 Canada Drive; P. O. Box 13004, Stn. A, St. John's, NL. A1B 3V8
Telephone: (709) 729-6309; Facsimile: (709) 729-6500

You may also appeal directly to the Supreme Court Trial Division within 15 business days after you receive the decision of the public body, pursuant to section 52 of the Act, as per the link below:

<http://www.assembly.nl.ca/legislation/sr/statutes/a01-2.htm#52>

If you have any further questions, please feel free to contact the undersigned by telephone at 576-8619 or by e-mail: kchafe@stjohns.ca

Yours truly,



Karen Chafe
ATIPP Coordinator

ST. JOHN'S



Fw: Basketball Update
Elaine Henley to: Kenessa Cutler

2017/09/24 07:47 PM

ELAINE A. HENLEY
City Clerk
Office of the City Clerk
10 New Gower Street
P.O. Box 908
St. John's NL A1C 5M2
Telephone - (709) 576-8202
Cell - (709) 691-0451

----- Forwarded by Elaine Henley/CSJ on 2017/09/24 07:47 PM -----

From: Sheena McCrate <SMcCrate@sjsel.ca>
To: Elaine Henley <Ehenley@stjohns.ca>
Date: 2017/09/21 11:25 PM
Subject: Fw: Basketball Update

Sheena McCrate | CEO
St. John's Sports & Entertainment
709.758.5476

From: JOHN GRAHAM [REDACTED]
Sent: Thursday, June 29, 2017 4:41 PM
To: Sheena McCrate
Subject: Re: Basketball Update

Sheena

Can you please give me a call- I received the message from Tara- and waited for call yesterday - as mentioned I have meetings tomorrow,

Thank you

John Graham

Sent from my iPhone

On Jun 28, 2017, at 11:55 PM, Sheena McCrate <SMcCrate@sjsel.ca> wrote:

Hi John,

I received your voice mails. I am extremely busy, and asked Tara to reach out to you today, which I believe she did.

I am in meetings again tomorrow from 8.30am to 1.30pm for certain. It may go later than that - I cannot say for certain at this point. I will try and find time in the afternoon to connect with

you.

You suggested we try and move things along in email, so in the interest of time, please send me the deal points you are looking for with respect to bringing hockey to Mile One.

Thanks,
Sheena

Sheena McCrate | CEO
St. John's Sports & Entertainment | 709.758.5476
www.mileonecentre.com
www.sjcc.ca

From: john graham [REDACTED]
Sent: June-24-17 9:29 AM
To: Sheena McCrate
Subject: RE: Basketball Update

Good morning,

Again apologies – I will explain the situation,

I am available any time if you wish to talk?

Thanks

jsg

From: Sheena McCrate [<mailto:SMcCrate@sjsel.ca>]
Sent: June 24, 2017 7:05 AM
To: john graham [REDACTED] >
Cc: David Magley [REDACTED]
Subject: Re: Basketball Update

Good morning John,

Yes, as I attempted to explain on our phone call, the Board has no appetite to grant exclusivity to your investors - or any potential ownership group for that matter.

During our previous negotiation discussions, you made it abundantly clear that any deal we might reach was contingent on your investors having the exclusive right to bring hockey to Mile One for the next 3 years.

Knowing that basketball is just a means to an end for your group and the ultimate goal is to land a hockey team, perhaps you can advise what you need from the building to facilitate your efforts to bring hockey.

Also, just to make you aware, our office is closed on Monday, and I am in meetings on Tuesday until at least 1pm.

Thanks,
Sheena

Sent from my iPhone

On Jun 23, 2017, at 4:14 PM, john graham <[REDACTED]> wrote:
Sheena,

I tried to contact you morning, I am back in the office in Toronto,

I am sorry the other day when we talked I was in the middle of a major issue on another project (no resolved)

Our Ask was rejected, is there a counter offer?

Thank you

jsg

From: Sheena McCrate [<mailto:SMcCrate@sjsel.ca>]

Sent: June 21, 2017 2:34 PM

To: JOHN GRAHAM [REDACTED]

Subject: Re: Basketball Update

I am available now. Do you have time for a call?

Sent from my iPhone

On Jun 21, 2017, at 1:51 PM, JOHN GRAHAM [REDACTED] wrote:
Sheena

We are trying to talk- can you please bring me up to date ?

Thank you

Jsg

Sent from my iPhone

On Jun 20, 2017, at 1:49 PM, Sheena McCrate <SMcCrate@sjsel.ca> wrote:
Hi John,

Not sure if you were aware, but there's been some negativity in the media recently regarding St. John's Sports & Entertainment. It has taken my attention away from basketball for the past few days.

Perhaps we can set a time to catch up tomorrow or Thursday?

Thanks,
Sheena

Sheena McCrate | CEO
St. John's Sports & Entertainment | 709.758.5476
www.mileonecentre.com
www.sjcc.ca



Fw: Hockey ask
Elaine Henley to: Kenessa Cutler

2017/09/24 07:47 PM

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From: Sheena McCrate <SMcCrate@sjsel.ca>
To: Elaine Henley <Ehenley@stjohns.ca>
Date: 2017/09/21 11:25 PM
Subject: Fw: Hockey ask

Sheena McCrate | CEO
St. John's Sports & Entertainment
709.758.5476

From: Sheena McCrate
Sent: Saturday, July 1, 2017 11:58 AM
To: JOHN GRAHAM
Subject: Re: Hockey ask

No problem. And good to know.

Sheena

Sent from my iPhone

> On Jun 30, 2017, at 4:58 PM, JOHN GRAHAM <[REDACTED]> wrote:
>
> Thank you for your replay - if needed we can provide council background on
the ownership, as well as our experience in working in establishing franchises
and working with pro teams and leagues
>
> John Graham
>
> Sent from my iPhone
>
>> On Jun 30, 2017, at 3:04 PM, Sheena McCrate <SMcCrate@sjsel.ca> wrote:
>>
>> Hi John,
>>
>> The Board is meeting on Tuesday morning at 10.30. I'll be in touch after
that re: your ask for first right of refusal on hockey until March 2019.
>>
>> Sheena

>>
>> Sent from my iPhone
>



Fw: Reconfirming time of our call
Elaine Henley to: Kenessa Cutler

2017/09/24 07:47 PM

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From: Sheena McCrate <SMcCrate@sjsel.ca>
To: Elaine Henley <Ehenley@stjohns.ca>
Date: 2017/09/21 11:25 PM
Subject: Fw: Reconfirming time of our call

Sheena McCrate | CEO
St. John's Sports & Entertainment
709.758.5476

From: Sheena McCrate
Sent: Thursday, June 15, 2017 12:12 PM
To: JOHN GRAHAM
Subject: Re: Reconfirming time of our call

Yes, we are good for 11 EST

Sent from my iPhone

> On Jun 15, 2017, at 11:19 AM, JOHN GRAHAM [REDACTED] wrote:
>
> Hi Sheena- our call is at 11am Toronto time ?
>
> We have a 2 pm call with NBL
>
> Thanks
>
> Jsg
>
> Sent from my iPhone



Fw: re potential lease
Elaine Henley to: Kenessa Cutler

2017/09/24 07:47 PM

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From: Sheena McCrate <SMcCrate@sjsel.ca>
To: Elaine Henley <Ehenley@stjohns.ca>
Date: 2017/09/21 11:24 PM
Subject: Fw: re potential lease

Sheena McCrate | CEO
St. John's Sports & Entertainment
709.758.5476

From: JOHN GRAHAM [REDACTED]
Sent: Wednesday, June 14, 2017 3:24 PM
To: Sheena McCrate
Subject: Re: re potential lease

Sorry still caught on call - maybe 345

Sent from my iPhone

On Jun 14, 2017, at 1:06 PM, Sheena McCrate <SMcCrate@sjsel.ca> wrote:

Hi John,

I'll be available at 3.30 NL time.

Does that work for you?

Sheena

Sheena McCrate | CEO
St. John's Sports & Entertainment | 709.758.5476
www.mileonecentre.com
www.sjcc.ca

From: john graham [REDACTED]
Sent: June-14-17 11:34 AM
To: Sheena McCrate
Cc: 'Edward Lampert'
Subject: re potential lease

Sheena,

I have responded in red, if we could talk today, I have a conference call this evening,

Thank you,

Jsg

As I mentioned, our lease for basketball is a break-even scenario for the building. Below are the terms;

- [REDACTED]

[REDACTED]

Thanks,

Sheena

Sheena McCrate | CEO
St. John's Sports & Entertainment | 709.758.5476
www.mileonecentre.com
www.sjcc.ca

From: john graham [REDACTED]
Sent: June-12-17 1:04 PM
To: Sheena McCrate
Cc: [REDACTED]
Subject: franchises

Sheena,

Thank you for your time this morning.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Again thank you for your time and consideration,

jsg



Fw: franchises
Elaine Henley to: Kenessa Cutler

2017/09/24 07:46 PM

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----- Forwarded by Elaine Henley/CSJ on 2017/09/24 07:46 PM -----

From: Sheena McCrate <SMcCrate@sjsel.ca>
To: Elaine Henley <Ehenley@stjohns.ca>
Date: 2017/09/21 11:23 PM
Subject: Fw: franchises

Sheena McCrate | CEO
St. John's Sports & Entertainment
709.758.5476

From: JOHN GRAHAM [REDACTED]
Sent: Tuesday, June 13, 2017 7:17 PM
To: Sheena McCrate
Subject: Re: franchises

Thank you

Sent from my iPhone

On Jun 13, 2017, at 4:22 PM, Sheena McCrate <SMcCrate@sjsel.ca> wrote:

Ended up in back to back meetings all day. Will call you tomorrow.
Sheena

Sent from my iPhone

On Jun 13, 2017, at 9:35 AM, JOHN GRAHAM <[REDACTED]> wrote:

Thank you

Sent from my iPhone

On Jun 13, 2017, at 6:18 AM, Sheena McCrate <SMcCrate@sjsel.ca> wrote:

Yes, but I am in meetings for most of the day. I'll give you a call this afternoon.

Sent from my iPhone

On Jun 13, 2017, at 7:14 AM, JOHN GRAHAM [REDACTED] wrote:

Good morning
Thank you - can we talk today ?
Jsg

Sent from my iPhone

On Jun 12, 2017, at 10:19 PM, Sheena McCrate <SMcCrate@sjsel.ca> wrote:

John -

Good discussion earlier today.

As I mentioned, our lease for basketball is a break-even scenario for the building. Below are the terms;

- [REDACTED]

[Redacted]

Thanks,
Sheena

Sheena McCrate | CEO
St. John's Sports & Entertainment | 709.758.5476
www.mileonecentre.com
www.sjcc.ca

From: john graham [Redacted]
Sent: June-12-17 1:04 PM
To: Sheena McCrate
Cc: [Redacted]
Subject: franchises

Sheena,

Thank you for your time this morning.

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Again thank you for your time and consideration,

jsg

From: Sheena McCrate [<mailto:SMcCrate@sjsel.ca>]

Sent: June 8, 2017 4:30 PM

To: [REDACTED]

Subject: Voice Mail

Hi John,

I got your voice mail. I'm available tomorrow between 11-12.30pm (NF time).

Let me know if that time works for you, and I'll give you a call.

Sheena

Sheena McCrate | CEO

St. John's Sports & Entertainment | 709.758.5476

www.mileonecentre.com

www.sjcc.ca



Fw: Voice Mail
Elaine Henley to: Kenessa Cutler

2017/09/24 07:46 PM

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From: Sheena McCrate <SMcCrate@sjsel.ca>
To: Elaine Henley <Ehenley@stjohns.ca>
Date: 2017/09/21 11:23 PM
Subject: Fw: Voice Mail

Sheena McCrate | CEO
St. John's Sports & Entertainment
709.758.5476

From: Sheena McCrate
Sent: Thursday, June 8, 2017 7:23 PM
To: john graham
Subject: Re: Voice Mail

I am available this evening if that works.

Sent from my iPhone

On Jun 8, 2017, at 6:10 PM, john graham [REDACTED] wrote:

Thank you Sheena,

I will be flying back from Salzburg, I can be available over the weekend or Monday?

Thanks

jsg

From: Sheena McCrate [<mailto:SMcCrate@sjsel.ca>]
Sent: June 8, 2017 4:30 PM
To: [REDACTED]
Subject: Voice Mail

Hi John,

I got your voice mail. I'm available tomorrow between 11-12.30pm (NF time).

Let me know if that time works for you, and I'll give you a call.

Sheena

Sheena McCrate | CEO
St. John's Sports & Entertainment | 709.758.5476
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Fw: Lease Request Major Junior Hockey
Elaine Henley to: Kenessa Cutler

2017/09/24 07:45 PM

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----- Forwarded by Elaine Henley/CSJ on 2017/09/24 07:45 PM -----

From: Sheena McCrate <SMcCrate@sjsel.ca>
To: Elaine Henley <Ehenley@stjohns.ca>
Date: 2017/09/21 10:56 PM
Subject: Fw: Lease Request Major Junior Hockey

Sheena McCrate | CEO
St. John's Sports & Entertainment
709.758.5476

From: Sheena McCrate
Sent: Wednesday, May 24, 2017 11:47 PM
To: [REDACTED]
Subject: RE: Lease Request Major Junior Hockey

Hi Tony,

I shared your note with the Board today, and suggested that we move ahead with discussing a building lease for QMJ hockey at Mile One. They agreed that we should at least try to get a deal in principle so you can proceed with your plans to pursue opportunities with the league this summer.

Are you available next Monday or Tuesday?

Thanks,
Sheena

Sheena McCrate | CEO
St. John's Sports & Entertainment | 709.758.5476
www.mileonecentre.com
www.sjcc.ca

From: [REDACTED]
Sent: May-23-17 1:33 PM
To: Sheena McCrate

Subject: Lease Request Major Junior Hockey

Hello Ms. McCrate

I understand from the various media outlets that there is speculation of a Canadian Basketball League looking at the possibility of bringing a team here to play out of the Mile One Center.

As you know our group has been working very diligently to secure a Major Junior Hockey Team for St. John's and to play from the Mile One Centre.

One of the major obstacles in obtaining approval from the Major Junior Hockey League is to have a workable lease in place between our group and Mile One Center.

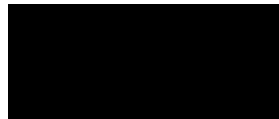
We will be working hard over the coming months to increase our goal for a team to start to play from Mile One Center for the season 2018-2019.

With this in mind, we would like to request that we have a formal lease in place to ensure we have the necessary requirements to ensure that we can move forward to secure a team.

Regards

Tony

Tony Kenny
President
Berg Water
1171 Topsail Road
Mount Pearl, NL
Canada A1N 5G2



Web www.bergwater.ca
email tkenny@bergwater.ca



Fw: Basketball Budget
Elaine Henley to: Kenessa Cutler

2017/09/24 07:45 PM

Sorry.. I may inadvertently send duplicates...

ELAINE A. HENLEY
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From: Sheena McCrate <SMcCrate@sjsel.ca>
To: Elaine Henley <Ehenley@stjohns.ca>
Date: 2017/09/21 10:49 PM
Subject: Fw: Basketball Budget

Sheena McCrate | CEO
St. John's Sports & Entertainment
709.758.5476

From: Glenn Stanford <glenn.stanford@stjohnsicecaps.com>
Sent: Saturday, May 20, 2017 12:41 PM
To: Sheena McCrate
Subject: FW: Basketball Budget

Personal and Confidential:

Sheena

Here is a draft of our proposed budget that is for your use only in helping to determine your thoughts on a lease arrangement. This was done in consultation with David Magley from the NBL. This budget does not include the purchase price of acquiring a franchise in the NBL. Any questions, let me know.

Glenn



Basketball Budget.pdf



Basketball Budget.xlsx

Break Even Budget St. John's Basketball

Revenue
Expenses

Revenue

Per Game Average

Tickets Revenue

350	Ticket Price 1 - \$25 TAX IN	\$ 21.74	\$ 7,609	
1400	Ticket Price 2 - \$18 TAX IN	\$ 15.65	\$ 21,910	
1400	Ticket Price 3 - \$15 TAX IN	\$ 13.04	\$ 18,256	
Total Ticket Revenue			\$ 47,775	Per Game
			\$ 955,500.00	Per Season

Operational Revenue

Sponsorship		\$ 550,000.00
Merchandise	\$ 700.00	\$ 14,000.00
Concessions	\$ 2,000.00	\$ 40,000.00
Camps and Coaching		\$ 5,000.00

Revenue

\$ 1,564,500.00

Expenses

Operational Expense

Players Wages & Benefits		\$ 150,000.00
Coaches Wages & Benefits		\$ 120,000.00
Travel		\$ 125,000.00
*Flights to Halifax and Toronto		
*Buses		
*Travel Subsidy for incoming teams (only team)		
Meals/Supplies/Living		\$ 25,000.00
Medical		\$ 15,000.00
Uniforms and Equipment		\$ 10,000.00
Training Camp		\$ 10,000.00
Hip Hop Dancer's / Break Dancer's / Crowd Entertainers		\$ 10,000.00
Arena Rent		\$ - ?
Office Rent		\$ 156,000.00 For 12 months
In House TV feed / Radio Broadcast		\$ 50,000.00
*JumboTron / League Purpose		
Press Meals	\$ 350.00	\$ 7,000.00
St. John's Ambulance	\$ 250.00	\$ 5,000.00
Ticket Printing / Socan	\$50	\$ 1,000.00

Sales and Admin Expense

Wages		\$ 575,000.00
*8 Full time & 35 Part Time and Game Crew		
Advertising promotion		\$ 50,000.00
*Radio / TV / Print		
Basketball Education and Camps		\$ 5,000.00
Accounting and Legal		\$ 10,000.00

*Software and contracts			
Business Fees and Licenses		\$	5,000.00
Postage & Shipping		\$	5,000.00
Insurance		\$	10,000.00
*Players / Games / Liability			
Interest and Bank Charges		\$	5,000.00
Office Supplies		\$	5,000.00
Motor Vehicle Expense		\$	10,000.00
*Vehicles have to be provided to players and coaches			
Officials	\$ 400.00	\$	8,000.00
Overall Expense		\$	1,372,000.00
Revenue VS Expense		\$	192,500.00 <i>Before Rent</i>



Elaine Henley to: Kenessa Cutler

2017/09/24 07:44 PM

ELAINE A. HENLEY
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From: Sheena McCrate <SMcCrate@sjsel.ca>
To: Elaine Henley <Ehenley@stjohns.ca>
Date: 2017/09/21 10:52 PM
Subject: Fw: SJSEL

Sheena McCrate | CEO
St. John's Sports & Entertainment
709.758.5476

From: Glenn Stanford <glenn.stanford@stjohnsicecaps.com>
Sent: Thursday, July 13, 2017 2:05 PM
To: Sheena McCrate
Subject: Fw: SJSEL

Sent from my BlackBerry 10 smartphone on the Bell network.

From: Jacki Northcott <Jacki.Northcott@dewcor.ca>
Sent: Thursday, July 13, 2017 11:53 AM
To: Glenn Stanford
Subject: SJSEL

As requested.

Jacki Northcott, PMP



P.O. Box 1919
34 Harvey Road, 5th Floor
St. John's, Newfoundland
A1C 5R4
Tel: (709) 570-2222
Cell: (709) 771-7751
jacki.northcott@dewcor.ca

www.DewCor.ca



McCrate, Sheena.pdf



SKM_C45816121218000.pdf

----- Forwarded by Elaine Henley/CSJ on 2017/09/24 07:44 PM -----

From: Sheena McCrate <SMcCrate@sjsel.ca>
To: Elaine Henley <Ehenley@stjohns.ca>
Date: 2017/09/21 10:53 PM
Subject: Fw: Correspondence from SJSE

Sheena McCrate | CEO
St. John's Sports & Entertainment
709.758.5476

From: Sheena McCrate
Sent: Tuesday, August 22, 2017 4:32 PM
To: Glenn Stanford
Subject: FW: Correspondence from SJSE

Glenn,

Please see attached.

Sheena McCrate | CEO
St. John's Sports & Entertainment | 709.758.5476
www.mileonecentre.com
www.sjcc.ca

From: Sheena McCrate
Sent: August-22-17 4:20 PM
To: 'Jacki Northcott'
Subject: Correspondence from SJSE

Good afternoon Jacki,

Attached please find a response to Mr. Williams' letter of August 14, 2017.

Sheena

Sheena McCrate | CEO
St. John's Sports & Entertainment | 709.758.5476
www.mileonecentre.com
www.sjcc.ca



SKM_C45817082216040.pdf



29 April 2016

Mr. Glenn Stanford
Chief Operating Officer & Governor
St. John's IceCaps Hockey Club
P. O. Box 1880, Station C
St. John's, NL A1C 5R4

Dear Glenn:

Following up on our phone conversation of April 5th, during which I confirmed that the Mayor and City Council approved the extension of the current St. John's IceCaps lease. The term has been extended to June 30, 2017, which coincides with the IceCaps' affiliate agreement with the Montreal Canadiens AHL franchise.

Enclosed please find three copies of the Amending Agreement to the lease. Please have all three copies signed, witnessed and returned to SJSEL at your convenience. I will return a fully executed copy of the Agreement to you for your files.

SJSEL looks forward to another successful year of AHL hockey at Mile One Centre, as well as working with the IceCaps to secure a hockey tenant beyond the 2016-17 season. To that end, and in the spirit of partnership, SJSEL agrees to extend the privilege of first right of refusal to the St. John's IceCaps Hockey Club as it works towards securing a long term tenant for Mile One Centre.

BEST REGARDS,

SHEENA McCRATE
CEO
ST. JOHN'S SPORTS & ENTERTAINMENT LTD.



St. John's IceCaps
P.O. Box 1880, Station 'C'
3 Queen Street
St. John's, NL A1C 5R4

July 13, 2017

Ms. Sheena McCrate
Mile One Centre
50 Gower Street
St. John's, NL
A1C 1J3

Dear Ms. McCrate,

Pursuant to your correspondence, I wish to advise that we will be availing of our right of first refusal granted by you on behalf of St. John's Sport & Entertainment Limited and would therefore request that you forward all or any offers for tenancy at Mile One Centre to my attention for consideration.

A handwritten signature in black ink, appearing to read "Glenn Stanford".

Glenn Stanford
COO St. John's IceCaps



Fw: Discussions
Elaine Henley to: Kenessa Cutler

2017/09/25 05:44 PM

ELAINE A. HENLEY
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Cell - (709) 691-0451

----- Forwarded by Elaine Henley/CSJ on 2017/09/25 05:43 PM -----

From: Sheena McCrate <SMcCrate@sjssel.ca>
To: Elaine Henley <Ehenley@stjohns.ca>
Date: 2017/09/25 04:54 PM
Subject: FW: Discussions

Sheena McCrate | CEO
St. John's Sports & Entertainment | 709.758.5476
www.mileonecentre.com
www.sjcc.ca

-----Original Message-----

From: JOHN GRAHAM [REDACTED]
Sent: July-28-17 4:37 PM
To: Fred Cram
Cc: Sheena McCrate; Tara Lynch; Vito Frijia; Edward Lampert
Subject: Re: Discussions

Fred

Can you email me the review of what we have discussed and your acceptance or revised point of view?

Thank you

Sent from my iPhone

> On Jul 28, 2017, at 3:04 PM, Fred Cram <fcram@mileonecentre.com> wrote:
>
> Hi John,
>
> I'm not in a position to provide a draft agreement. That document would
have to be crafted by the City's legal team.
>
> Fred Cram, CPA, CMA
> Senior Manager Finance and Administration St. John's Sports and
> Entertainment Ltd.
> Email: fcram@SJSEL.ca

> Phone: (709) 758-5482
> Fax: (709) 576-8467

>
>
>
>
>

> -----Original Message-----

> From: john graham [REDACTED]
> Sent: Friday, July 28, 2017 12:10 PM
> To: Sheena McCrate
> Cc: Tara Lynch; 'Vito Frijia'; 'Edward Lampert'; Fred Cram
> Subject: RE: Discussions

>

> Good Morning,

>

> Can we have Fred forward a draft agreement today with the points we
> discussed highlighted and I will present it to the lawyers, certainly
> the hockey clause will need to be included in a final lease but this
> will allow us to keep moving forward,

>

> Thank you

>

> -----Original Message-----

> From: Sheena McCrate [mailto:SMcCrate@sjsel.ca]
> Sent: July 27, 2017 6:37 PM
> To: john graham [REDACTED]
> Cc: Tara Lynch <TaraLynch@mileonecentre.com>; Vito Frijia
> <vito@southsidegroup.ca>; Edward Lampert <kclampert@msn.com>; Fred
> Cram <fcram@mileonecentre.com>
> Subject: Re: Discussions

>

> Hi John,

>

> Board Input and League Deadline

> As I mentioned yesterday, several of our Board members are currently out of
the province and have limited access to email. It will be next week before I
can respond to you with their feedback on the terminology you provided
regarding first rights to bring hockey to Mile One.

>

> I assume we are still working with a league deadline of July 31st. If that
is that is not the case, please let me know. I am out of the office tomorrow,
returning Monday. Fred and Tara are available tomorrow should you need to
reach to them.

>

> Pouring Rights

>

[REDACTED]

>

> F&B Revenue - 20% of Gross vs. 40% of Net Fred ran the numbers and there is
no material difference between the team receiving 20% of gross F&B revenue vs.
40% of net. As such, we will be recommending to the Board that we maintain
the 20% of gross revenue model as was the arrangement with previous tenants.

>

> Sheena

>

> Sheena McCrate | CEO
> St. John's Sports & Entertainment

> 709.758.5476

>

> From: Sheena McCrate

> Sent: Wednesday, July 26, 2017 4:33 PM

> To: john graham

> Cc: Tara Lynch; Vito Frijia; Edward Lampert; Fred Cram

> Subject: RE: Discussions

>

> John,

>

>

[REDACTED]

>

> Sheena

>

> Sheena McCrate | CEO

> St. John's Sports & Entertainment | 709.758.5476 www.mileonecentre.com

> www.sjcc.ca

>

>

> -----Original Message-----

> From: Fred Cram

> Sent: July-25-17 2:32 PM

> To: john graham

> Cc: Tara Lynch; Vito Frijia; Edward Lampert; Sheena McCrate

> Subject: Re: Discussions

>

> Hi John,

>

> Further to our conversation today, could you please provide some wording around the "first right of refusal" that we can forward to the board for discussion?

>

> Thanks,

> Fred Cram

>

> Sent from my iPhone

>

>> On Jul 25, 2017, at 11:57 AM, john graham <[REDACTED]> wrote:

>>

>> For a call yesterday ?

>>
>> You can reach me at 416 274 4301,
>>
>>
>>
>> -----Original Message-----
>> From: Tara Lynch [mailto:TaraLynch@mileonecentre.com]
>> Sent: July 25, 2017 10:24 AM
>> To: john graham [REDACTED] 'Vito Frijia'
>> <vito@southsidegroup.ca>; 'Edward Lampert' <kclampert@msn.com>
>> Cc: Fred Cram <fcram@mileonecentre.com>; Sheena McCrate
>> <SMcCrate@sjsel.ca>
>> Subject: RE: Discussions
>>
>> Hi John,
>> Fred and I met with Sheena and reviewed your document together to
>> prepare for a call yesterday.
>>
>> What number can we reach you at?
>>
>> Tara
>>
>> -----Original Message-----
>> From: john graham [REDACTED]
>> Sent: Tuesday, July 25, 2017 10:44 AM
>> To: Tara Lynch; 'Vito Frijia'; 'Edward Lampert'
>> Cc: Fred Cram; Sheena McCrate
>> Subject: RE: Discussions
>>
>> Good Morning,
>>
>> Thank you Tara,
>>
>> It's a shame we haven't been able to connect with Shenna, but shall I
>> assume she has provided you with an outline and response to our talks
>> and negotiations ?
>>
>> I will also advise the league President and Eddie of the call,
>>
>> jsg
>>
>> -----Original Message-----
>> From: Tara Lynch [mailto:TaraLynch@mileonecentre.com]
>> Sent: July 25, 2017 7:34 AM
>> To: JOHN GRAHAM [REDACTED]
>> Cc: Fred Cram <fcram@mileonecentre.com>; Sheena McCrate
>> <SMcCrate@sjsel.ca>
>> Subject: RE: Discussions
>>
>> Hi John,
>> Fred and I are available this afternoon. Does 12noon NL time work for you?
>>
>> Let us know
>> Thanks
>> Tara
>>
>> Tara Lynch | Box Office/Event Logistics Manager Mile One Centre |
>> 709-758-5484 www.mileonecentre.com
>>
>>

>>
>>
>> -----Original Message-----
>> From: Sheena McCrate
>> Sent: Monday, July 24, 2017 11:11 PM
>> To: JOHN GRAHAM
>> Cc: Vito Frijia; Edward Lampert; Tara Lynch; Fred Cram
>> Subject: RE: Discussions
>>
>> Looping Tara and Fred into this conversation.
>>
>> In my absence, they will participate in the conference call. They
>> will be in touch tomorrow with their availability.
>>
>> Sheena
>>
>> Sheena McCrate | CEO
>> St. John's Sports & Entertainment | 709.758.5476
>> www.mileonecentre.com www.sjcc.ca
>>
>>
>> -----Original Message-----
>> From: JOHN GRAHAM [REDACTED]
>> Sent: July-24-17 3:45 PM
>> To: Sheena McCrate
>> Cc: Vito Frijia; Edward Lampert
>> Subject: Re: Discussions
>>
>> Hello Sheena
>>
>> It is 3:45 local - I am trying to contact you- as you are very busy-
>> let's establish a conference call tomorrow- I will work with your
>> timing -
>>
>> Vitto and Eddie are also prepared to be on the call,
>>
>> Thank you
>>
>> Jsg
>>
>> Sent from my iPhone
>>
>>> On Jul 24, 2017, at 11:41 AM, Sheena McCrate <SMcCrate@sjsel.ca> wrote:
>>>
>>> John,
>>>
>>> I tried you again this morning. Left another voice mail. Am in and
>>> out of
>> meetings this afternoon in preparation for a meeting I have tomorrow
>> on a legal matter. I am not sure how long that meeting will take
> tomorrow.
>>>
>>> I will try you again tomorrow after I get out my legal meeting.
>>>
>>> Sheena
>>>
>>> Sheena McCrate | CEO
>>> St. John's Sports & Entertainment | 709.758.5476
>>> www.mileonecentre.com www.sjcc.ca

>>>
>>>
>>> -----Original Message-----
>>> From: JOHN GRAHAM [REDACTED]
>>> Sent: July-21-17 5:44 PM
>>> To: Sheena McCrate
>>> Cc: Vito Frijia; Edward Lampert
>>> Subject: Re: Discussions
>>>
>>> Sheena
>>>
>>> I called and sent an email ?
>>>
>>> Why are we not interested in negotiations? I have the feeling you
>>> are
>> avoiding our request or is there no interest?
>>>
>>> Thank you
>>>
>>> Sent from my iPhone
>>>
>>>> On Jul 21, 2017, at 1:36 PM, Sheena McCrate <SMcCrate@sjsel.ca> wrote:
>>>>
>>>> John,
>>>>
>>>> Tried reaching you. Left a voice mail.
>>>>
>>>> Will be in touch on Monday.
>>>>
>>>> Sheena
>>>>
>>>>
>>>> Sheena McCrate | CEO
>>>> St. John's Sports & Entertainment | 709.758.5476
>>>> www.mileonecentre.com www.sjcc.ca
>>>>
>>>> -----Original Message-----
>>>> From: Sheena McCrate
>>>> Sent: July-21-17 11:38 AM
>>>> To: JOHN GRAHAM
>>>> Cc: Vito Frijia; Edward Lampert
>>>> Subject: Re: Discussions
>>>>
>>>> John,
>>>>
>>>> I am not in my office this morning.
>>>>
>>>> Was aiming be back around 2, but that is looking more like 3 now.
>>>>
>>>> Will call when I get in.
>>>>
>>>> Sheena
>>>>
>>>> Sent from my iPhone
>>>>
>>>>> On Jul 21, 2017, at 10:54 AM, JOHN GRAHAM [REDACTED] wrote:
>>>>>
>>>>> Good morning
>>>>>

>>>> Just following up- I did leave you a VM and will try and contact
>>>> you today after 2 as you suggested
>>>>
>>>> Thanks
>>>>
>>>> Jsg
>>>>
>>>> Sent from my iPhone
>>>>
>>>>> On Jul 20, 2017, at 6:47 AM, Sheena McCrate <SMcCrate@sjsel.ca> wrote:
>>>>>
>>>>> Good morning John,
>>>>>
>>>>> I don't recall that phone call or conversation. Perhaps you can
>>>>> send
>> me the list of items we discussed. From there I will do my best to
>> address each one.
>>>>>
>>>>> Sheena
>>>>>
>>>>> Sheena McCrate | CEO
>>>>> St. John's Sports & Entertainment | 709.758.5476
>>>>> www.mileonecentre.com www.sjcc.ca
>>>>>
>>>>> -----Original Message-----
>>>>> From: JOHN GRAHAM [REDACTED]
>>>>> Sent: July-19-17 9:37 PM
>>>>> To: Sheena McCrate
>>>>> Cc: Vito Frijia; Edward Lampert
>>>>> Subject: Re: Discussions
>>>>>
>>>>> Sheena
>>>>>
>>>>> When I called you on that Friday night from New York you were
>>>>> busy with
>> another potential group but said you would return that call ?
>>>>>
>>>>> it's been awhile so I understand why things are unclear to you.
>>>>>
>>>>> I have repeatedly advised you that Glenn Stanford is not part of
>>>>> our group, so how could you assume he was or why would you ? It
>>>>> is my understanding that both Vitto and Glenn himself have
>>>>> repeatedly advised you of that
>>>>>
>>>>> When we did talk We discussed a number of items so I would
>>>>> appreciate
>> an email addressing each item.
>>>>>
>>>>> If I could receive that tomorrow we can talk on Friday.
>>>>>
>>>>> Thank you
>>>>>
>>>>> Jsg
>>>>>
>>>>> Sent from my iPhone
>>>>>
>>>>>> On Jul 19, 2017, at 1:46 PM, Sheena McCrate <SMcCrate@sjsel.ca>
>> wrote:
>>>>>>

>>>>>> John,
>>>>>>
>>>>>> Yes, when Vito and I spoke on Monday, he indicated that I would
>>>>>> be
>> hearing from Irwin. I, too, thought that was odd, as it had been you
>> I was dealing with all along on Irwin's behalf. I was not sure if
>> you were still involved, or if I would now be hearing from Glenn
>> Stanford
>> re: negotiating a lease.
>>>>>>
>>>>>> Per the attached email, I attempted to contact you by phone and
>>>>>> email
>> on July 8th. Since your ask was hinged on an 18-month first right of
>> refusal for hockey, and the Board had no appetite for that, I assumed
>> that was why I did not receive a response from you after the 8th.
>>>>>>
>>>>>> Vito, appreciate your offer to facilitate lease discussions.
>>>>>> I'm not
>> sure that is necessary, but have no issue with you participating in
>> the call if you and/or John wish.
>>>>>>
>>>>>> I'm available tomorrow from 9am-12.30pm NL time, and Friday from
>> 2.30pm onward. Let me know if either of these timeframes work for
>> you
> both.
>>>>>>
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>>>>>>
>>>>>> Sheena McCrate | CEO
>>>>>> St. John's Sports & Entertainment | 709.758.5476
>>>>>> www.mileonecentre.com www.sjcc.ca
>>>>>>
>>>>>>
>>>>>> -----Original Message-----
>>>>>> From: JOHN GRAHAM [REDACTED]
>>>>>> Sent: July-18-17 8:12 PM
>>>>>> To: Sheena McCrate
>>>>>> Cc: Vito Frijia
>>>>>> Subject: Discussions
>>>>>>
>>>>>> Sheena
>>>>>>
>>>>>> I just received a call from the President of the NBL stating
>>>>>> that you
>> where somehow expecting a call from Irwin today ?
>>>>>>
>>>>>> As I mentioned to you in past conversations Irwin is with our
>>>>>> group-
>> and as you know - I am still waiting for your return call to discuss
>> possible rental option.
>>>>>>
>>>>>> I know a lot has happened since we spoke last - and may have
>>>>>> forgotten
>> you said you would get back to me.
>>>>>>
>>>>>> I just want to let you know I am awaiting your call.
>>>>>>
>>>>>> Thank you
>>>>>>
>>>>>> Jsg

```
>>>>>>
>>>>>> Sent from my iPhone
>>>>>> <mime-attachment>
>>>>
>>>
>>
> =
>
```



Fw: Discussions
Elaine Henley to: Kenessa Cutler

2017/09/25 05:43 PM

ELAINE A. HENLEY
City Clerk
Office of the City Clerk
10 New Gower Street
P.O. Box 908
St. John's NL A1C 5M2
Telephone - (709) 576-8202
Cell - (709) 691-0451

----- Forwarded by Elaine Henley/CSJ on 2017/09/25 05:43 PM -----

From: Sheena McCrate <SMcCrate@sjsel.ca>
To: Elaine Henley <Ehenley@stjohns.ca>
Date: 2017/09/25 04:52 PM
Subject: FW: Discussions

Sheena McCrate | CEO
St. John's Sports & Entertainment | 709.758.5476
www.mileonecentre.com
www.sjcc.ca

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From: Fred Cram
Sent: July-25-17 2:32 PM
To: john graham
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Hi John,

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Thanks,
Fred Cram

Sent from my iPhone

> On Jul 25, 2017, at 11:57 AM, john graham [REDACTED] wrote:

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> You can reach me at 416 274 4301,

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> Tara Lynch | Box Office/Event Logistics Manager Mile One Centre |
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>>>> Sheena
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>>>> with
> another potential group but said you would return that call ?
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>>>>
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>>>>>
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>>>>> Sheena
>>>>>
>>>>> Sheena McCrate | CEO
>>>>> St. John's Sports & Entertainment | 709.758.5476
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>>>>>
>>>>> Thank you
>>>>>
>>>>> Jsg
>>>>>
>>>>> Sent from my iPhone
>>>>> <mime-attachment>
>>>>>
>>
>