

## Meeting Details:

**Date:** December 12th, 2025 - *started at: 19:07 EST*

**Meeting moderator:** Karlis Bouse (OCUA Board Chair)

**Meeting manager:** Jeremy Hill (Executive Director, OCUA)

**Presenters:** Kelly Fulton (Director), Emma Wilson Pease (Special advisor, OCUA)

**Notes prepared by:** Tina Tremblay (Director)

**Board members present:** Desmond Top (Director), Leona Campbell (Director), Matt Daley (Treasurer)

**Attendees:** 28

## Introductions: Karlis

- Land Acknowledgment
- Meeting etiquette:
  - We will keep the meeting to 1 hour
  - Please hold questions until the discussion period
  - Please stay on mute during the presentations
  - Enter your full name for official record of attendance
  - Let's maintain a respectful dialogue
- Additional information is available on the OCUA website:  
<https://www.ocua.ca/UPIRevitalizationProject>
- Additional questions may be sent to [ocuaproperty@ocua.ca](mailto:ocuaproperty@ocua.ca)
- A lot of work has gone into this by the Board, staff, and members. Thank you to everyone involved for all of the effort!

## OCUA 2025-2030 Strategic Plan: Presentation by Kelly

- The Board encourages full two-way discussion. This meeting will begin with an information session and be followed by an open discussion.
- The 2025-2030 OCUA Strategic Plan is focused on investing in our community through three priority areas:
  - Ultimate for All
  - Stewardship
  - Leadership at All levels
- UPI Revitalization project is a big part of the strategic plan, intersecting with all three priority areas.
- Preliminary ideas for investment include a clubhouse, washrooms, lighting, bleachers, accessible entry paths, potable water.
- What we can invest depends on how much money we can raise. There are 3 tiers, Bronze, Silver and Gold. The scope investment will depend on our funds acquired.
- Planning to create a Capital Investment Fund - to be grown through a combination of grants, fundraising, OCUA revenue, potential sale of unused land.

## Why should OCUA consider selling a portion of its property: Presentation by Emma

- Description of current property (including aerial view of property):
  - 40 acres of used land (parking, fields, pond, disc central area)
  - 70 acres of unused land
- Road access limits the ability to sever and sell the land. We would need to sell it to someone with adjacent land, based on official City of Ottawa planning restrictions.
- We have received 2 official purchase offers and 1 expression of interest:
  - Offer 1 is from Sunset Lakes Development
  - Offer 2 is from the City of Ottawa
  - Interest 1 - South Nations Conservation Authority
- Slide presented specific financial information associated with each offer.
- Prices are negotiable and value of the land is dependent on the intended use of buyer (development vs conservation).
- Should a sale be favourable, there are Bylaw considerations (Section 4.04):
  - A special resolution of the members is required to permit any potential sale, severance, transfer, or conveyance (a)
  - Any such resolution will expire after 120 days (c) which may be an insufficient amount of time to complete a sale. Therefore, a special resolution to extend or remove this restriction may be necessary..

## Discussion period: Comments and questions from attendees

**Comment:** This member likes the Capital Improvement Fund. They think the lower offer (selling with conservation as the intended use) might not be worth it as it does not allow for the desired level of investment in UPI.

**Comment:** This member advised that they work for the city and have worked on hundreds of severances. They strongly emphasize that if the membership priority is conservation then OCUA should keep the land and not bother selling at all. Keeping the land is the only way to guarantee conservation. If we do sell the land, we need to maximize the value we get for it, which is not through conservation.

**Comment:** This member believes that we will need to make a significant amount of money to make any sale worthwhile. So conservation likely is not the best option.

**Comment:** This member has lots of experience with developers and wants to make sure we do not rush a sale. The current offer is low and OCUA could do better.

**Comment:** This member thinks that some members might wonder why OCUA does not develop the back portion (for example, to create more fields). The back portion of the property is actually swamp land and would be prohibitively expensive to develop ourselves.

**Comment:** This member would prioritize conservation, and is worried about trees being cut.

**Comment:** This member cautions that a lot of work and time will be needed to pursue this, and it is going to be a significant process.

**Comment:** This member acknowledges that trespassing is a huge issue at UPI. However, they also note that trespassing happens everywhere and it is a fact of life. We just need to bring in security cameras.

**Question:** Do we have a comprehensive list of what we would like to build?

**Answer:** There is a supplemental document on the UPI Revitalization webpage. We are open to other suggestions that fall within the scope of investment. Options include (but are not limited to) a clubhouse, washroom huts, field lighting, stadium bleachers, potable water refill stations, accessible entry paths, etc.

**Question:** Why would we build a clubhouse?

**Answer:** A clubhouse has many potential benefits:

- Improved chances of being selected to host large international events (that bring significant revenue)
- Indoor, accessible, and gender-inclusive washrooms and changing facilities
- A gathering place for members to socialize after games or between games at tournaments.
- Shelter for tournament officials and volunteers
- Protected storage for OCUA equipment, first aid supplies, etc.

**Question:** Have we done a cost analysis on what it would take to build a clubhouse and ongoing maintenance?

**Answer:** We did an informal assessment. It would depend on the size of the structure and amenities chosen. Next steps will include contracting someone to design and cost a few different clubhouse options. This comes with additional financial cost and effort, so we wanted to get a sense of the membership reception before we pursue the next steps.

**Question:** What other fundraiser options are there to get to a clubhouse?

**Answer:** From the improvement options considered, a clubhouse is the most expensive. It would be difficult to achieve without the sale of a portion of the property. However, even without a sale, we still intend to invest in lower cost items that will improve the experience at UPI (using funds raised through grants, fundraising, etc).

**Question:** There is concern about vandalism of a clubhouse. Would there be a buffer zone if we do sell so that the new development is not right next to our property?

**Answer:** There will definitely be a buffer regardless of which option is selected, and the number of acres is negotiable.

**Question:** An adjacent residential lot was listed for sale at \$600K. That makes the \$20K per acre offer for our land seem low (due to the road access issue). Have we looked at redesigning UPI to give access to the back portion?

**Answer:** We have considered the option of creating road access for the back portion. This would be a significant undertaking and be very disruptive to the use of UPI. It would almost certainly mean delaying or declining the current offers while that was pursued. The developer that made an offer already owns the adjacent property at the back which confers road access to the buyer so it is the easier route for a sale. We would need to do an analysis to see if the increased value of the land with road access would be worth the cost, time, and effort involved with resigning UPI and creating the road.

**Question:** Can you provide more information on the Sunset Lakes Development communications? How advanced are the talks?

**Answer:** We were first approached in January 2024. There has been lots of discussion focused on getting to know each other to figure out the best plan for both parties. OCUA has let the developer know of our plan and process with respect to engaging our membership before proceeding further.

**Question:** Has a counteroffer been made?

**Answer:** A counteroffer has not been presented. We did a land survey to be better informed ahead of countering. We are prioritizing engaging with the membership before proceeding formally, but there would absolutely be a counteroffer as the current offer is significantly below the land value.

**Question:** Have we asked other developers for a competing bid?

**Answer:** No, as there is no road access other than via the adjacent property owned by those making the current offers, there are no other viable buyers at this time. We would need to look into creating road access before it would be possible for other potential buyers to make a competing bid. That would take time and money, and would likely result in losing the current offer in the process

**Question:** What is the timeline for making a decision on a potential sale? What is the urgency?

**Answer:** The developer is progressing with the development already in progress. Our land is appealing to them right now and should continue to be appealing for the duration of their project. There is no firm deadline at this point, but the developer is motivated to purchase sooner than later. We wish to maintain dialogue and a good working relationship with stakeholders. Should a burning deadline arise, we will keep the membership informed.

**Question:** Should we prioritize paying down the existing debt with any profits before investing significantly in upgrades?

**Answer:** The goal would be to get more than 8% return on our investment, since that is our current interest rate for our debt. This means when we consider reinvesting any of our profit from a potential sale of land into any of our options, we would be analyzing profit potential to be at least 8% return per year over the long term.

**Question:** Why do the timelines defined in the Bylaw need to be changed?

**Answer:** The current timeline requires that a sale be completed within 120 days of a special resolution. This timeline is restrictive and it likely would be difficult to complete a sale before the special resolution expired. Extending the timeline would facilitate the sale process.

**Question:** Should members be concerned about relaxing the bylaw?

**Answer:** Logistically, completing a land sale within the 120 day time frame as laid out in the Bylaw may not be possible. The intention with extending that timeframe in the Bylaw is purely to increase feasibility. It will only be adjusted with membership approval. It is our intention for the membership to be involved at every stage of a potential land sale.

**Question:** Could we put the money towards paving the existing UPI parking lot?

**Answer:** This was explored, and was found to be more expensive than anticipated. It may be prohibitively expensive.

**Question:** Shouldn't the field quality be a priority over a clubhouse? There are tons of maintenance issues that need to be looked into such as drainage, weeds, etc. There needs to be a focus on the fields.

**Answer:** OCUA is in a good financial position to address ongoing operation maintenance of the property with its existing budget, and without needing the proposed Capital Improvement Fund.

**Question:** Are there not two different discussions going on: Whether to sell and what to invest in? We should only be discussing a clubhouse if we have money from selling the land.

**Answer:** Agreed, but the two conversations are intertwined. 1) There is an opportunity to sell a portion of the land on the table right now that is independently worth considering. 2) Our strategic plan outlines the intention for ongoing investment in UPI to help build and strengthen our community. Proceeds from a sale of a portion of the land would elevate the potential on the investment front. While the intention to invest in UPI may provide rationale for the potential sale. The two elements are hard to disentangle as one discussion inevitably leads into the other.

**Question:** Will the Board be having more information meetings?

**Answer:** Yes. As much as possible, we will provide information to the membership through a variety of mechanisms, including informal meetings. We encourage membership engagement. Members are already emailing in with their support.

**The OCUA Board of Directors expressed thanks to the members for their participation on behalf of all involved.**