Agenda – Council – January 23, 2008

Report – Standing Policy Committee on Property and Development – January 8, 2008

Item No. 8 Lease - Camp Amisk in La Barriere Park - Boy Scouts of Manitoba Properties Inc.
(St. Norbert Ward)
File FI-2.2(35)

STANDING COMMITTEE RECOMMENDATION:

On January 16, 2008, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submits the following to Council:

1. That the terms and conditions for a lease agreement with the Boy Scouts of Manitoba Properties Inc. as referenced in the report from the Acting Director of Planning, Property and Development Department dated December 19, 2007, be approved.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Pursuant to Section 205(2) of The City of Winnipeg Charter, disposal of land owned or acquired by the City for park or cemetery purposes requires approval by two-thirds of all Members of Council.

Report – Standing Policy Committee on Property and Development – January 8, 2008

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 16, 2008, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On January 8, 2008, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

RE: **Proposed Lease Agreement with the Boy Scouts of Manitoba Properties Inc. for the use of Camp Amisk in La Barriere Park**
Riel Community
St. Norbert Ward

FOR SUBMISSION TO: Standing Policy Committee on Property and Development

ORIGINAL REPORT SIGNED BY: Director of Planning, Property and Development

REPORT DATE: December 19, 2007

RECOMMENDATION:

1. That the proposed terms and conditions for a lease agreement with the Boy Scouts of Manitoba Properties Inc. as referenced herein be approved.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report Summary

Key Issues:

- The Camp Amisk site was developed by the City in 1975 as part of a plan to relocate the former Boy Scout War Memorial camp site adjacent to St.Vital Park to LaBarriere Park.

- Between 1975 and 1995, the City entered into lease agreements with the Boy Scouts of Canada for the use of Camp Amisk. During the period between 1995 and 2007, the City did not execute a new lease agreement pending the resolution of the realty tax issues impacting non-profit groups' use of City-owned lands.

- As part of this negotiation, the Tenant has agreed to be responsible to maintain the existing outhouses and to replace same over time with modern camp washroom facilities at its sole cost and expense.

- It should also be noted that the City's responsibility to provide water service is limited to the use of the water cistern method and should this means become unacceptable to water regulating bodies during the term of this lease, the City will not be required to provide water service to the leased lands.

Implications of the Recommendation(s):

General Implications

( ) None

(x) For the organization overall and/or for other departments

(x) For the community and/or organizations external to the City

( ) Involves a multi-year contract

Comment(s):

The Camp Amisk site programming provides a presence in La Barriere Park, which improves the overall use of the park and provides security to the asset.

The Boy Scouts of Canada use of Camp Amisk is a means of providing a camp experience and the opportunity to develop outdoor skills to all of its participants.

Policy Implications

(x) No

( ) Yes

Comment(s):

Regulatory Implications

(x) None

( ) Eliminates or reduces regulatory impact

( ) Proposes regulatory impact

Comment(s):

Environmental Implications

(x) No

( ) Yes

Comment(s):

Human Resources Implications

(x) No

( ) Yes

Comment(s):

Financial Implications

(x) Within approved current and/or capital budget

( ) Current and/or capital budget adjustment required

Comment(s):

Report

REASON FOR THE REPORT:

Council approval of the proposed lease in favour of the Boy Scouts of Manitoba Properties Inc. for the use of the City-owned lands identified as “Leased Area” on Misc. Plan No. 13050 is required being as the initial term is greater than five years and that the property was acquired for parks purposes.

HISTORY:

By agreement dated April 6, 1976, the City leased a portion of La Barriere Park to the Boy Scouts of Canada for a term of five years.

By agreement dated December 31, 1981, the term was extended for a further five (5) years.

By agreement dated October 15, 1986, Council renewed the subject Lease Agreement for an additional term of ten years.

At its meeting held on October 23, 1996, Council approved the proposed terms and conditions for a Management Agreement with the Boy Scouts of Canada. Given subsequent issues with using that form of agreement, a document was not finalized with the Scouts.

By letter dated October 6, 2006, a request to initiate discussions for a lease agreement and proposed terms and conditions were transmitted to the Boy Scouts of Canada, Manitoba Provincial Council.

During the period between October 2006 and November 2007, representatives of the Scouts and the City met to determine and finalize the proposed terms and conditions for a lease agreement.

DISCUSSION:

Camp Amisk is situated along the south bank of the La Salle River and east of Waverley Street within the boundaries of La Barriere Park, as identified on the attached Misc. Plan 13050,

The Camp site was developed by the City in 1975 as part of a plan to relocate the Boy Scout War Memorial camp site adjacent to St. Vital Park. The Camp site is approximately 131 acres and lies along the south bank of the La Salle River between Waverley Street and Pembina Highway. It is improved with a gravel access road, camp sites, outhouses, storage buildings and water cisterns.

In the fall of 2006, the Planning, Property and Development Department initiated the process to conclude a new lease agreement with the Boy Scouts of Canada for the use of Camp Amisk as shown on the attached Misc. Plan 13050.

At its meeting held on April 25, 2005, Council approved the Community Groups Occupying City-owned Property By-law 89/2005, which included the subject occupancy.

The Public Service and the Boy Scouts of Manitoba Properties Inc. have agreed upon the proposed terms and conditions for a lease agreement outlined as follows:

Landlord:	City of Winnipeg
Tenant:	Boy Scouts of Manitoba Property Inc.
Leased Lands:	Portion of LaBarriere Park – Camp Amisk as shown on the attached Misc. Plan 13050
Use:	Scout Programming
Term:	Ten (10) years commencing July 1, 2007
Renewal:	One-Ten (10) year option One-Five (5) year option
Rent:	$1.00 plus GST
Realty Taxes:	On Community Groups Occupying City-owned Property By-law 89/2005 List (April 25, 2005)
Admin Fee:	$500.00 per annum
Cancellation:	Upon one hundred eighty days (180) days written notice by either party
Insurance:	Tenants to provide Comprehensive General Liability in the amount of $2.0 Million dollars all inclusive including all necessary endorsements, All Risk Property Insurance for all buildings, contents, stock and equipment, as well as, boiler and machinery insurance.
Tenant Responsibilities:	To pay all operating costs, to maintain the Leased Lands in a good and operating condition and in accordance with Maintenance Schedules to be finalized, no assignment without written consent, no sub-letting without approval of Landlord, no placement of signage or advertising without approval of Landlord and no leasehold improvements without approval of the Landlord.
Special Conditions:	Tenant to replace the remaining fourteen (14) outhouses with modern camp washroom facilities all to the satisfaction of the Director of Water and Waste.
City Responsibilities:	To provide grass cutting in accordance with the Public Works Department grass cutting cycle; to maintain the graveled access road and to maintain water service to

the Camp Site during the frost free season using the cistern method.

The Public Service supports the efforts of the Boy Scouts of Manitoba Properties Inc. to manage, operate, and develop Camp Amisk as part of an approach for the long-term operation of specialized facilities which are not operated by the City.

The proposed lease framework will provide for the continued operation of Camp Amisk by the Tenant and provide for capital and operational cost savings to the Public Works and Community Services Departments by not having to assume the cost of maintaining the existing outhouses and replacing same with modern camp washroom facilities.

In addition, it also permits the City to use existing ski trails located in the park and to develop a wilderness trail along the south bank of the La Salle River in the future pending the evolution of the La Salle River Corridor.

Financial Impact Statement

Date: December 11, 2007

Project Name:

Boy Scouts of Manitoba Properties Inc.

First Year of Program

	2007	2008	2009	2010	2011
Capital					
Capital Expenditures Required	$ -	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ -	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	500	500	500	500	500
Net Cost/(Benefit)	$ (500)	$ (500)	$ (500)	$ (500)	$ (500)
Less: Existing Budget Amounts	(500)	(500)	(500)	(500)	(500)
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: The proposed terms and conditions for a lease agreement will result in a new cash flow to the City of $500.00 per annum to offset administrative overhead costs. In addition, the Tenant has accepted the responsibility to decommision and replace the existing outhouses in Camp Amisk with modern camp washroom facilities.

"Original signed by"
Mike McGinn, CA
Manager of Finance

IN PREPARING THIS REPORT THERE WAS:

Internal Consultation With and Concurrence By:

Public Works

Internal Services Department - Legal Services Division (as to legal issues)

Property Assessment

Corporate Finance

External Consultation With:

N/A

THIS REPORT SUBMITTED BY:

Department Planning, Property and Development
Division Real Estate
Prepared by: D. Armstrong
PPD File No. P-15

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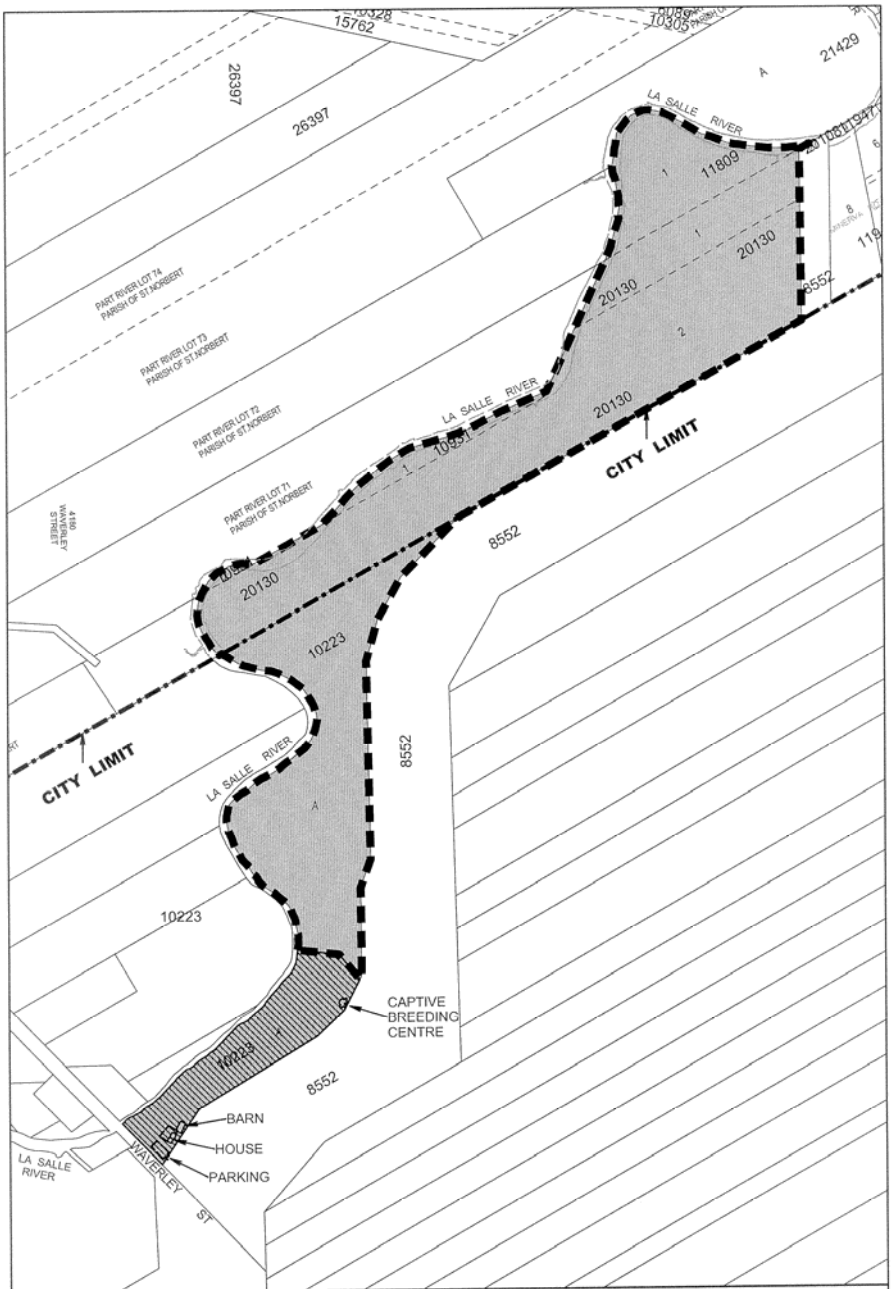

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SUBJECT CITY PROPERTY WITHIN LA BARRIERE PARK

AREA UNDER AGREEMENT TO THE BOY SCOUTS OF CANADA (CAMP AMISK)

AREA UNDER AGREEMENT TO THE PARKLAND MEWS FALCONRY & BIRD OF PREY EDUCATION CENTRE INC.

Date: 2007-OCT-23
District: RIEL & R.M. OF RITCHOT
File: P15
Scale: 1: 10,000

METRIC

NOTE:
Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only. No warranty is expressed or implied regarding the accuracy of such information.

CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES

MISC. PLAN NO. 13050