Minute No. 170
Report - Standing Policy Committee on Property and Development - January 17, 2005

Item No. 3 **Land Lease Agreement - Winnipeg Airport Authority (WAA) and the City of Winnipeg**
File FI-2.3(31)

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the City of Winnipeg enter into a Land Lease Agreement with the Winnipeg Airport Authority for the development of an explosive storage structure (magazine) located on Winnipeg International Airport (WIA) airside property.

2. That the Proper Officers of the City be authorized to do all things necessary to effect the intent of the foregoing Land Lease Agreement.

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DECISION MAKING HISTORY:

Moved by Councillor De Smedt,
That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 19, 2005, 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 17, 2005, the Standing Policy Committee on Property and Development concurred in the administrative recommendation and submitted the matter to the Executive Policy Committee and Council.

Re: **Land Lease Agreement with the Winnipeg Airport Authority (WAA) and the City of Winnipeg.**

For submission to: Standing Policy Committee on Property and Development

Original report signed by: Chief J. J. Ewatski

Report date: December 2, 2004

Recommendation(s):

That the City of Winnipeg enter into a Land Lease Agreement with the WAA for the development of an explosive storage structure (magazine) located on Winnipeg International Airport (WIA) airside property.

That the Proper Officers of the City be authorized to do all things necessary to affect the intent of the foregoing Land Lease Agreement.

REPORT SUMMARY

KEY ISSUES

- The purpose of the Land Lease is for an explosive storage structure (magazine). The magazine is approximately 12' X 8' X 8'. The structure does not contain any utilities and is properly situated in compliance with regulations regarding the minimum safe distance from vulnerable points.
    - The explosives are used for the purpose of Winnipeg Police Service (WPS) Canine Unit Explosive Training and for no other purpose whatsoever.
- The WPS shall pay the WAA rent in the amount of $1.00 per year for 20 years.
- The lease is for the term of 20 years starting June 1, 2004 and ending on May 31, 2024, unless the term is terminated earlier in accordance with the lease.
    - Either party may terminate the lease by giving 30 days notice in writing to the other party.

IMPLICATIONS OF THE RECOMMENDATION(S):

General Implications:

√ None

☐ For the organization overall and/or for other departments

☐ For the community and/or organizations external to the City of Winnipeg

☐ Involves a multi-year contract

Comment:

Policy implications:

√ No

☐ Yes
Comment:

Environmental Implications:

☐ No

√ Yes
Comment:

The WPS is aware of the environmental expectations that are required.

- All required records including permits, licenses and approvals will be maintained and kept for a period of 10 years.

- These records may be reviewed and/or copied by the Landlord at anytime on 24 hours prior notice.

Human Resource Implications:

√ No

☐ Yes
Comment:

Financial Implications:

√ Within approved current and/or capital budget

☐ Current and/or capital budget adjustment required
Comment:

REASON FOR THE REPORT:

Approval is required for the City of Winnipeg to enter into a Land Lease Agreement with an outside agency.

HISTORY:

Up until July 1997, the RCMP performed policing duties at the Winnipeg International Airport (WIA). Part of their duties included canine training in explosive detection. The explosives used for the sole purpose of canine training, were stored in a magazine at the WIA. The magazine was located in the restricted area of the airfield, a short distance from crash gate #68 near the pump house.

The WPS took over operations in July 1997 and inherited the magazine from the RCMP. The WPS continued to use this structure for explosive storage.

On May 21, it became known to the WPS Canine Unit that in early 2003, the empty magazine was removed from the WIA during a site clean up.

DISCUSSION:

The removal of the magazine prompted discussion between the WPS - Airport Unit and the WIA Commercial Leasing Officer. The decision was made to replace the magazine by a cost sharing agreement between the WAA and the WPS.

- The new magazine is:
    - located at the north end of the airfield
    - indicated on site maps
- The security features of the new magazine include:
    - The magazine is firmly bolted to the floor
    - Building locks
    - Signage
    - Fencing
    - Airside security
- The WAA is prepared to lease to the City of Winnipeg, an area of land that will contain the 12’ X 8 ’X 8’ magazine for $1.00 per year starting June 1, 2004 and ending on May 31, 2024.

Only individuals, who have received explosives training and are authorized by the WPS Canine Unit, are permitted access to the facility. The explosives handler must complete the Police Explosives Technician course at the Canadian police College in Ottawa.

Property, Planning and Development has attended to the following:

- Drafted a1000-meter buffer around the location of the magazine
- The buffer boundary remains within the WAA property and does not come into contact with any public roadway or habitable space.
- The magazine is located far enough away from any public roads and habitable space to mitigate any public safety concerns.

Property Planning and Development is comfortable with the use and location of the magazine. This is due to the strict regulations governing the storage, use, and disposal of the materials.

A copy of the map follows.



Figure 1: 1000 Metre Buffer from Proposed Explosive Storage Magazine (Aerial Photo May 2002)

Financial Impact Statement:

Project Name: Land Lease at Winnipeg Airport

Date: October 26, 2004 First Year of Program **2004**

	2004	2005	2006	2007	2008
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	$ 1	$ 1	$ 1	$ 1	$ 1
Less: Incremental Revenue/Recovery					
Net Cost/(Benefit)	$ 1	$ 1	$ 1	$ 1	$ 1
Less: Existing Budget Amounts	1	1	1	1	1
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: The land lease cost is immaterial and will easily be absorbed within the Police Service budget. The magazine which will be stored on this parcel of land has already been purchased on a cost shared based with the Winnipeg Airport Authority.

Maureen Demkey, CMA

Acting Manager of Finance/Controller

IN PREPARING THE REPORT THERE WAS CONSULTATION WITH, AND CONCURRENCE BY:

Sgt. Bob Sullivan – WPS Airport Unit
Property, Planning and Development Division
Legal Services

THIS REPORT SUBMITTED BY:

Department: Winnipeg Police Service
Division: Organizational Development and Support
Prepared by: Yvonne Pregely S751, Research Analyst
File No.:04-187