

STORAGE FACILITY AT FOOTHILLS CENTENNIAL CENTRE

Issue

A proposal has been received from the Okotoks Oilers Athletic Association regarding the construction and lease of a storage facility at the Foothills Centennial Centre (FCC) and is provided to Council for consideration.

Motion Arising From In Camera

That authorization be provided to lease Town owned land to the Okotoks Oilers Athletic Association at the rates contained in the In Camera report.

Report

In keeping in line with quality infrastructure, developing a partnership framework/model where users are partners as active community infrastructure contributors, the Okotoks Oilers Athletic Association (OOAA) is requesting to build a storage area for hockey team members to store their personal equipment. The facility would be located adjacent to the FCC on the north-east corner. It would be approximately 1500 sq. ft. and two (2) stories high and include a mezzanine.

The OOAA will be fully responsible to raise all funds for the facility and be the lead on design and construction with full review from Town Administration before and during construction. The OOAA is requesting tax receipts be issued by the Town in order to raise funds for the project. Administration is suggesting a \$2500 minimum donation amount for a tax receipt and that all funds are in place before any construction begins. This would ensure no tax receipts are given if the project does not proceed. The estimated cost of the facility is \$200K and would be wholly funded by the OOAA.

The Town would own the storage facility but the OOAA will have exclusive use. A 10-year lease agreement will be in place which can be renewed or terminated at the request of either party. The Town has requested that the OOAA install meters so all utilities can be charged back. The Town will pay for insurance annually and will charge this back to the OOAA. Maintenance on the exterior will be maintained by the Town and all interior structural, electrical, and mechanical will be serviced by the OOAA. The OOAA will be responsible for snow and ice removal for the entrance but the Town will perform most snow removal as per our snow removal agreement with our vendor. The OOAA will be responsible for security for the facility. The amortization/depreciation of the facility will be done following the Town's asset policy.

The new facility would allow the OOAA teams to utilize this storage during school hour practices at the Pason Centennial Arena and return to school without the need for a parent to return to pick up hockey bags. With the addition of two (2) OOAA teams using non-prime ice, Administration estimates a potential revenue increase of approximately \$10,000 for daytime hours per season.

Insurance and utilities will be separate from the monthly lease rates.

The OAAA's annual base rent for the term of the agreement is below:

2022	2023	\$ -
2023	2024	\$ -
2024	2025	\$ -
2025	2026	\$ [REDACTED]
2026	2027	\$ [REDACTED]
2027	2028	\$ [REDACTED]
2028	2029	\$ [REDACTED]
2029	2030	\$ [REDACTED]
2030	2031	\$ [REDACTED]
2031	2032	\$ [REDACTED]

Attachment(s)

Redacted as per FOIP s. 16(1)(a)(ii)

1. Chief Administrative Officer Bylaw 21-17
2. Use of Town Owned Land Policy EL F 2.1

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