

To: Electoral Area Services Committee

Date: 2020-01-14

From: Reg Dyck, Manager of Electoral Area Emergency Services

File No: 0870-35

Subject: Electoral Area Emergency Services – Columbia Valley Volunteer Fire Department Fire Hall Land Lease Agreement

RECOMMENDATION

THAT the Fraser Valley Regional District Board authorize its signatories to execute a renewed lease agreement for a 3 year term with the Columbia Valley Ratepayer's Association for the lease of a portion of the land upon which the Columbia Valley fire hall is situated at 1202 Kosikar Road, Lindell Beach, B.C., with said lease payment not to exceed \$5,219.20 (plus GST) per year.

STRATEGIC AREA(S) OF FOCUS

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BACKGROUND

The 3 year lease between the Columbia Valley Ratepayers Association (CVRA) and the Fraser Valley Regional District for Columbia Valley fire hall will expire at the end of 2019.

DISCUSSION

FVRD staff has met with the CVRA and have negotiated new terms for the next 3 years. The value of the lease is based on supply and demand using a rate of approximately 8% of the value of the property. The Columbia Valley Volunteer Fire Department currently occupies approximately 21% of the total area of the property. The previous lease payment was \$3600 per year and if we followed the current formula the cost would nearly double due to the increased assessed value of the land. The CRVA, for this contract, has asked the deemed occupancy be set at 14% to offset the large land value increase that has occurred over the past number of years. Using the new formula the cost would be \$5,219.20 per year for the next three years. FVRD staff and the Columbia Valley Fire Department feel that this is fair and supportable.

COST

The cost of the lease, \$5,219.20 per year for the next three years, is incorporated into the Columbia Valley Volunteer Fire Departments 2020-2024 Financial Plan.

COMMENTS BY:

Tareq Islam, Director of Engineering & Community Services

Reviewed and supported.

Mike Veenbaas, Director of Financial Services

Reviewed and supported.

Jennifer Kinneman, Acting Chief Administrative Officer

Reviewed and supported.