



Corporate Report

NO: R271

COUNCIL DATE: DECEMBER 12, 2005

REGULAR COUNCIL

TO: Mayor & Council DATE: December 5, 2005
FROM: General Manager, Engineering FILE: 0930-30/291
General Manager, Parks, Recreation & Culture
SUBJECT: Lease of Office Space in the South Surrey Arena at 2199 - 148 Street

RECOMMENDATION

That Council approve the lease of ±230 ft.² of office space within the South Surrey Arena to the Surrey Eagles Hockey Club Ltd. for a two year term with three, 1 year renewals.

BACKGROUND

Over the past few years the Surrey Eagles Hockey Club (Eagles) of the British Columbia Hockey League (BCHL) have expressed an interest in relocating their offices from Unit 101 - 2430 King George Highway into the South Surrey Arena if the opportunity presented itself. As a result of the opening of the new South Surrey Recreation Centre, two offices within the South Surrey Arena have now become available.

DISCUSSION

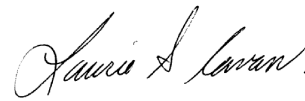
Subject to Council approval, staff have negotiated a two year lease contract with the Eagles. The lease agreement will be all-inclusive, with the City paying the associated utility costs (telephone excluded) and the Eagles paying a lump sum rental amount. The lease will include a provision for either party to cancel the agreement with six months notice.

There are a number of other junior hockey teams in the Lower Mainland that have offices within their home arena. This arrangement will assist arena staff in dealing with any issues related to the use of the arena by the hockey club. Parks, Recreation and Culture staff have confirmed that the proposed lease will not impact upon the operation of the arena in any manner.

CONCLUSION

The Surrey Eagles Hockey Club has requested the use of office space within the South Surrey Arena. As a result of the opening of the new South Surrey Recreation Centre, two offices are now available for lease. Staff and the Eagles have negotiated a two year lease of the office space with three, 1 year renewals. As the proposed lease will not impact the operation of the arena and provides the City with market rent, it is recommended that Council approve a lease of the ±230 ft.² of office space at the South Surrey Arena to the Surrey Eagles Hockey Club.

Paul Ham, P.Eng.
General Manager, Engineering



Laurie Cavan
General Manager, Parks, Recreation & Culture

KSW/mpr

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Appendices:

I. Aerial Photograph of Site