
CITY OF KELOWNA

MEMORANDUM

Date: April 4, 2007

File No.: 0550-05
2380-20-8079
2380-20-8097
2380-20-8039
2380-20-8087
2380-20-8131

To: City Manager

From: Airport General Manager

Subject: **AIR TERMINAL BUILDING SPACE SUB-LEASES**

RECOMMENDATION:

THAT Council approve leasing Central Mountain Air approximately 32.34 square meters of space in the Air Terminal Building;

AND THAT Council approve leasing Horizon Air approximately 91.12 square meters of space in the Air Terminal Building;

AND THAT Council approve leasing Jazz Air LP approximately 169.88 square meters of space in the Air Terminal Building;

AND THAT Council approve leasing WestJet, an Alberta Partnership approximately 182.96 square meters of space in the Air Terminal Building;

AND THAT Council approve leasing Garda of Canada approximately 103.97 square meters of space, 89.94 square meters in the Air Terminal Building and 14.03 square meters in the Combined Operations Building;

AND THAT Council authorize the Mayor and City Clerk to sign the supplement sub-lease agreements on behalf of the City.

BACKGROUND:

The unprecedented passenger growth being experienced at the airport over the past two years (37%) has resulted in the air carriers and Garda of Canada, CATSA pre-board security contactor, requiring additional space and/or a change of location in order to conduct their business. These tenants currently have leases in good standing in the Air Terminal Building.

Central Mountain Air's total sub-leased area will increase by 1.83 square meters to approximately 32.34 square meters and their annual rent will be approximately \$4,647.53.

Horizon Air's total sub-leased area will increase by 12.80 square meters to approximately 91.12 square meters and their annual rent will be approximately \$25,734.52.

Jazz Air LP's total leased area will increase by 16.38 square meters to approximately 169.88 square meters and their annual rent will be approximately \$56,431.94.

WestJet, an Alberta Partnership's total sub-leased area will increase by 7.68 square meters to approximately 182.96 square meters and their annual rent will be approximately \$57,803.17.

The four supplemental agreements to the sub-leases listed above will commence June 1, 2007.

Garda of Canada's total sub-leased area will increase by 48.95 square meters to approximately 103.97 square meters and their annual rent will be approximately \$31,826.43.

Garda of Canada's supplemental agreement to the sub-lease will commence April 1, 2007.

All five of the supplemental agreements to the sub-leases will require Transport Canada consent.

Considerations that were not applicable to this report:

INTERNAL CIRCULATION TO: N/A

LEGAL/STATUTORY AUTHORITY: N/A

LEGAL/STATUTORY PROCEDURAL REQUIREMENTS: N/A

EXISTING POLICY: N/A

FINANCIAL/BUDGETARY CONSIDERATIONS: N/A

PERSONNEL IMPLICATIONS: N/A

TECHNICAL REQUIREMENTS: N/A

EXTERNAL AGENCY/PUBLIC COMMENTS: N/A

ALTERNATE RECOMMENDATION: N/A

Submitted by:



D. Fuller
Assistant General Manager, Airport Operations

Approved for Inclusion:



[the department director initials here]