
CITY OF KELOWNA

MEMORANDUM

Date: February 20, 2008
File No.: 0870-20
To: City Manager
From: Property Manager
Subject: Kelowna Marina Notice of Intent

RECOMMENDATION:

THAT City Council approves a one-year extension of the lease with 381713 BC Ltd. for the operation of the Kelowna Marina for 2008.

BACKGROUND:

The Kelowna Marina facility was operated by 381713 BC Ltd. in 2007. At the end of the season the lease and all options to renew had expired.

Due to a number of factors including:

- uncertainty about the nature of the waterfront redevelopment (pier proposal) which would likely result in the need for the relocation of the Marina operation;
- uncertainty about the timing of the waterfront redevelopment;
- high start up costs for a marina operation. The City owns the foreshore. 381713 BC Ltd. owns the concession, dock, building, boats, fueling system including on shore fuel storage tank.

Staff requested a proposal from the current operator. The proposal was very similar to the recently expired lease. The proposal was put forward for public comment through a Notice of Intent. The Notice of Intent publicized the City's intent to offer a one year lease to 381713 BC Ltd. No public objections were received.

Base Terms of Notice of Intent are;

Term: 1 year May 1, 2008 – September 30, 2008
Renewal: Two One-year options at the City's sole discretion.
Rate: \$15,000
Tenant Improvements: By tenant

FINANCIAL/BUDGETARY CONSIDERATIONS:

Financial Plan

INTERNAL CIRCULATION TO:

Purchasing Manager

Risk Manager

Considerations that were not applicable to this report:

LEGAL/STATUTORY AUTHORITY:

LEGAL/STATUTORY PROCEDURAL REQUIREMENTS:

EXISTING POLICY:

PERSONNEL IMPLICATIONS:

TECHNICAL REQUIREMENTS:

EXTERNAL AGENCY/PUBLIC COMMENTS:

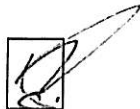
ALTERNATE RECOMMENDATION:

Submitted by:

R. Forbes

R. Forbes – Property Manager

Approved for Inclusion:

A small square box containing a handwritten signature, likely of the Director of Financial Services or Civic Properties Manager.

cc: Director of Financial Services
Civic Properties Manager