



Item
Meeting 2014 May 26

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2014 May 22
FROM: DIRECTOR PARKS, RECREATION & CULTURAL SERVICES
SUBJECT: LEASE AGREEMENT BETWEEN THE BURNABY HORSEMEN'S ASSOCIATION AND THE CITY OF BURNABY
PURPOSE: To request approval for a lease agreement between the City of Burnaby and the Burnaby Horsemen's Association for the operation of the facilities at 9080 Avalon Avenue.

RECOMMENDATION:

1. **THAT** approval be granted for a lease agreement between the City of Burnaby and the Burnaby Horsemen's Association for the operation of the facilities at 9080 Avalon Avenue.

REPORT

At its 'Open' Meeting of 2014 May 21, the Parks, Recreation and Culture Commission received the attached report and adopted the three recommendations contained therein.

A handwritten signature in black ink, appearing to read "D. Ellenwood".

Dave Ellenwood
DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

DE:tc

Attachment

P:\Admin\c\Data\Council\140521\PK - Lease Agreement between Burnaby Horsemen's Association and City of Burnaby

Copied to: Director Finance
City Solicitor



Item	3
Director's Report No.	5
Meeting	2014 May 21

COMMISSION REPORT

TO: CHAIR AND MEMBERS
PARKS, RECREATION & CULTURE COMMISSION

FROM: DIRECTOR PARKS, RECREATION &
CULTURAL SERVICES

SUBJECT: LEASE AGREEMENT BETWEEN THE BURNABY HORSEMEN'S
ASSOCIATION AND THE CITY OF BURNABY

RECOMMENDATIONS:

1. **THAT** approval be granted for a lease agreement between the City of Burnaby and the Burnaby Horsemen's Association for the operation of the facilities at 9080 Avalon Avenue.
2. **THAT** Council be requested to concur.
3. **THAT** a copy of this report be sent to the Burnaby Horsemen's Association.

REPORT

BACKGROUND

A lease agreement for the operation of an equestrian centre between the City and the Burnaby Horsemen's Association (BHA) has been in place for almost forty-five years. The existing agreement sets out terms and conditions for the operation of three barns, riding rings and ancillary facilities, as well as the subleasing of individual stalls. This agreement is set to expire September 30, 2014.

Staff are in receipt of a letter from the BHA requesting the renewal of this agreement, under the same terms and conditions. Staff have recently held a series of meetings with a committee authorized by the BHA to review the current operation, and to outline options for management of the facilities moving forward. The BHA has completed a sizable capital replacement program over the last three years, investing over \$175,000 in roof replacements, surface upgrades, siding repairs, and structural repairs to the barns. The BHA has also presented staff a five year budget with continued focus on capital replacements and repairs. The primary interest expressed by the BHA was that they be given consideration to continue the operation of the facilities in Burnaby in such a manner that the care and upkeep of horses would continue to be affordable to the average citizen. They are also asking the City to take into consideration the facility renewal program they continue to manage and fund. To date, the BHA has not requested any additional funding to assist with these upgrades.

To: Parks, Recreation & Culture Commission
From: Director Parks, Recreation & Cultural Services
Re: LEASE AGREEMENT BETWEEN THE BURNABY
HORSEMEN'S ASSOCIATION AND THE CITY OF
BURNABY

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PROPOSED TERMS AND CONDITIONS

Initial term of five years, with options for two (2) five-year renewal terms; for an annual fee of \$1.00 per year.

Agreement between the Burnaby Horsemen's Association and the City for operation of the entire facility including three barns, storage huts, horse wash stalls, indoor riding arena, three outdoor riding rings, manure bins and all fencing. The BHA is to be responsible for operation and maintenance of subject property and all buildings. Maintenance to include all day-to-day items such as cleaning, minor repairs, repair of fences, removal of fallen trees, and repainting.

Stalls to be rented out on a monthly basis, with rates to be approved by the Director Parks, Recreation and Cultural Services.

Stall rental revenues provide the funding required for the operation, maintenance and eventual replacement of the facilities.

Stall rental preference will continue to be provided to members of BHA, giving due consideration to stall subleases and occupiers of stalls. Thereafter, stalls will be subleased on a first-come, first-served basis with continued preference to Burnaby residents and the (associate) public riding and lesson programs.

The BHA will continue to be responsible for all utilities and operating costs including applicable property taxes. Currently 64% of the BHA members reside in Burnaby and the BHA is eligible for a permissive tax exemption.

The BHA has recently modernized and made critical changes to their constitution, bylaws and Member Code of Conduct. These changes demonstrate a commitment of the BHA to upholding the welfare and safety of horses, commitments to voluntarism, acknowledgement of the importance of appropriate role models and fair treatment of members and other external organizations.

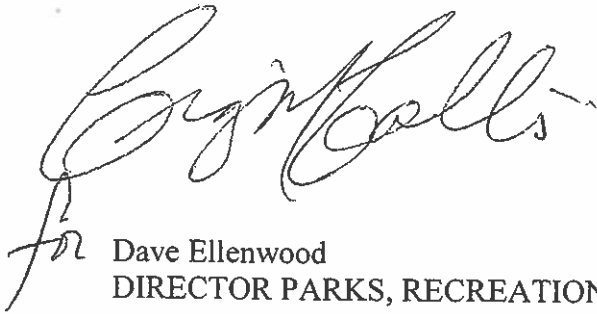
SUMMARY

This report has been discussed with, and is supported by, the BHA Committee authorized to negotiate with the City.

To: Parks, Recreation & Culture Commission
From: Director Parks, Recreation & Cultural Services
Re: LEASE AGREEMENT BETWEEN THE BURNABY
HORSEMEN'S ASSOCIATION AND THE CITY OF
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It is recommended that a new agreement be developed with the Burnaby Horsemen's Association, continuing a management agreement for the facilities according to the proposed terms and conditions outlined in this report.



For Dave Ellenwood
DIRECTOR PARKS, RECREATION & CULTURAL SERVICES

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City Solicitor