

Lease Agreement – Elk Island Public Schools Regional Division No. 14 (EIPS)**Report Purpose**

To seek approval to enter into a long-term Lease Agreement between Strathcona County and EIPS for the various school sites.

Recommendation

THAT a long-term lease agreement with Elk Island Public Schools Regional Division No. 14, in the form attached as Enclosure 1 of the March 28, 2017 Planning and Development Services report titled "Lease Agreement – Elk Island Public Schools Regional Division No. 14 (EIPS)," be approved.

Council History

May 9, 1995 - Council authorized Administration to execute a lease agreement with EIPS Regional Division No. 14 for school sites.

Strategic Plan Priority Areas

Economy: Sharing of space maximizes the use of existing infrastructure.

Governance: Section 425(2) of the *Municipal Government Act* provides for a municipality to grant a lease, license or permit in respect to a parcel.

Social: School and community need for open space and indoor facilities are met.

Culture: n/a

Environment: n/a

Other Impacts

Policy: Policy Disposition of Surplus Non-Reserve Real Property SER-012-007.

Legislative/Legal: The form of agreement has been reviewed by the County and EIPS solicitors and found to be acceptable. The Lease Agreement provides the necessary legal documentation for an arms-length relationship to occur between the County and EIPS.

Interdepartmental: Legislative and Legal Services, Recreation, Parks and Culture.

Summary

Elk Island Public Schools Regional Division No. 14, being a separate legal entity, is required to enter into lease agreements with respect to 18 school sites located throughout Strathcona County. The agreement leases the various school building sites for the sum of one dollar for a 20-year period, with an option to renew for a further 20-year term. The agreement also provides that the land and buildings shall only be used for the purposes of operating a public school and, in the event that EIPS ceases to use the leased lands for the purpose of a public school, the County shall have the option of purchasing the school building at the determined price.

In addition, the County retains the right to use all those portions of the parking areas located upon the leased lands on evenings and weekends.

Enclosure

1 Lease and Transfer Agreement