

Lease Agreements – Switch Inc.**Report Purpose**

To seek approval to enter into long-term lease agreements between Strathcona County and Switch Inc. for construction, support and operations of an internet tower and related structures at the Strathcona Olympiette Center (Lot 11MR, Block 1, Plan 1220578), South Cooking Lake Community Hall (Lot 12, Block 1, Plan 9320961), Deville North Cooking Lake Community Hall (Lot 1, Plan 9120799), and Hastings Lake Community Hall (Lot A, Block 1, Plan 7820590).

Recommendation

THAT long-term lease agreements with Switch Inc, for construction, support and operations of an internet tower and related structures at the Strathcona Olympiette Center (Lot 11MR, Block 1, Plan 1220578), South Cooking Lake Community Hall (Lot 12, Block 1, Plan 9320961), Deville North Cooking Lake Community Hall (Lot 1, Plan 9120799), and Hastings Lake Community Hall (Lot A, Block 1, Plan 7820590) on the terms and conditions as set out in items 1 through 7 of the November 14, 2023 Planning and Development Services report, be approved.

Our Strategic Goals

Goal 1 - Economic Prosperity

Goal 3 Priority - Growth and development that prioritizes community well-being and economic benefits

Report

Switch Inc. has requested to enter into long-term lease agreements with Strathcona County for four County-owned sites:

- Strathcona Olympiette Center (Lot 11MR, Block 1, Plan 1220578)
- South Cooking Lake Community Hall (Lot 12, Block 1, Plan 9320961)
- Deville North Cooking Lake Community Hall (Lot 1, Plan 9120799)
- Hastings Lake Community Hall (Lot A, Block 1, Plan 7820590)

The lease agreement being utilized is consistent with the County's standard form agreement and includes the following general principles:

1. Market value rent with rent reviews occurring at the start of each five-year term
2. Term of lease equal to five years with three additional five-year renewal options
3. Termination notice of 30 days for a material breach or 90 days
4. Indemnity and insurance
5. Uses permitted
6. Tenant and landlord responsibilities
7. Surrender of the land upon expiry of the term

Administration supports entering into the long-term lease agreements for each site.

Other Impacts

Policy: Land Management Policy SER-012-011. The term of a lease for County-owned land or facility shall not exceed five years unless approved by Council Resolution.

Legislative/Legal: The *Municipal Government Act* authorizes a municipality to dispose of property under certain conditions and restrictions. The agreement provides the necessary legal documentation to occur between the County and the tenant.

Financial/Budget: Rent revenue is based on industry standards and market value and is subject to review every five years.

Interdepartmental: n/a

Master Plan/Framework: n/a

Enclosures

- 1 Rural location map
- 2 Location map - Strathcona Olympiette Center
- 3 Location map - South Cooking Lake Community Hall
- 4 Location map - Deville North Cooking Lake Community Hall
- 5 Location map - Hastings Lake Community Hall