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LEASE EXTENSION FOR EMS KESWICK STATION LOCATED AT 165 THE QUEENSWAY SOUTH IN GEORGINA

The Finance and Administration Committee recommends the adoption of the recommendations contained in the following report dated May 14, 2009, from the Commissioner of Corporate Services.

1. RECOMMENDATIONS

It is recommended that:

1. The Region be authorized to enter into a lease extension agreement for a one-year term with The Corporation of the Town of Georgina, for Emergency Medical Services (EMS) Paramedic/Response Station, located at 165 The Queensway South, in Georgina, consisting of 1,400 square feet, for an approximate annual rent of \$18,830.
2. The Regional Chair and the Regional Clerk be authorized to sign the necessary lease extension agreement with the Corporation of the Town of Georgina, subject to review by Legal Services.
3. The Commissioner of Corporate Services be authorized to sign two further one-year lease extension terms, if required, subject to a 3% increase each year and subject to review by Legal Services.

2. PURPOSE

This report requests authorization to extend the lease for a one-year term for the EMS Paramedic/Response Station, in order to continue the operation of this facility in Georgina.

3. BACKGROUND

EMS has been operating a Paramedic/Response Station in Georgina since March 2000 and the new EMS Station is being constructed on an adjacent site

The Region has been leasing this EMS Paramedic/Response Station in Georgina since March 2000 to accommodate equipment, personnel and supplies for this part of the Region, in order to meet the emergency response needs of the Town of Georgina.

A new stand alone EMS Station will be constructed in 2009/2010 on a site adjacent to the existing facility.

4. ANALYSIS AND OPTIONS

EMS has requested to remain at this location until such time as a new station is constructed.

In April 2009, Property Services staff reached a tentative agreement with the landlord for a one (1) year lease extension, with an option to renew the lease for a further two one-year renewal option, subject to a 3% increase each year.

5. FINANCIAL IMPLICATIONS

The following chart outlines the lease costs:

Table 1
Lease Cost Analysis

Extended Lease Term	Previous Annual Base Rent (\$13.64 per sq. ft.)	Proposed Annual Base Rent as of July 1, 2009 (\$13.45 per sq. ft.)	Terms and Conditions
One Year	\$18,280	\$18,830	Commencing on July 1, 2009, for a one-year term, with two further one-year renewal options (subject to a 3% annual increase)

The Town re-measured the space to be 1,400 square feet, which is slightly less than the previous measurement. This reduction in size has reduced the annual rent by \$550.00.

This proposed lease complies with the Region's recently amended Capital Financing and Debt Policy relating to financing leases, such amendment being approved by Council on September 18, 2008, (Clause 8 of Report No. 7 of the Finance and Administration Committee).

All costs associated with this new lease and relocation costs have been included in the approved 2009 Community and Health Services Budget.

6. LOCAL MUNICIPAL IMPACT

The Town of Georgina will receive continued emergency medical services from this existing facility.

7. CONCLUSION

The EMS Branch requires the existing lease to be continued at this location to ensure accommodation of equipment, personnel and supplies, in order to meet the emergency response and reliability needs of the residents in this part of the Region.

For more information on this report, please contact Paul J. Roberts, Manager, Realty Services at Ext. 1424.

The Senior Management Group has reviewed this report.