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YORK REGION EMS NOBLETON STATION LEASE EXTENSION AGREEMENT

The Finance and Administration Committee recommends the adoption of the recommendations contained in the following report, August 10, 2006, from the Commissioner of Corporate Services:

1. RECOMMENDATIONS

It is recommended that:

1. Regional Council authorize a lease extension for the existing Emergency Medical Services (EMS) facility, located in Nobleton, in the Township of King, and consisting of 3,213 square feet, to be extended for a further two-year lease term as of September 1, 2006, with a further one-year renewal option.
2. The Regional Chair and the Regional Clerk be authorized to sign the necessary agreement with the Township of King for leased space, subject to review by Legal Services.

2. PURPOSE

The purpose of this report is to obtain authorization from Regional Council to renew the existing lease agreement to continue the required EMS operations in Nobleton.

3. BACKGROUND

EMS is currently leasing this facility to ensure the ability to accommodate equipment, personnel and supplies for this part of the Region, in order to meet the emergency response needs of the residents.

4. ANALYSIS AND OPTIONS

The Township has agreed to extend the lease for a further two-year term, with an additional with a one-year renewal option, but required to take back some office space from the EMS space on the second floor of this facility, to accommodate their Recreation Department.

An agreement was reached whereby the Township would modify the space and construct the second floor, so that a portion of the space would be allocated to the Region and the remaining portion would be allocated to the Township's Recreation Department. EMS

was previously occupying 4,200 square feet. It will now occupy 3,213 square feet. In exchange for this modification of space, the Township has agreed to the following:

- To be fully responsible for the maintenance of the HVAC system servicing the Region's space and the Township's space at the Township's cost, and the Township will provide guaranteed 24-hour response service should there be a heating/cooling problem. Such response to be received within a two-hour period.
- To perform some additional work to the Region's space which will include minor maintenance and repair work, at the Township's expense.

5. FINANCIAL IMPLICATIONS

Property Services staff have entered into negotiations with the Township and have reached an agreement whereby the annual rent for the Nobleton station will be \$10,924.20 plus the cost of utilities which is approximately \$2.82 per square foot.

Table 1
Lease Cost Analysis

Station	Current Annual Lease Costs	Proposed Annual Lease Costs	Terms and Conditions
Nobleton	\$13,500.00	\$10,924.20	Commencing on September 1, 2006, for a two-year term, with a further one-year renewal option

This lease extension agreement complies with the Region's policy relating to financing leases contained in the Capital Financing and Debt Policy, approved by Council in January 2003.

Approval of this lease extension agreement requires that appropriate funds be set aside from the 2007 EMS Operating Budget.

6. LOCAL MUNICIPAL IMPACT

The Township 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 the ability to accommodate equipment, personnel and supplies, in order to meet the emergency response and reliability needs of the residents in this part of the Region.

The Senior Management Group has reviewed this report.