



Date: February 13, 2004

TO: Board Members - Parks and Recreation
FROM: General Manager - Parks and Recreation
SUBJECT: NAT BAILEY STADIUM LEASE AGREEMENT

RECOMMENDATIONS

- A. *THAT the Board enter into a one year lease extension (Jan 1, 2004 - Dec 31, 2004) under the current terms and conditions with the National Sports Organization Inc. (Vancouver Canadians Professional Baseball Club) for the use of Nat Bailey Stadium***
- B. *THAT no legal rights shall arise and no consents, permissions or licences are granted hereby and none shall arise or be granted hereafter unless and until all contemplated legal documentation has been executed and delivered by all parties.***
- C. *THAT once the form of the lease has been approved by the General Manager and the Director of Legal Services for the City of Vancouver, that the General Manager be authorized to execute and deliver such documentation on behalf of the Board.***

BACKGROUND

Nat Bailey Stadium has been leased to National Sports Organization Inc. (Vancouver Canadians Professional Baseball Club) since January 2000. When the Board approved the request to renew the lease for 2003 it approved

Recommendations

- D. That subsequent to a favourable decision on Vancouver/Whistler's bid to host the 2010 Winter Olympics, assess the implications and develop a master plan for the Nat Bailey Stadium Park site to reflect the new proposed curling venue and defer consideration of any proposal for use of the Stadium beyond 2003 until this work has been completed.**
- E. That the Board direct staff to report back in 2003 on the alternatives for the lease for Nat Bailey Stadium for 2004 and beyond.**

In July 2003 Vancouver/Whistler was confirmed as the host city for the 2010 Winter Olympic and Paralympic Games. The bid for this event included the provision of a curling venue to be constructed adjacent to Nat Bailey Stadium.

In order to finalize the plans for the new facility, understand the implications for other existing facilities including Nat Bailey Stadium and to consider the longer term question of a new Aquatic facility, a review and update of the existing Master Plan for Riley/Hillcrest Parks will be initiated in the next few months.

The Vancouver Canadians lease expired on December 31, 2003 and discussions about a potential renewal of the lease have been occurring.

DISCUSSION

The Park Board entered into a lease with the Vancouver Canadians in 2000 under new circumstances. The previous Triple A professional baseball franchise moved to a new stadium in Sacramento, California and a Single A Team from the Northwest League of Professional Baseball moved into Nat Bailey Stadium as the Vancouver Canadians.

The Park Board, wanting to gain experience with a new owner and a new team, established three-one year lease terms at a lease rate of \$75,000/year. The Board also required under the lease the strengthening of ties with amateur baseball and the community. A further 1 year lease was granted for 2003.

The Canadians have worked hard to ensure the success of the stadium with opportunities for UBC Baseball, a variety of other amateur groups as well as providing the venue for a number of community charity fundraisers. The Canadians have also continued to maintain and upgrade the facility each year.

In our discussions on the future lease opportunities for the stadium, staff have indicated that the work that will be done in 2004 to update the Master Plan needs to be completed before any discussions on a long term lease can be considered.

The Vancouver Canadians are very interested in a long term lease for the Stadium since they propose undertaking upgrades to the facility. However, they recognize that it would not be possible to discuss this work or a long term lease until the update of the Master Plan has been done and the impacts, if any, on the stadium are known.

In view of the time frame for the Master Plan Update and in consideration of the commitment the Canadians have given to the community, staff are recommending that the Board renew the lease for one year, from Jan 1, 2004 to Dec 31, 2004 at the existing rate of \$75,000.

SUMMARY

The update of the Riley/Hillcrest Master Plan will begin early in 2004 and the Vancouver Canadians, the existing tenant at Nat Bailey Stadium, will be involved in this process.

In the interim, staff are recommending that we renew the lease with the Canadians for one year, 2004 at the existing lease rate of \$75,000.

Prepared by:

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