

EDMONTON PUBLIC LIBRARY BOARD - STANLEY A. MILNER LEASE

RECOMMENDATION

1. That the lease amendment agreement between The City of Edmonton and the Edmonton Library Board on the terms and conditions outlined in Attachment 1 of the January 19, 2022, Financial and Corporate Services report FCS00892 be approved, and that the lease amendment agreement be in a form and content acceptable to the City Manager.
2. That Attachment 3 of the January 19, 2022, Financial and Corporate Services report FCS00892, remain private pursuant to sections 24 (advice from officials) and 27 (privileged information) of the *Freedom of Information and Protection of Privacy Act*.

Report Purpose

Council decision required

Executive Committee is being asked to approve an amendment of the existing lease between the City and the Edmonton Library Board and extend the term for an additional 25 years to support the Edmonton Library Board's continued operation of the downtown library.

Executive Summary

- The current lease between the City of Edmonton and the Edmonton Library Board expires on December 31, 2026.
- If the recommendation is approved, the City and the Edmonton Library Board will extend the lease term for 25 years at a nominal lease rent rate of \$1 per year and amend the terms and conditions as outlined in Attachment 1.
- The lease amendment requires Executive Committee approval as it extends outside of Council's approved Non-Profit Leasing Guidelines 1999 and is beyond Administration's delegated authority of a 25 year lease term.

EDMONTON PUBLIC LIBRARY BOARD - STANLEY A. MILNER LEASE

- The extension of the lease term will provide the Edmonton Library Board the necessary stability at this critical location to continue to be leaders in helping people access information, ideas, and opening doors to learning, possibility and growth.

REPORT

The Edmonton Public Library's Stanley A. Milner Library has been at its present downtown location since 1967, operated by the Edmonton Library Board. During this time, the Library has undergone numerous renovations and upgrades including a recent major renovation to the interior and exterior. All of this work has extended the life of the building and through these upgrades, the Edmonton Library Board has expressed their desire to remain at this location for the foreseeable future.

Presently, the lease agreement between the City of Edmonton and the Edmonton Library Board will expire at the end of its term of December 2026. An extension of the lease term by an additional 25 years will allow the Edmonton Library Board to effectively plan and manage the property, as well as enter into subleases with pre-approved subtenants. Under the terms of the existing lease, the Edmonton Library Board is permitted to sublease to nonprofit and for-profit organizations (such as a commercial coffee shop), subject to first obtaining the written approval from the City.

Administration has worked with the Edmonton Library Board to address other outstanding items within the proposed amending agreement outside of the extension of the lease term. Below is a summary of the key amendments:

- Surrender of Centennial Plaza which is currently part of the leased premises, for the Centennial Plaza redevelopment project;
- Inclusion of additional newly-formed space and equipment from the 2018 renovations of the Stanley A. Milner building; and,
- Permission for the Edmonton Library Board to enter into long-term subleases to certain nonprofit and for-profit entities.

The recommended lease amending agreement requires Council approval for the following reasons:

- Administration's delegated authority has reached its maximum of 25 years, as the original head lease term began on January 1, 2000; and,
- A specific exclusion exists under the Non-Profit Leasing Guidelines (Attachment 2) for Edmonton Public Library leases which requires Administration to obtain Committee or Council approval to any library leases and any substantial lease amending agreements..

The Edmonton Library Board has reviewed and is accepting of the terms in the lease amending agreement as outlined within this report. If the recommendation of the report is approved, Administration and the Edmonton Library Board will proceed to execute the proposed lease amending agreement.

EDMONTON PUBLIC LIBRARY BOARD - STANLEY A. MILNER LEASE

Legal Implications

Legal implications are included in private Attachment 3.

COMMUNITY INSIGHT

Libraries are a valued resource for Edmontonians for educational, social, vocational and community connection purposes. The Stanley A. Milner Branch receives more than one million visitors a year, and provides a variety of inclusive programming for adults and children of various backgrounds. The City of Edmonton and the Edmonton Public Library continue to pursue common goals under their partnership to advance shared outcomes and objectives.

GBA+

The City leases space to the Edmonton Public Library, including retail space that the library can use to generate funding to support ongoing operations and programs. Many marginalized Edmontonians, including people experiencing homelessness and new immigrants, access the programs and services provided by the library. By supporting the library to continue this work, the City provides opportunities to people who need them.

ATTACHMENTS

1. Lease Amendment Agreement Terms & Conditions
2. Non-Profit Leasing Guidelines Approved by City Council March 16, 1999
3. Legal Implications - PRIVATE