
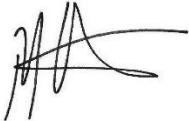



Request for Decision

Title	Cardiff Golf and Country Club – Letter of Consent
Proposed Motion	That Council authorize the CAO to execute the Letter of Consent on the Cardiff Golf and Country Club Ltd. lease.
Administrative Recommendation	Signing the Letter of Consent allows the Cardiff Golf and Country Club Ltd. to access needed financing through CIBC.
Previous Council Direction	January 24, 2017, Motion 028/17: That Council direct Administration bring forward a Request for Decision regarding the request of the Cardiff Golf and Country Club.
Report	<p><u>Background Information</u></p> <ul style="list-style-type: none">• Cardiff Golf and Country Club and Sturgeon County have a long-term lease for the land which expires June 30, 2062.• Without owning the land the Club has limited access to financing; Cardiff Golf and Country Club approached Sturgeon County about the possibility of having a Letter of Consent on the Lease.• The Letter of Consent allows the Club to access financing required for Club operations and capital improvements and it provides CIBC with the ability to assign a new leaseholder should the Club default on the loan.• Administration has been working with Sturgeon County lawyers and CIBC to ensure the letter is structured in a way that Sturgeon County would not be liable for any default on the loan.• The lease requires that capital improvements made to the golf course receive Council approval. If Sturgeon County were to cancel the lease without default, there would be a requirement to reimburse the Club for capital improvements. <p><u>External Communication</u></p> <ul style="list-style-type: none">• None. <p><u>Relevant Policy/Legislation/Practices:</u></p> <ul style="list-style-type: none">• None.

Implication of Administrative Recommendation	<p><u>Strategic Alignment:</u></p> <p>Maintain and Enhance Strong Communities – Goal 3.2.2 – Work in partnership with other organizations and municipalities to plan and offer services that are reflective of community needs.</p> <p><u>Organizational:</u></p> <p>Other than managing the lease contract there is minimal impact to County operations.</p> <p><u>Financial:</u></p> <p>Administration has taken steps through legal advice to ensure any default of the loan or loan payments will not result in an obligation on Sturgeon County to assume responsibility for the loan.</p>
Alternatives Considered	<p>That Council deny the request to sign the letter of consent.</p>
Implications of Alternatives	<p><u>Strategic Alignment:</u></p> <ul style="list-style-type: none"> Denying the request does not support the Cardiff Golf and Country Club and community partnerships. <p><u>Organizational:</u></p> <ul style="list-style-type: none"> Minimal impact. <p><u>Financial:</u></p> <ul style="list-style-type: none"> Minimal impact.
Follow up Action	<p>1. The CAO will sign the Letter of Consent. (March 2017)</p>
Attachment(s)	<p>1. Confidential - Letter of Consent</p>
Report Reviewed by:	<div data-bbox="516 1428 841 1501"></div> <p>Manager, Financial Services</p> <div data-bbox="540 1591 727 1711"></div> <p>Rick Wojtkiw, GM Corporate Support</p> <div data-bbox="544 1801 800 1900"></div> <p>Peter Tarnawsky, County Commissioner – CAO</p>

Strategic Alignment Checklist

Vision: Sturgeon County: a diverse, active community that pioneers opportunities and promotes initiative while embracing rural lifestyles.

Mission: Provide quality, cost effective services and infrastructure to meet the diverse needs of the Sturgeon County community, while improving competitiveness and sustainability.

Focus Areas	Not consistent	N/A	Consistent
Strong Local Governance and Regional Leadership			
<i>We promote consistent and accountable leadership through collaborative and transparent processes (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• <i>Consistent with neighborhood role (see MDP), master plans, policies</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• <i>Considers fiscal stability and sustainability</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• <i>Has a positive impact on regional and sub-regional cooperation</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Respect the Natural Environment			
<i>We acknowledge the importance of a healthy environment and will minimize and monitor our impact on ecosystems (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• <i>Compliance with Provincial and Federal regulations and/or legislation</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• <i>Ensure effective environmental risk management</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Identity & Spirit			
<i>We will build upon our strengths, where together we will create an inclusive, caring community (Strategic Plan, (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• <i>Promotes and/or enhances residents' identification with Sturgeon County</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• <i>Enhances service provision through community partnerships</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• <i>Supports Sturgeon County's cultural history</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Planned Growth and Prosperity			
<i>We encourage varied and integrated enterprises that enhance our strong economic base, while balancing the needs of the community and natural environment. (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• <i>Does the proposal align with the Integrated Regional Growth Strategy (map/policies) pg. 26 MDP</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• <i>Considers cumulative costs and long-term funding implications</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• <i>Targets growth around current or planned infrastructure</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maintain and Enhance Strong Communities			
<i>We are committed to a safe, secure community, where our residents are respected and provided with access to opportunities. (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• <i>Positive impact on residents' quality of life</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• <i>Supports and promotes volunteer efforts</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• <i>Provides programs and services that are accessible to all residents</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Operational Excellence			
<i>We have the organizational capability to deliver consistent and defined levels of service to all stakeholders in a professional, efficient, and cost effective manner</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• <i>Staff have the knowledge, skills and capability to perform their jobs</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• <i>Streamlines operational processes and policies</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• <i>Promotes engagement and professional interaction with stakeholders</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• <i>Considers a cost-structure which allows Sturgeon County to remain competitive within a regional, national and global context</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>