Subject: [Fwd: Formal Complaint]

Date: Mon, 21 Jan 2002 15:10:56 -0800 **From:** Brian Platts brian_platts@telus.net

To: Corrie Kost <kost@triumf.ca>

Subject: Formal Complaint

Date: Mon, 21 Jan 2002 00:05:17 -0800

From: "Dave Sadler" <davesadler@telus.net>

To: "Agnes Hilsen" ahilsen@district.north-van.bc.ca, "Gord Howie" <howieg@dnv.org>

CC: "FONVCA" <fonvca@fonvca.org>,

"Mayor and Council - DNV" < Council@district.north-van.bc.ca>

Dear Mr. Gordon Howie: January 21, 2002

Formal Complaint

During public input at the District Budget Workshop on January 12, Mr. John Hunter suggested that a 1.3% rate of return on District leased land was 'pathetic' & felt a higher return was in order. He suggested a minimum return of 5%, which he still considered well below market value.

After Mr. Hunter had completed his presentation, Councillor Harris remarked that "a lot of District land is occupied by non-profit organisations that provide community programmes" which explained the low 1% return and asked staff for clarification.

The question was directed to Mr. Sigston who stated that 'Councillor Harris is correct' & that when community leases are not included 'our return is averaging about 4.5%.'

When Councillor Harris asked if 'leases that are in the private sector paid market rates?', Mr. Sigston said 'yes'.

Accepting Mr. Sigston's explanations, Councillor Harris concluded by stating that the District was 'meeting the test.' The next speaker, Councillor Denault was similarly influenced who remarked that after hearing Mr. Sigston's

explanation, that he considered Mr. Hunter's position as 'flawed'.

Shortly thereafter another member of the public came forward and challenged Mr. Sigston's statements. Mr. Kost stated that as over 90% of the land portfolio were not leased as a community benefit, then the District did not meet Councillor Harris's 'test.'

If Mr. Sigston had thought that his information had somehow been misconstrued, this would have been the opportunity to restate the facts.

I believe Mr. Sigston's information was incorrect, misleading & deceptive. In May, when this issue came before Council, Mr. Sigston stated that in fact only 6% of the property portfolio were in the community benefit category. He later itemized this list of properties for me (attached).

1/21/02 11:44 PM

Furthermore I believe that Mr. Sigston's assertion that the District is averaging 4.5% is also incorrect. After subtracting the \$4million of property leased to non-profit organizations, the District's lease portfolio in 2000 was assessed at \$58,800,000 & returned \$916,000 in lease payments. The rate of return is only 1.5%. If Mr. Sigston 'average' 4.5% rate of return were correct, the income would have been \$2,646,000.

It is not acceptable that a Manager working for a public institution should provide Council & the public with vague, incorrect and deceptive information. The fact that such an incident should occur during the financial budget discussions further increases the seriousness of the matter. I request that appropriate action be taken in regards to Mr. Sigston

Yours truly, Dave Sadler

cc Mayor & Council FONVCA

---- Original Message -----

From: "Don Sigston" <SigstonD@district.north-van.bc.ca>

To: "'Dave Sadler'" <davesadler@telus.net> Sent: Thursday, May 10, 2001 10:19 AM Subject: RE: Request for Information

Non-profit Societies meeting Community Lease Policy Requirements (i.e. paying \$1pa.):

1. Norgate House Society - assessed value (land only) - \$1,658,000 1280 W 16th Street

Note: Seniors Apt Complex - this is a land lease with full reversion at end of term

2. Seymour Hts. Parent Participation Preschool - assessed value (land only) \$25,000 800 Lytton Street

Note: small piece of land with lessee's portable in south of Windsor Sec. School's westerly gravel parking lot.

3. North Shore Nieghbourhood House - assessed value (land only.) \$105,000 399 Seymour River Place

Note: Daycare Facility

4. North Vancouver Community Players - assessed value (land and building) \$250.000

815 East 11th Street

Note: old community hall leased to Theatre Company

5. RNB Dance - assessed value (land and building) \$448,000

3355 Mountain Hwy

Note: 50% of the building payed for by RNB Dance

6. Seymour Area Youth Services Society - assessed value (land and bldg) -

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\$250,000 2425 Mount Seymour Parkway

Note: Building provided by donation and built by community

- 7. Capilano Tennis Club assessed value (land and bldg) -\$440,000 Located in between Cap Road and the Hwy 1 off-ramp
- 8. North Shore Neighbourhood House assessed value (land and bldg) \$184,000 3361 Mountain Hwy

Note: looks like it's part of RNB Dance

9. Deep Cove Cultural Society - assessed value - (building only, I think) - \$391,000 4360 Gallant Ave

Note: Theatre, Art Gallery, etc. I say "building only, I think" because it was built on parkland which I don't think is assessable.

Totat Assessed Value = \$4,009,000 or 6% of \$66,831,501.

----Original Message-----

From: Dave Sadler [mailto:davesadler@telus.net]

Sent: May 09, 2001 8:07 PM

To: don sigston

Subject: Request for Information

Dear Mr. Sigston:

At Monday's Council meeting you indicated that 6% of the District's property portfolio is leased out to non-profit organizations. I would greatly

appreciate an address list of these properties, which organizations they are leased to & the assessed value of each property.

If you have any difficulty whatsoever in addressing this request, please advise.

Thanking you in anticipation, Dave Sadler

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