

# FACT SHEET

## CENTENNIAL RV PARK

### Inland Appraisals Ltd.

Appraised Value March 20, 2007  
\$284,967 per acre

Appraised Value March 2, 2017  
\$286,000 per acre

### Purchase Offer – 2 Acres

<b>Total Price</b>	<b>\$572,000</b>
Cash	\$412,000
Public Access Corridor	\$ 35,000
25 public parking spaces	\$125,000

Covenant on title to ensure the purchaser constructs a hotel, if not built in a specified amount of time the Town has the right to repurchase at a reduced price.

### RV Park Lease Revenue

#### Centennial RV Park Lease Revenue

2016 Actuals = \$19,928.31

Zero contribution in taxes by  
Centennial RV Park

### Hotel Development

Mundi Hotel Enterprises Inc. proposes to develop an \$8 million (estimated), 80-room hotel on 2 acres of land within the Town of Oliver.

#### Phase 1

- Hotel development to start October 2017 with an occupancy date of April 2018.

#### Phase 2

- Restaurant and bar development to start September 2018 with an occupancy date of July 2019.

### Property Taxes (Tax Exemption)

Tax exemption is on municipal taxes for improvements only. The exemption will expire in 2029. The hotel will contribute taxes to all other governments (health, education, police, recreation, theatre, SIR, library, heritage, landfill, OBWB).

As the hotel will be contributing to the above taxes, taxpayers will save \$845,000 overall from 2017 to 2029 on their property taxes. When compared to their 2017 taxes (everything else being equal, meaning that there would be no increase in requisitions totals and increase in amount needed for taxes, this information is for calculation purposes only).

2018 Loss on Net Savings on Property Taxes	\$ (12,614.97)
2019 Gain on Net Savings on Property Taxes	\$ 74,885.02
2020-2028 Gain on Net Savings on Property Taxes	\$ 673,965.14
2029 Gain on Net Savings on Property Taxes	\$ 108,027.45
<b>Total Gain in Savings on Property Taxes till year 2029</b>	<b>\$ 844,262.63</b>

### Future Land Use

**The parcel has never been designated as Parkland under the Town's Official Community Plan (OCP) Bylaw.**

Since 1964, the Town's zoning bylaws have not permitted a commercial "campground" on this parcel. Under Zoning Bylaw 143 (1964), the parcel was zoned Light Industrial/Heavy Commercial. By 1985, this had changed to Parks and Recreation (PR), but "campground" was not listed as a permitted use in this zone. It is believed that the current RV Park enjoys legal non-conforming use rights.

# HISTORY

## CENTENNIAL RV PARK

<b>1958</b>	Oliver Centennial Park official opening – partly financed by a Provincial Grant.
<b>September 30, 1970</b>	The Village accepted responsibility for Park maintenance.
<b>April 14, 1998</b>	Bylaw No. 902: Authorize the Town of Oliver to lease Centennial Trailer Park – Lease to Wayne and Jan Richens from April 1, 1998 to and including December 31, 2000.
<b>2003</b>	There was a project of a hotel in Lions Park, some people were in favor of doing it around Centennial Park.
<b>2003</b>	The Town entered into a five year lease agreement with Mirko and Maria Zelembaba for the Centennial Trailer Park. Upon termination of the lease, the Town entered into temporary operating agreements with the Zelembaba's each year from 2006-2009. The Centennial Trailer Park Lease expires on September 30, 2006.
<b>2006</b>	Lease term – Zelembaba's: October 1, 2006 to and including April 30, 2007.
<b>October 9, 2007</b>	Lease term – Zelembaba's: October 1, 2007 to and including August 31, 2008.
<b>September 29, 2007</b>	Town of Oliver completes purchase of Centennial RV Lands from Integrated Land Management Bureau.
<b>July 3, 2008</b>	Centennial RV Park is changing its operating procedures and will no longer be open for the fall and winter seasons.
<b>2008</b>	Wine Village Concept Plan planned to build a hotel on the current location of Centennial RV campgrounds. This concept was highly supported according public hearings. It has been incorporated into the OCP. Finally the project has to be suspended because of the bad economic context.
<b>July 28, 2009</b>	Lease term – Zelembaba's: April 1, 2009 to including the October 12, 2009
<b>June 28, 2010</b>	Lease term – Zelembaba's: April 1, 2011 to including the October 11, 2011.
<b>July 25, 2011</b>	Lease term – Zelembaba's: April 1, 2012 to and including the October 11, 2012.

# HISTORY CENTENNIAL RV PARK

<b>2012</b>	According to a study market: possibility for the Town of Oliver to support the development of a hotel of a range from 80 to 100 rooms.
<b>2012</b>	Feasibility study proving a real opportunity for hotel investors is sent to a list of potential investors but no responses.
<b>May 28, 2012</b>	Lease term – Zelembaba's : April 1, 2013 to and including the October 8, 2013.
<b>2013</b>	Town has earmarked a portion of the property (at the south end) as a public park and it will remain a public park even if Centennial Park is sold.
<b>January 29, 2014</b>	Leasing to MIM Management Group Ltd from March 1, 2014 to October 31, 2018 with possibility to terminate the lease without cause.
<b>Early 2017</b>	Council sent out letters to hotel developers again and they received a number of development inquiries.
<b>March 20, 2017</b>	Town decides to cancel the Operating Agreement as they entered in a negotiation phase for a hotel development. The effective cancellation date is October 31 as mentioned in the 'Campsite Lease to RFP' document.

- ~ No proof that the trees planted belong to another province or territory: nothing proves that they were planted for another purpose than beautification.
- ~ The Park was bought for \$153,000 in 2007 (See Annual Report 2007)  
→ No restrictions for the Town once the sale was complete.
- ~ Centennial Park is situated in Town Centre area (C3) which authorizes the building of a hotel, but does not have an RV Park as a designated use.

