

Vancouver Island MotorSports Association



September 20, 2019

City of Campbell River – Mayor & Council

301 St. Ann's Road
Campbell River, BC Canada V9W 4C7

Re: Motorsports Park Proposal at Campbell River Airport

Dear Mayor & Council,

Please accept this document as an official request for a grant of \$50,000 to support our continued efforts to create a motorsports facility in the Campbell River area. Our proposal to build the facility at the Campbell River airport was rejected and the efforts to find another location by the Drag Racing Facility Select Committee came up empty. VIMSA is committed to finding a location on the Island for a permanent safe drag racing and multi-use motorsports facility. We are currently exploring a location south of Campbell River near the Cranberry Lane exit on Highway 19. The proximity of this location to Campbell River will definitely have an economic impact on the city as outlined in the Vann Struth Consulting Group study contracted by the City.

BACKGROUND

In early 2016 the Vancouver Island MotorSports Association (VIMSA) presented the idea to the Campbell River Airport Authority and later, to Mayor Adams. The meeting with the mayor included Mayor Adams and Dave Morris representing the City, and Kermit Dahl and myself, Jim Johnson, representing VIMSA. We proposed partnering with the City. The City provides a parcel of unused airport land, and VIMSA will build a motorsports facility on that location. We emphasized at that meeting that we would understand and prefer a quick "no" rather than investing time and money in a proposal that would be rejected later. Our position regarding a quick "no", not wanting to waste time and money, was also a topic of discussion at the first meeting with City staff representatives that also included Marc DeGagne from McElhanney Consultants. We were advised by City staff that the best way to get this project moving was to hire professionals to create a feasibility study and business plan for the project. We hired McElhanney Consultants. City staff gave us a checklist of things to do that would be required to facilitate the process to approval. VIMSA and their consultants worked diligently to comply with the process providing the feasibility study, business plan and other items listed on the checklist. Unfortunately, we were informed via a news release on April 12, 2019 that Council has decided not to pursue the use of the airport land for a drag strip and has directed staff to work with VIMSA to explore options for alternative locations. Although several locations were explored, none fit the bill.

Unfortunately rejecting the airport location has damaged both Campbell River's and VIMSA's reputation. This grant will set things right and will show goodwill. The Mayor and Council partnered with VIMSA to present a very positive scenario that built the trust needed within our membership to support the spending to comply with the checklists provided by the City. More than three years of work and many favours have been called in to get to where we were. Using a clause from a 1966 Crown Grant document as the main reason for rejecting the proposal should/could have been identified at the beginning, not three years later.

Bringing motorsports enthusiasts together to create a permanent drag racing facility on Vancouver Island!

Mailing Address: PO Box 671, Campbell River, BC V9W 6J3 Phone: 250-204-5547
Website: VIMSA.ca Email: info@VIMSA.ca

When our proposal was submitted, McElhanney asked that the OCP & Zoning application fee be waived. VIMSA asks that it be refunded. We also ask for a grant for the costs directly attributed to the City checklist and to help cover three years of operating costs for VIMSA. This will allow us to continue with the pursuit of having a motorsports facility in the Campbell River area. VIMSA will surely need to provide the same information at the new location and now we have a good idea what it will cost.

VIMSA is a not-for-profit society funded only by membership dues. The cost of the consultants and related activities directly specified in the City's checklists is significant and is listed below:

OCP & Zoning Application Fee – paid by McElhanney with the application		
	OCP & Zoning Application Fee Total	<u>4,635.00</u>
RWDI Sound Study		
\$9450.00 total - City of Campbell River paid half	Sound Study - Total	4,725.00
McElhanney Consulting – show a 20% discount for not-for-profit		
	Business Case - Total	12,309.69
	Traffic Study Total	6,228.60
OCP/Zoning Amendment, public meetings, First Nations, Hall rental, Posters - Total		<u>10,405.65</u>
	Consultants Fees Total	<u>33,668.94</u>
Quality Designs		
#7162 Rezoning Sign, post bracing & plywood backer (sponsor discount -\$159) - Total		415.52
	Quality Designs Total	<u>415.52</u>
Summary of Direct Costs		
	Total Application Fee	4,635.00
	Total Checklist Fees	<u>34,084.46</u>
	Grand Total	<u>38,719.46</u>

Thank you for the opportunity to apply for a grant.

We look forward to your reply and trust it will be a positive outcome.

Sincerely,

Vancouver Island Motorsports Association



Jim Johnson, President

Cc: VIMSA Executive, VIMSA Legal Council

Note: Invoices and supporting documents can be provided.