

### **37. E. Verigin Consultants (EVC):**

I created E. Verigin Consultants Ltd. as soon as construction started on the Lower mainland. I invoiced Marbella Pacific Construction Ltd and was paid from Rempel's on a monthly basis. I then handled all my work as a company. I had additional clients and that qualified EVC as 'separate company' as per CRA.

When I returned to the Kootenays, I offered services to various organizations with projects as follows:

**a. *Fruitvale Community Hall, Village of Fruitvale, Fruitvale, B.C.***



This was offered as a Design / Build proposal to the public and administered by EVC.

**b. *Warfield Subdivision (34 lot residential and 12 townhouse lots) Warfield, B.C.***

The location of the subdivision is on land that was originally owned by Teck, just above the current Warfield Village Offices

This project was managed by EVC for Emerald Ridge Properties Ltd (ERPL). It was initiated by the Warfield Credit Union and then purchased by some of the other shareholders when Warfield Credit Union was absorbed by Kootenay Savings Credit Union. In the end Libby Nelson became the sole shareholder and financier of the project. The umbrella organization remained ERPL.

The layout was a design by Lubor Trubka Architects, Vancouver, B.C.

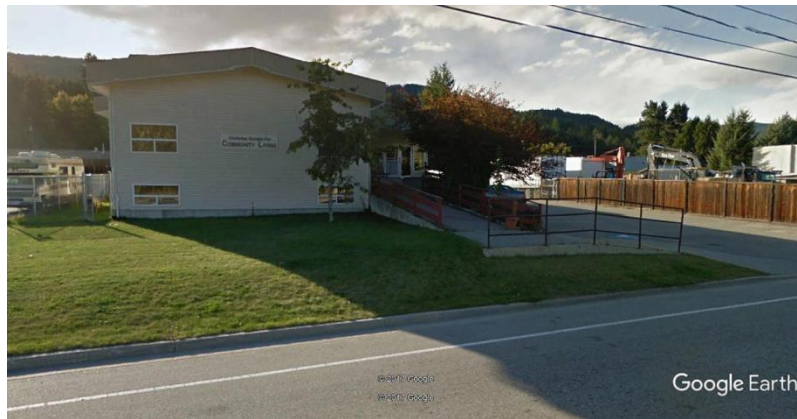
Kootenay Engineering Ltd (Brian) did the Engineering and Marwest Industries Ltd was the General Contractor and was responsible for construction of all roads and services.



***c. Kootenay Society for Community Living***

EVC was engaged as a Project Manager for various projects it was undertaking to provide accommodations for its handicapped clients in conjunction with the BC Government. Some of these projects were as follows:

- i. Head Office Building at 2224 - 4th Avenue, Castlegar, B.C.



- ii. Bigbie Place Office in Nelson at 509 Front Street



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- iii. Units at 556 - 75th Avenue, Grand Forks
- iv. Silver Birch Units in Castlegar

**d. A.M. Ford new car dealership, Trail, B.C.**

EVC negotiated a land swap with the RDKB and developed a larger site at 2795 Highway Drive, Trail, B.C. EVC negotiated a contract to strip the site of undesirable elements left there by Teck in its dated operation of a Lead / Zinc Smelter. The entire North side was excavated, and materials deposited at Atco Lumber in Fruitvale to prepare a site for a future dealership.

A 900 mm storm sewer and a 200 mm water line trespassed the entire property to service the Waneta Plaza. McDonalds had purchased the land from the original developer, Daon and the infrastructure services were never registered under an easement.

The City of Trail purchased the land from McDonalds to facilitate moving McDonalds into downtown Trail. AM Ford purchased this land from the city and the trespass was not revealed to AM Ford.

There are negotiations underway to settle this trespass and remove at least the 900 mm storm line and relocate same into Highway 3B Right of Way.

This has stalled the construction of the new dealership and EVC participated in the negotiations with Lawyers on the Anthem Properties Ltd (Waneta), the City of Trail and AM Ford.

e. **Trail Vision Center (Dr. Dave Kenderick originally) 1170 McQuarrie Street, Trail, B.C.**



ViL Project Managed from drawings prepared for Dr. David Kenderick by his own Architects. All millwork was supplied by the ViL millwork plant at Bear Creek.

f. **Genelle Commercial Subdivision (8 lots), Genelle, B.C.**

Mr. and Mrs. Bruce van Hellemond needed the property around their shop subdivided and so ViL undertook the project successfully.



Edited by EWV November 09, 2021