



Staff Report

Report Title: Point Clark Community Centre Basement Lease

Prepared By: Mike Fair, Director of Community Services

Department: Community Services

Date: Dec. 4, 2023

Report Number: CS-2023-12-59

File Number:

C11 CS 23

Attachments:

Recommendation:

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives Report CS-2023-12-59 prepared by Mike Fair, Director of Community Services;

AND FURTHER authorizes a by-law come forward pending legal review of the agreement.

Background:

The owner of "Her Strength Studios" (HSS) have been working with staff regarding a full time use lease agreement to operate a fitness business in the basement exclusively at the basement of Point Clark Community Centre.

Discussion:

The basement of the Point Clark Community Centre was rented by four different users in the last year and generated \$475.00 in revenue. Staff received a proposal regarding exclusive use of the basement.

After several meetings, and conversations regarding a proposal a draft agreement was prepared with details regarding the agreement included rental rates, insurance, any modifications, alterations to the basement, and responsibility for general cleaning.

Staff are proposing that the rent be either a fixed total rent of \$250.00 plus HST per month or 5% of gross sales per month whichever is greater to a maximum of \$600.00 per month.

The business would be required to provide a copy of the Gross Revenue statement by the 10th day of each month to Staff to generate a monthly invoice for payment.

Staff recommend proceeding with the lease agreement, which would begin February 1 2024. Staff also recommend the Township solicitor review the draft agreement and make recommendations.

Financial Impacts:

The proposal would increase the basement facility revenue by \$3 000.00 minimum up to \$7200.00 annually.

Strategic Alignment / Link:

We are a vibrant community that values our uniqueness and creativity.
By creating places where people want to be

We are a spirited community that takes pride in calling Huron-Kinloss home and welcoming others.

By engaging in our community
By retaining our youth

We are an accessible community that offers opportunities for everyone.

By having amenities and services nearby
By being age friendly
By being open and transparent

Respectfully Submitted By:

Mike Fair, Director of Community Services

Report Approved By:

Mary Rose Walden, Chief Administrative Officer