



The Corporation of the Township of Huron-Kinloss

Staff Report

Report Title: Point Clark Community Centre Basement Lease

Date: Nov. 4, 2024

Report Number: CS-2024-11-44

Department: Community Services

File Number: C11 CS 24

Prepared By: Mike Fair, Director of Community Services

Attachments: Her Strength Studio Proposed Lease Agreement

Recommendation:

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives Report CS-2024-11-44 prepared by Mike Fair, Director of Community Services;

AND FURTHER authorizes a by-law come forward to enter into an agreement with Her Strength Studios to lease the Point Clark Community Centre.

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/Analysis/Overview:

HSS has been operating the fitness business since January 2024. The lease agreement has been going well, and HSS prefers to extend the agreement for another two years.

Staff are proposing the same agreement 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.

HSS is 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 January 31, 2025, and end January 31 2027.

Financial Impacts:

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

Performance Measurement:

Increased revenues

Strategic Area:

Embrace a thriving rural lifestyle

Enhance Municipal Service Delivery

Prepare for Inclusive Growth

Ensure Financial Stability

Strategic Goal: Facilitate Community Well Being

Respectfully Submitted By: Mike Fair, Director of Community Services

Report Approved By:

Jodi MacArthur, Chief Administrative Officer