



Report to Council

Department: Community Services
Division: Community Services
Date: February 5, 2024
Prepared by: Jake Morassut, Director of Community Services
Report Number: Community Services-2024-02
Subject: LIFE Lease at Kinsmen Fieldhouse
Number of Pages: 5

Recommendation(s)

That Community Services-2024-02 report entitled “Learning in Friendship and Equality (LIFE) Lease at Kinsmen Fieldhouse” **be received**; and

That Council **approve** entering into an agreement with LIFE for leased space at the Kinsmen Fieldhouse located at 50 Fairview Avenue West in Essex Centre for a five year lease commencing on February 5, 2024 and concluding on July 31, 2028 with an option to renew for an additional five years beginning on August 1, 2028 subject to the general terms and conditions as outlined in By-Law Number 2260; and further

That By-Law Number 2260 be read a first, a second and a third time and finally passed on February 5, 2024.

Purpose

To obtain Council approval to enter into an agreement with Learning in Friendship and Equality (LIFE) to lease space at the Kinsmen Fieldhouse located at 50 Fairview Avenue West

in Essex Centre for their day program offering individuals with intellectual disabilities to learn life skills.

Background and Discussion

The Town of Essex owns the facility known as the Kinsmen Fieldhouse, located at 50 Fairveiw Avenue West in Essex Centre, and the faciity has been used as rental space for many years. Previously, the facility space was leased to a fitness organization who utilized the space until 2019 when they ended their lease with the Town. At this time, Town Administration posted a public notice of a Request for Interest for any organizations who may be interested in leasing this space. The Town received 3 submissions– a sport organization, the LIFE organization and a private business. The Town developed a committee to review the submissions which consisted of the Director of Community Services, the Manager of Parks and Facilities, the Manager of Recreation and Culture and the Assistant Manager of Businesses Services. Prior to reviewing all submissions the sport organization withdrew their submission as they were no longer interested in potentially leasing the space.

After reviewing the submissions, the committee reccomended the Learning in Friendship and Equality (LIFE) applicant be offered to lease exclusive space at the Kinsmen Fieldhouse as per **Appendix “A”**. **The LIFE program is a day program that offers individuals that have intellectual challenges to learn life skills.** This program offers uniqueness within the community and brings many specialized activities to our facilities, which includes:

- Daily personal hygiene skills;
- Daily life skills development;
- Occasional recreational and leisure outings;
- Weekly community access;
- Weekly pre-vocational activities;
- Weekly vocational activities; and
- Cause and effect activities, including computer and other accessible technology.

The LIFE organizers would like to renew the lease agreement with the Town of Essex for exclusive space within the Kinsmen Fieldhouse for a five year term and have an option to renew for another five years, if mutually agreed upon. The Town of Essex Administration has worked closely with this group for the past three years and recommends that Council continues this working relationship with a new lease agreement.

Should the need arise, the Town of Essex has the ability to terminate the agreement with ninety (90) days notice to the lessee if the facility is declared surplus, or Council determines the need as an alternate use.

Financial Impact

The lease will require the Tenant pay an annual rate of \$5,334.12 plus harmonized sales tax for a monthly total of \$444.51 plus harmonized sales tax. This rate was computed by continuing the existing lease rate with annual inflationary increases. It is recommended for the lease agreement that the Consumer Price Index (CPI) be incorporated into the annual rate as of August 1st prior to the the new annual term beginning.

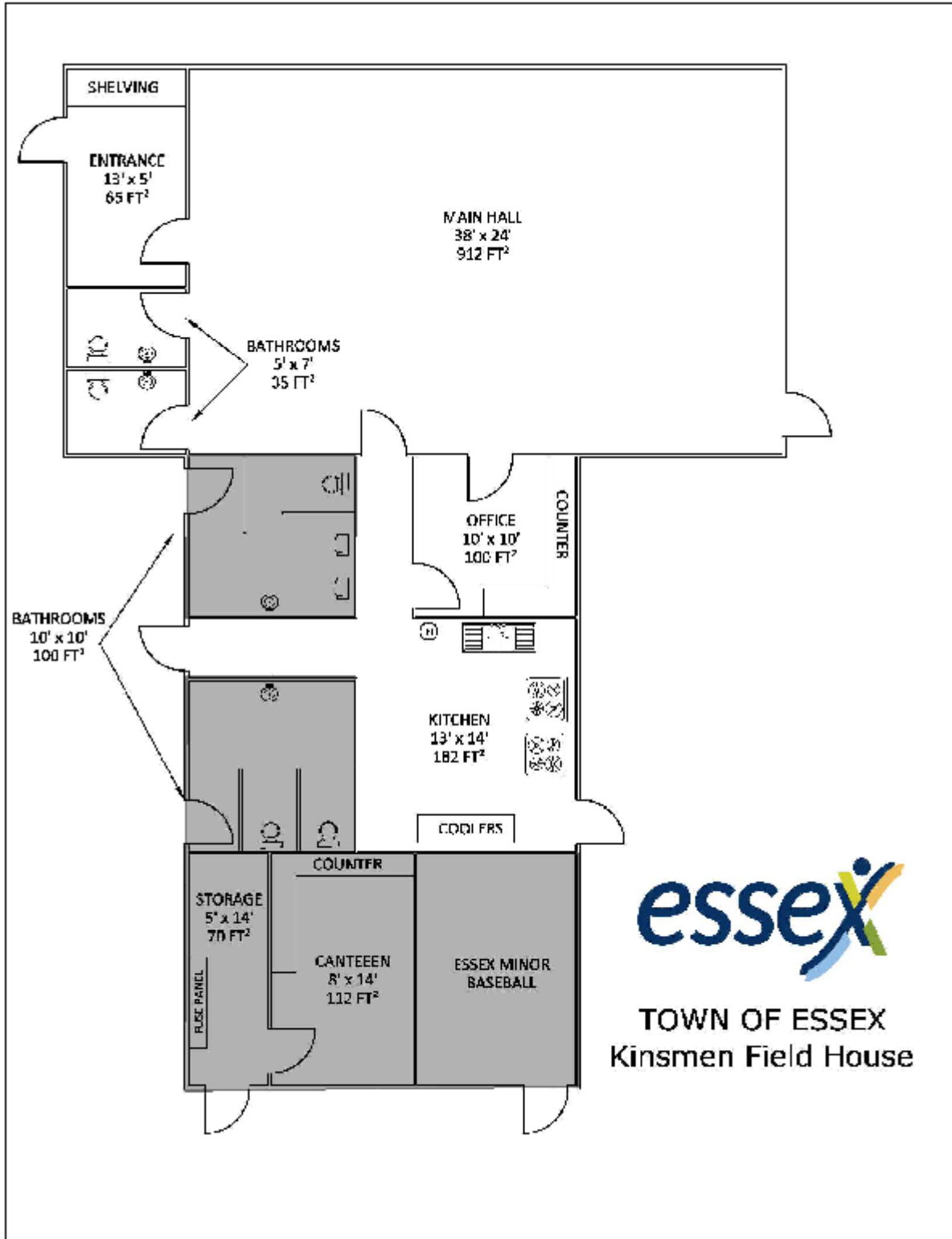
The Tenant shall also be required to provide monthly rental payments in the form of twelve post-dated cheques, or otherwise agreed upon, based on the recommended renewed rental amount as provided above at the time of entering into this Lease Agreement.

Consultations

Kate Giurissevich, Director, Corporate Services/Treasurer

Joe Malandrucolo, Director, Legal and Legislative Services/Clerk

Appendix "A" – Kinsmen Fieldhouse Leased Property



Link to Strategic Priorities

- Embrace asset management best practices to build, maintain, and continuously improve our municipally owned infrastructure.
- Leverage our Town's competitive advantages to promote jobs and economic investment.**
- Take care of our natural environment and strengthen the sense of belonging to everyone who **makes Essex "home"**.
- Deliver friendly customer service in an efficient, effective, and transparent manner while providing an exceptional working environment for our employees.
- Build corporate-level and community-level climate resilience through community engagement and partnership and corporate objectives.

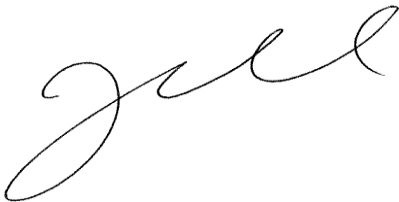
Report Approval Details

Document Title:	LIFE Lease at Kinsmen Field House - Community Services-2024-02.docx
Attachments:	- By Law 2260 Lease Agreement of Kinsmen Fieldhouse to LIFE 2023 Final.pdf
Final Approval Date:	Jan 29, 2024

This report and all of its attachments were approved and signed as outlined below:



Kate Giurissevich, Director, Corporate Services - Jan 28, 2024 - 11:55 AM



Joseph Malandrucolo, Director, Legal and Legislative Services/Clerk - Jan 29, 2024 - 11:20 AM



Doug Sweet, Chief Administrative Officer - Jan 29, 2024 - 11:21 AM