



Report to Council

Department: Community Services
Division: Parks and Facilities
Date: November 16, 2020
Prepared by: Doug Sweet, Director of Community Services
Report Number: Parks and Facilities-2020-09
Subject: CS-2020-DaSilva's Martial Arts Lease at Harrow Arena
Number of Pages: 4

Recommendation(s)

The following three (3) recommendations are provided for the Council's consideration:

1. That Community Services Report 2020-013 entitled "DaSilva's Academy of Martial Arts Lease at Harrow Arena" **be received**, and
2. That Council **approve** entering into an agreement with DaSilva's Academy of Martial Arts Lease at Harrow Arena for leased space at the Harrow Arena located at 243 McAfee for one (1) year commencing on the first day of December, 2020 and concluding on November 30, 2021 with an option to renew for an additional two (2) years beginning on December 1, 2021 subject to the general terms and conditions as outlined in By-Law 1899; and
3. That Bylaw 1899 **receives** First, Second, Third readings at the November 16, 2020 Council meeting.

Purpose

To obtain Council approval to enter into an agreement with DaSilva's Academy of Martial Arts to lease the upstairs space at Harrow Arena located at 243 McAfee for their martial arts instructional program.

Background and Discussion

DaSilva's Academy of Martial Arts has been renting the upstairs space at the Harrow Arena to offer a martial arts program since September 2017. DaSilva's Academy of Martial Arts has approached Administration and has requested to enter into a formal lease agreement with the Town to have exclusive use of the space, and Administration is recommending that the lease be for a one (1) year term with an option to renew for two (2) more years.

Financial Impact

The lease will require the Tenant pay an annual fee of \$7,200 including HST or a monthly rate of \$600 including HST. It is recommended for the lease agreement that the Consumer Price Index (CPI) be incorporated into the monthly base rate annually beginning December 1st.

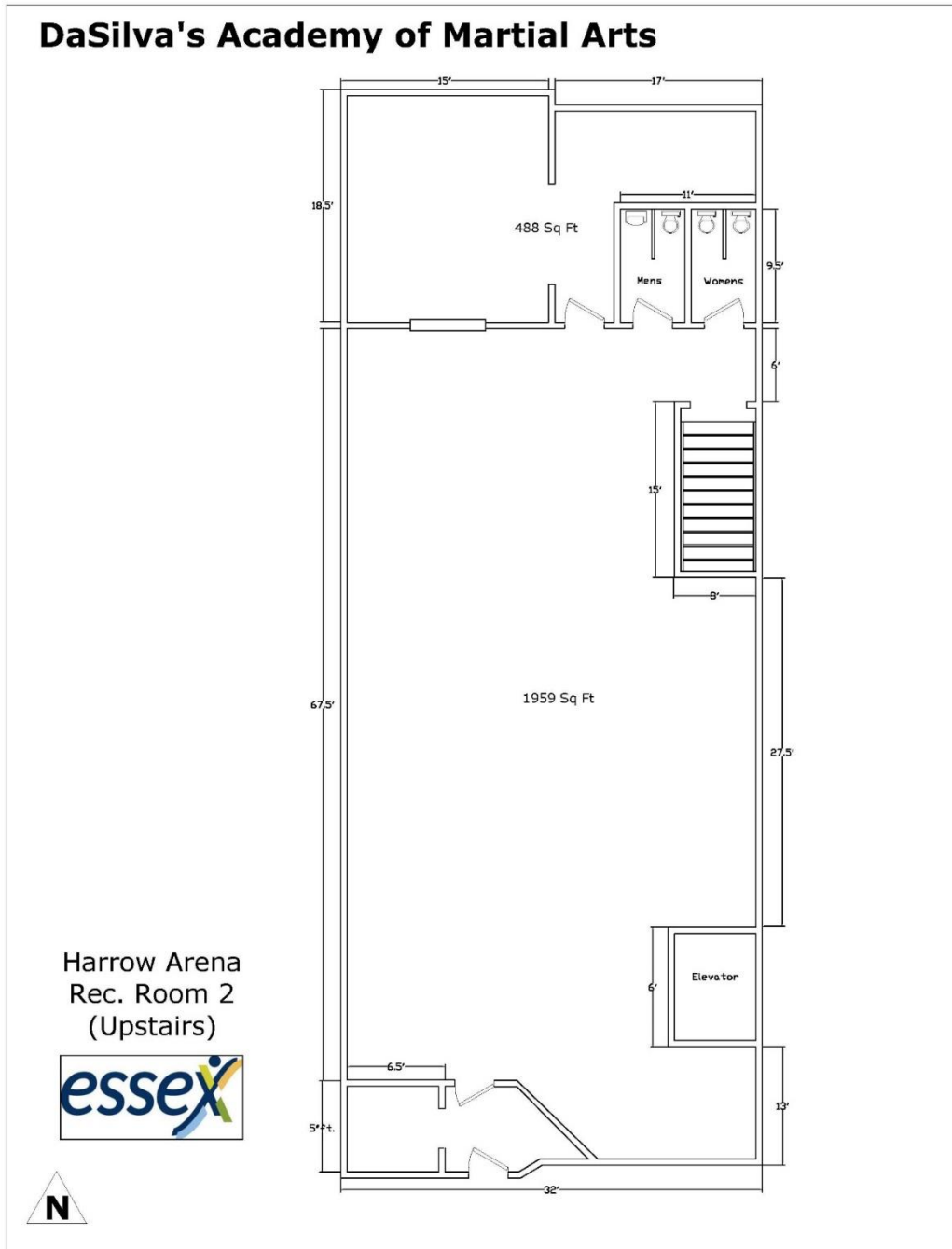
The Tenant shall also provide monthly rental payments in the form of twelve (12) post-dated cheques based on the recommended monthly lease amount as provided above at the time of entering into this Lease Agreement.

Consultations

Jeffrey Morrison, Director of Corporate Services

Robert Auger, Town Solicitor/Clerk

Schedule 'A' – Lease Area – DaSilva's Academy of Martial Arts



Link to Strategic Priorities

- ☐ Manage, invest and plan for sustainable municipal infrastructure which meets current and future needs of the municipality and its citizens.
- ☒ Create a safe, friendly and inclusive community which encourages healthy, active living for people of all ages and abilities.
- ☒ Provide a fiscal stewardship and value for tax dollars to ensure long-term financial health to the municipality.
- ☐ Manage responsible and viable growth while preserving and enhancing the unique rural and small town character of the community.
- ☐ Improve the experiences of individuals, as both citizens and customers, in their interactions with the Town of Essex.
- ☐ Improve the Town's capacity to meet the ongoing and future service needs of its citizens while ensuring the corporation is resilient in the face of unanticipated changes or disruptions.

Report Approval Details

Document Title:	CS-2020-DaSilva's Martial Arts Lease at Harrow Arena - Parks and Facilities-2020-09.docx
Attachments:	- By Law 1899 DaSilva's Academy of Martial Arts lease Agreement Harrow Arena.docx
Final Approval Date:	Nov 9, 2020

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

A handwritten signature in black ink, appearing to read "Chris Nepszy". The signature is fluid and cursive, with a period at the end.

Chris Nepszy, Chief Administrative Officer - Nov 9, 2020 - 3:27 PM