Report to Council

Department: Community Services
Division: Community Services
Date: July 5, 2021
Prepared by: Doug Sweet, Dir. of Community Services/Deputy CAO
Report Number: Community Services-2021-06
Subject: St. Peter’s ACHS College School Lease of Lions Hall
Number of Pages: 5

Recommendation(s)

The following three recommendations are provided for Council’s consideration:

1. That Community Services Report 2021-012 entitled “St. Peter’s ACHS College School Lease of Lions Hall” be received; and

2. That Council approve entering into an agreement with The All Canadian Hockey School Inc. O/A St. Peter’s ACHS College School (ACHS) for leased space at the Harrow Lions Hall located at 206 McAffee Street in Harrow for one year commencing on the first day of August, 2021 and concluding on July 31, 2022 with an option to renew for an additional two years beginning on August 1, 2022 subject to the general terms and conditions as outlined in By-Law 2044; and further;

3. That Bylaw 2044 receives First, Second, Third readings at the July 5, 2021 Council meeting.
Purpose

To obtain Council approval to enter into an agreement with ACHS to lease space at the Lions Hall located at 206 McAffee Street, in Harrow for their educational programming through their catholic hockey academy.

Background and Discussion

At the June 7, 2021 Council meeting, Peter Thyrring from St. Peter’s ACHS College School presented to Council his interest in leasing space at the former Harrow High School should the Town of Essex obtain ownership of the building. The former Harrow High School is currently owned by the Greater Essex County District School Board and the Town of Essex does not have the ability to lease space within this property. Mr. Thyrring stated that the school is in immediate need of a new location with their new school year expected to start in August 2021. At the conclusion of the presentation Council gave direction to Administration to have the Town’s Economic development Officer and Director of Community Services contact Mr. Thyrring and advise of any opportunities to lease within the Town of Essex.

Administration contacted Mr. Thyrring and notified him that the only Town owned space in Harrow not being utilized is the Lions Hall near the Harrow Arena. The Town of Essex owns the facility known as the Harrow Lions Club Hall located at 206 McAffee Street in Harrow and after a long-term lease with the Harrow Lions Club, in July of 2018, the Harrow Lions Club relinquished the facility back to the town. Since then the facility has been used occasionally as rental space.

The ACHS organization submitted a formal request that they would like to enter into a one year lease agreement with the Town of Essex for exclusive space within the Harrow Lions Hall and have an option to renew for another two years depending on the success of their program. ACHS has also requested the use of one dressing room at the Harrow Arena at no charge for weekdays only as a location for students to shower after training, and to have designated space on the property to park 3 of their school vans.
If the Lion's Hall is to be leased the proposed tenant has been made aware that the Town has an agreement with the Harrow Fair Board that the Fair Board has exclusive use of the Lion's Hall two weeks prior to the annual Harrow Fair and one week after the fair for a total of three weeks. With the Harrow Fair not occurring in 2021 the facility would not be required by the Harrow Fair in 2021.

**Financial Impact**

The proposed lease will require the Tenant pay an annual rate of $10,025.36 including harmonized sales tax for a monthly total of $835.45 including harmonized sales tax which is based on $4/sq foot plus HST. It is recommended for the lease agreement that the Consumer Price Index (CPI) be incorporated into the annual rate as of July 1st prior to the new annual term beginning.

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

**Consultations**

Finance Department
Appendix “A” – Lion’s Hall Leased Property

Lions Hall
2,218 sq ft

Women's Washroom
Men's Washroom
Kitchen
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

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<tr>
<th>Document Title:</th>
<th>CS-2021-St. Peter's ACHS College School Lease of Lions Hall - Community Services-2021-06.docx</th>
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<tbody>
<tr>
<td>Attachments:</td>
<td>- 2021 By Law Lease Agreement of Lions Hall to ACHS.docx</td>
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<td>Final Approval Date:</td>
<td>Jun 30, 2021</td>
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This report and all of its attachments were approved and signed as outlined below:

**No Signature found**

Jackson Tang, Assistant Manager, Business Services - Jun 29, 2021 - 2:57 PM

**No Signature found**

Kate Giurissevich, Manager, Finance and Business Services/Deputy Treasurer - Jun 30, 2021 - 10:18 AM

**No Signature found**

Robert Auger, Town Solicitor, Legal and Legislative Services/Clerk - Jun 30, 2021 - 11:03 AM

**No Signature - Task assigned to Chris Nepszy, Chief Administrative Officer was completed by workflow administrator Robert Auger, Town Solicitor, Legal and Legislative Services/Clerk**

Chris Nepszy, Chief Administrative Officer - Jun 30, 2021 - 11:04 AM