



OFFICE OF THE CITY CLERK COUNCIL SERVICES

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CITY HALL
WINDSOR, ONTARIO
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WEBSITE: www.citywindsor.ca

CAO APPROVAL

The Chief Administrative Officer approved the following recommendation:

Report Number: CAO 149/2021

Approved: June 7, 2021

THAT **APPROVAL BE GIVEN** to a renewal of lease agreement between The Corporation of the City of Windsor and Windsor Lawn Bowling Club on the following terms and conditions:

BASIC TERMS:

- | | |
|-------------------------------|--|
| a) Tenant | Windsor Lawn Bowling Club |
| b) Commencement Date | April 1, 2020 |
| c) Termination Date | March 31, 2025 |
| d) Leased Premises | 2 Memorial Drive
Windsor, Ontario N8X 5C8 |
| a) Site Area | Approximately 4,500 square feet Clubhouse,
plus lawn bowling greens and three storage sheds |
| b) Annual Basic Rental | \$1.00 per annum, plus HST |
| c) Land Taxes | Payable by Tenant, if applicable |
| d) Utilities | Payable by Tenant (hydro, water, gas) |
| e) Permitted Use | Lawn Bowling Clubhouse, greens and storage sheds |



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f) Insurance

General Liability Insurance

Minimum Limit \$2,000,000.00

Tenant's Legal Liability Insurance

Minimum Limit \$300,000.00

The Corporation of the City of Windsor to be listed as an additional insured and 30 days' notice of cancellation

g) Renewal

None

h) Guarantor

None

a) Special Provisions:

Tenant is responsible for all operating costs including the maintenance and material costs for the upkeep of the Clubhouse and sheds

Tenant is responsible to ensure that the lawn bowling greens are maintained by trained personnel to a standard that meets or exceeds: (i) all applicable specifications; and (ii) industry best practices

Tenant may display exterior promotional, sponsorship or advertising at the Leased Premises during the term and upon prior written consent of the Executive Director of Recreation and Culture

Tenant agrees to grant the City the following rights:

- a. Up to two times per calendar year, upon a minimum of six months' notice, the City may use the Leased Premises for City-hosted events that are directly related to lawn bowling, with no rental fee;
- b. City may use the equipment and related personal property owned by Tenant stored at the Leased Premises during the period of City use of the Leased Premises;



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- c. Tenant will bear the costs of such City use as it relates to the Leased Premises or the Tenant's personal property (i.e. utility costs)
- d. City will reimburse Tenant, or pay directly to third parties, as appropriate, any costs incurred during the periods of City use which are not directly related to the use of Leased Premises (i.e. referees)

Either party may terminate the agreement upon a minimum of sixty (60) days' written notice; and,

THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign a Lease Renewal Agreement, to be satisfactory in form to the City Solicitor, in content to the Lease Administrator, Senior Manager of Parks and the Executive Director of Recreation and Culture, and in financial content to the City Treasurer.

Report Number: CAO 149/2021
Clerk's File: SR/12073

Steve Vlachodimos

Deputy City Clerk/Senior Manager of Council Services
June 9, 2021

Department Distribution

Lease Administrator
Manager of Real Estate Services
City Solicitor and Corporate Leader, Economic Development and Public Safety
Senior Manager of Facilities
Acting Commissioner of Parks, Recreation, Culture, and Corporate Facilities
Financial Planning Administrator
Deputy Treasurer, Taxation, Treasury & Financial Projects



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Chief Financial Officer / City Treasurer and Corporate Leader, Finance and Technology
Chief Administrative Officer

External Distribution