



OFFICE OF THE CITY CLERK COUNCIL SERVICES

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CITY HALL
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WEBSITE: www.citywindsor.ca

CAO APPROVAL

The Chief Administrative Officer approved the following recommendation:

Report Number: CAO 130/2024

Approved: Friday, June 21, 2024

I. THAT **APPROVAL BE GIVEN** to a lease agreement between The Corporation of the City of Windsor and Mission d'Evangelisation Modiale pour la Moisson Church to a lease of 1168 Drouillard Road, Units #13 & #21, being part of the Gino and Liz Marcus Community Complex (North Side), in accordance with the following terms:

BASIC TERMS:

a) **Tenant** Mission d'Evangelisation Modiale pour la Moisson Church

b) **Commencement Date** July 1, 2024

c) **Termination Date** June 30, 2027

d) **Term** Three (3) years

e) **Leased Premises** 1168 Drouillard Road, Units #13 & #21
Windsor, Ontario N8Y 2R1

	Unit #13	Unit #21
f) Area of Leased Premises		
Useable Space:	238 sq ft	61 sq ft
Common Space:	103 sq ft	27 sq ft
Total Rentable Space:	341 sq ft	88 sq ft

Total Combined Rentable Space: 429 sq ft

g) **Annual Basic Rental** \$4,663.23, plus HST, increased annually commencing July 1, 2025, by the greater of 3% or the previous year's average annual increase in the



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Consumer Price Index (“CPI”) as published by
Statistics Canada

- h) Monthly Basic Rental** \$ 388.60, plus HST, increased annually commencing July 1, 2025, by the greater of 3% or the previous year’s average annual increase in CPI as published by Statistics Canada
- i) Security Deposit** None
- j) Land Taxes** Included in gross rent
- k) Utilities** Included in gross rent
- l) Permitted Use** Office / Meeting Space
- m) Insurance** General Liability Insurance
Minimum Limit \$2,000,000
Tenant’s Legal Liability Insurance
Minimum Limit \$300,000
The Corporation of the City of Windsor to be listed as an additional insured, include cross liability and 30 days’ notice of cancellation
- n) Renewal** One (1) option to renew for an additional three (3) year term, upon mutual consent, on the same terms and conditions, save and except rent, which will increase annually by the greater of 3% or the previous year’s average annual increase in CPI as published by Statistics Canada
- o) Guarantor** None
- p) Special Provisions:** With respect to boardroom usage at the Gino and Liz Marcus Community Complex (North Side), the Tenant is permitted to use the board room for no charge up to eight (8) times per calendar month



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Boardroom usage over and above eight (8) times per calendar month will be charged at the rate of \$10.00 per hour up to a maximum of \$50.00 per day

Other than the boardroom, the current fee schedule approved by City Council applies to the rental of each room. The Tenant is responsible for confirming rates with staff when booking rentals; and,

II. THAT the Chief Administrative Officer and City Clerk **EXECUTE** a Lease Agreement, to be satisfactory in form to the City Solicitor, in content to the Lease Administrator and the Executive Director of Recreation and Culture, and in financial content to the City Treasurer.

Report Number: CAO 130/2024
Clerk's File: APM/14711

Anna Ciacelli

Deputy City Clerk ./ Supervisor of Council Services
June 24, 2024

Department Distribution

Lease Administrator
Manager of Real Estate Services
Acting City Solicitor
Acting Commissioner, Corporate Services
Executive Director Recreation & Culture
Commissioner, Community Services
Commissioner, Finance & City Treasurer
Chief Administrative Officer

External Distribution