

**CITY HALL
WINDSOR, ONTARIO
N9A 6S1**

Phone: (519)255-6211

Fax: (519)255-6868

E-mail: clerks@citywindsor.ca

WEBSITE: www.citywindsor.ca

CAO APPROVAL

The Chief Administrative Officer approved the following recommendation:

Report Number: CAO 5/2026

Approved: Wednesday, January 14, 2026

I. THAT **APPROVAL BE GIVEN** to a lease agreement of the Fan Zone Lease between The Corporation of the City of Windsor and Windsor Spitfires Inc. to lease that part of the WFCU Centre located at 8787 McHugh Street known as the Windsor Spitfires Fan Zone space, in accordance with the following terms:

BASIC TERMS:

- | | |
|-----------------------------|--|
| a) Tenant | Windsor Spitfires Inc. |
| b) Tenant's Address | 8787 McHugh Street
Windsor, Ontario N8S 0A1 |
| c) Term | 5 years |
| d) Commencement Date | January 1, 2026 |
| e) Termination Date | December 31, 2030 |
| f) Leased Space | Part of the WFCU Centre known as
the Windsor Spitfires Fan Zone
8787 McHugh Street
Windsor, Ontario N8S 0A1 |
| g) Permitted Use | Interactive Fan zone, including Spitfires
memorabilia; premium ticket sales office and
boardroom |

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- | | |
|---------------------------------|--|
| h) Site Area: | approximately 2,280 square feet |
| i) Annual Basic Rental | January 1, 2026 to December 31, 2026
\$46,261.20 per annum, plus HST |
| j) Monthly Basic Rental | January 1, 2026 to December 31, 2026
\$3,855.10 per month, plus HST |
| k) Annual Rent Increases | January 1, 2027 to December 31, 2027
\$46,261.20, plus the 2026 average increase in
the Consumer Price Index, plus HST

January 1, 2028 to December 31, 2028
\$46,261.20, plus the 2026 and 2027 average
increases in the Consumer Price Index, plus
HST

January 1, 2029 to December 31, 2029
\$46,261.20, plus the 2026, 2027 and 2028
average increases in the Consumer Price
Index, plus HST

January 1, 2030 to December 31, 2030
\$46,261.20, plus the 2026, 2027, 2028 and
2029 average increase in the Consumer Price
Index, plus HST |
| l) Security Deposit | None |
| m) Land Taxes | Included in Rent |
| n) Utilities | Included in Rent |
| o) Insurance | General Liability Insurance
Minimum Limit \$2,000,000
Tenant's Legal Liability Insurance
Minimum Limit \$300,000 |

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The Corporation of the City of Windsor to be listed as Additional Insured and 30 days' notice of cancellation

p) Renewal

One (1) Renewal Term under the same terms and conditions save and except rent and no further right to extend the term

q) Special Provisions:

None; and,

- II. THAT **APPROVAL BE GIVEN** to a lease agreement of the Blades Pro Shop Lease between The Corporation of the City of Windsor and Windsor Spitfires Inc. to lease that part of the WFCU Centre located at 8787 McHugh Street known as the Blades Pro Shop space, in accordance with the following terms:

BASIC TERMS:

a) Tenant

Windsor Spitfires Inc.

b) Tenant's Address

8787 McHugh Street
Windsor, Ontario N8S 0A1

c) Term

5 years

d) Commencement Date

January 1, 2026

e) Termination Date

December 31, 2030

f) Leased Space

Part of the WFCU Centre known as
the Windsor Spitfires Blades Pro Shop
8787 McHugh Street
Windsor, Ontario N8S 0A1

g) Permitted Use

Pro Shop including retail sales related merchandise, equipment repair and skate sharpening

h) Site Area

approximately 836 square feet

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- | | |
|---------------------------------|---|
| i) Annual Basic Rental | January 1, 2026 to December 31, 2026
\$16,962.44 per annum, plus HST |
| j) Monthly Basic Rental | January 1, 2026 to December 31, 2026
\$1,413.54 per month, plus HST |
| k) Annual Rent Increases | January 1, 2027 to December 31, 2027
\$16,962.44, plus the 2026 average increase in the Consumer Price Index, plus HST

January 1, 2028 to December 31, 2028
\$16,962.44, plus the 2026 and 2027 average increases in the Consumer Price Index, plus HST

January 1, 2029 to December 31, 2029
\$16,962.44, plus the 2026, 2027 and 2028 average increases in the Consumer Price Index, plus HST

January 1, 2030 to December 31, 2030
\$16,962.44, plus the 2026, 2027, 2028 and 2029 average increase in the Consumer Price Index, plus HST |
| l) Security Deposit | None |
| m) Land Taxes | Included in Rent |
| n) Utilities | Included in Rent |
| o) 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 Additional Insured and 30 days' notice of cancellation |

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p) Renewal

One (1) Renewal Term under the same terms and conditions save and except rent and no further right to extend the term.

q) Special Provisions

None; and,

III. THAT the Chief Administrative Officer and City Clerk **EXECUTE** the agreements of the Fan Zone Lease and Blades Pro Shop Lease, to be satisfactory in form to the City Solicitor, in content to the Lease Administrator and Executive Director of Parks, Recreation and Facilities, and in financial content to the City Treasurer.

Report Number: CAO 5/2026

Clerk's File: APM/15081

Anna Ciacelli

Deputy City Clerk
January 15, 2026

Department Distribution

Acting Lease Administrator
Manager of Real Estate Services
City Solicitor
Acting Executive Director, Parks, Recreation and Facilities
Commissioner, Community Services
Manager, Strategic Operating Budget Development & Control
On behalf of Commissioner, Finance / City Treasurer
Chief Administrative Officer