



OFFICE OF THE CITY CLERK COUNCIL SERVICES

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CITY HALL
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CAO APPROVAL

The Chief Administrative Officer approved the following recommendation:

Report Number: CAO 10/2019

Approved: July 4, 2019

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

BASIC TERMS:

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

b) Tenant's Address 1168 Drouillard, Units #13 & #21
Windsor, Ontario N8Y 2R1

c) Commencement Date July 1, 2019

d) Termination Date June 30, 2020

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



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- g) Annual Basic Rental** \$3,951.09, plus HST
- h) Monthly Basic Rental** \$ 329.26, plus HST
- 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) Overholding Rental** \$ 658.52, plus HST, per month
- o) Renewal** The current lease agreement provides for a one (1) year option to renew, upon mutual consent, and on the same terms and conditions, save and except rent. The term recommended herein represents the renewal period
- p) Guarantor** None
- q) Special Provisions:** With respect to board room 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
- Board room 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



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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 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 and the Executive Director of Recreation & Culture, and in financial content to the City Treasurer.

Report Number: CAO 10/2019
Clerk's File: SR/12059

Steve Vlachodimos

Deputy City Clerk/Senior Manager of Council Services
July 5, 2019

Department Distribution

Lease Administrator
Manager of Real Estate Services
City Solicitor and Corporate Leader, Economic Development and Public Safety
Executive Director Recreation & Culture
On behalf of Chief Financial Officer/City Treasurer and Corporate Leader Finance and Technology
Chief Administrative Officer

External Distribution