



OFFICE OF THE CITY CLERK COUNCIL SERVICES

Phone: (519)255-6211

CITY HALL
WINDSOR, ONTARIO
N9A 6S1

Fax: (519)255-6868

E-mail: clerks@citywindsor.ca

WEBSITE: www.citywindsor.ca

CAO APPROVAL

The (Acting) Chief Administrative Officer approved the following recommendation:

Report Number: CAO 176/2022 AMENDMENT
AMENDMENT APPROVED: July 21, 2022

- I. That **APPROVAL BE GIVEN** to a license agreement between The Corporation of the City of Windsor and Darrin Clement D'Amore operating as D'Amore Jiu-Jitsu & Fitness for the exclusive use of the Alice Room at the Constable John Atkinson Memorial Community Centre located at 4270 Alice Street, Windsor, in accordance with the following terms:

BASIC TERMS:

- | | |
|---------------------------|---|
| a) Licensee | Darrin Clement D'Amore operating as NewEra JiuJitsu |
| b) Commencement Date | August 1, 2022 |
| c) Term | One (1) year |
| d) Termination Date | July 31, 2023 |
| e) Licensed Space | 4270 Alice Street, Windsor, Ontario N8Y 2B8
Alice Room |
| f) Area of Licensed Space | 414.75 square feet (approximately) |
| g) Annual License Fee | \$4,678.38, plus HST |
| h) Monthly License Fee | \$ 389.87, plus HST |
| i) Security Deposit | None |
| j) Land Taxes | Not Applicable |



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- k) Utilities** Included in license fee
- l) Permitted Use** Office / Studio
- m) Insurance** General Liability Insurance
Minimum Limit \$2,000,000.00
Licensee's Legal Liability Insurance
Minimum Limit \$300,000.00
The Corporation of the City of Windsor to be listed as additional insured, include cross liability and 30 days' notice of cancellation
- n) Renewal** A one (1) year option to renew upon mutual consent and on the same terms and conditions, save and except the license fee
- o) Guarantor** None
- p) Special Provisions:** Tenant shall comply with the most up-to-date regulations in place under the *Emergency Management and Civil Protection Act*, as amended from time to time, regardless of the frequency of such amendments. Tenant shall also comply with any guidelines and best practices issued by the Province of Ontario or any other governing body in relation to limiting the spread of COVID-19
- Tenant acknowledges and assumes responsibility for complying with the *Reopening Ontario (A Flexible Response to COVID-19) Act, 2020, S.O. 2020, c. 17*, as may be amended from time to time, and all regulations, rules, and orders issued thereunder, including, without limitation, any masking requirements, physical distancing requirements, capacity limits, and proof of vaccination requirements (the "**COVID Rules**"). Tenant further agrees to indemnify and hold harmless The Corporation of the City of Windsor from any and all liability, fines, loss,



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claims, demands, costs and expenses arising in any way from any failure to comply with the COVID Rules

The Licensee can access the Licensed Space during the following times, save and except Statutory Holidays or other days on which City Hall is closed:

Mondays	8:30am to 10:00pm
Tuesdays	8:30am to 10:00pm
Wednesdays	8:30am to 10:00pm
Thursdays	8:30am to 10:00pm
Fridays	8:30am to 10:00pm
Saturdays	8:30am to 10:00pm
Sundays	CLOSED

The Executive Director of Recreation and Culture may authorize changes to the foregoing operating hours at her sole discretion in the event of extenuating or unexpected circumstances; and,

II. That the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign a License Agreement, to be satisfactory in form to the City Solicitor, in content to the Lease Administrator and Executive Director of Recreation & Culture, and in financial content to the City Treasurer.

Report Number: CAO 176/2022

Approved: July 14, 2022

I. That **APPROVAL BE GIVEN** to a license agreement between The Corporation of the City of Windsor and Darrin Clement D'Amore operating as D'Amore Jiu-Jitsu & Fitness for the exclusive use of the Alice Room at the Constable John Atkinson Memorial Community Centre located at 4270 Alice Street, Windsor, in accordance with the following terms:

BASIC TERMS:

q) **Licensee**

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- s) **Term** One (1) year
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- u) **Licensed Space** 4270 Alice Street, Windsor, Ontario N8Y 2B8
Alice Room
- v) **Area of Licensed Space** 414.75 square feet (approximately)
- w) **Annual License Fee** \$4,678.38, plus HST
- x) **Monthly License Fee** \$ 389.87, plus HST
- y) **Security Deposit** None
- z) **Land Taxes** Not Applicable
- aa) **Utilities** Included in license fee
- bb) **Permitted Use** Office / Studio
- cc) **Insurance** General Liability Insurance
Minimum Limit \$2,000,000.00
Licensee's Legal Liability Insurance
Minimum Limit \$300,000.00
The Corporation of the City of Windsor to be listed as additional insured, include cross liability and 30 days' notice of cancellation
- dd) **Renewal** A one (1) year option to renew upon mutual consent and on the same terms and conditions, save and except the license fee
- ee) **Guarantor** None
- ff) **Special Provisions:** Tenant shall comply with the most up-to-date regulations in place under the *Emergency*



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II. That the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign a License Agreement, to be satisfactory in form to the City Solicitor, in content to the



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

Report Number: CAO 176/2022
Clerk's File: APM/14442

Anna Ciacelli

Deputy City Clerk/Supervisor of Council Services
July 22, 2022

Department Distribution

Lease Administrator
Manager of Real Estate Services
Commissioner, Legal & Legislative Services
Executive Director of Recreation & Culture
Commissioner, Community Services
Deputy Treasurer
Commissioner, Corporate Services / Chief Financial Officer / City Treasurer
(Acting) Chief Administrative Officer

External Distribution