

**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 93/2025
Approved: Thursday, May 8, 2025**

I. THAT **APPROVAL BE GIVEN** to enter into a license agreement between The Corporation of the City of Windsor and Kenneth Edward Jones o/a Cooleez Ice Cream Parlour for the exclusive use of the concession located in Reaume Park , in accordance with the following terms:

BASIC TERMS:

- | | |
|--------------------------------|---|
| a) Licensee | Kenneth Edward Jones
Operating as Cooleez Ice Cream Parlour |
| b) Commencement Date | May 1, 2025 |
| c) Termination Date | April 30, 2026 |
| d) Term | One (1) year |
| e) Operating Season | Licensee may conduct business relating to the operation of a concession stand from May 1, 2025 to September 30, 2025 |
| f) Non-Operating Season | Licensee may use the Licensed Space for the storage of equipment related to the operation of a concession stand October 1, 2025 to April 30, 2026 |
| g) Licensed Premises | Concession, Upper Level at Riverside Drive East
Reaume Park Part of 4714 Riverside Drive East,
Windsor |

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- h) Area of Licensed Space** Concession and storage 250 square feet
Storage space in shared area (shower and 2 wall areas) 100 square feet
Shared washroom 50 square feet
Total Licensed Space : 400 square feet
- i) Operating Season License Fee** \$7,440.00, plus HST
- j) Monthly License Fee** \$1,488.00, plus HST, payable on the 1st day of each month during the Operating Season, commencing May 1, 2025
- k) Security Deposit** None
- l) Land Taxes** Included in license fee
- m) Utilities** Included in license fee
- n) Permitted Use** Concession
- o) Insurance** General Liability Insurance Minimum Limit \$5,000,000.00
Tenant's Legal Liability Insurance Minimum Limit \$300,000.00
The Corporation of the City of Windsor to be listed as additional insured and 30 days' notice of cancellation
- p) Renewal** One (1) year option to renew on the following conditions:
- (i) Licensee provides written notice of its intent to exercise the renewal option no later than three (3) months' prior to the expiration of Agreement;
 - (ii) The City may arbitrarily or unreasonably withhold consent to renew, in which case, the option to renew is void;

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q) Guarantor

Any renewal will be on the same terms and conditions herein, save and except the license fee, which will be negotiated and, failing a satisfactory mutual agreement, the option will be void
None

r) Special Provisions:

The Licensee can access the Licensed Space during the regular operational hours of the Park, being 5:00 am to 11:00 pm, in accordance with City By-law No. 131-2019

The Licensee is responsible for cleaning and maintaining the washroom space within the Licensed Space at its own cost

The Licensee acknowledges its obligations in accordance with City By-law No. 131-2019 and City By-law No. 113-2006, and specifically that it shall not possess, consume, serve or sell alcohol, or engage in smoking any lighted or heated equipment used to smoke or vaporize any tobacco or non-tobacco product, within the Licensed Premises; and,

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

Report Number: CAO 93/2025
Clerk's File: APM/14908

Anna Ciacelli

Deputy City Clerk / Supervisor of Council Services
May 9, 2025



OFFICE OF THE CITY CLERK COUNCIL SERVICES

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Department Distribution

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