

Recommendation:

That the Clerk's Office-2023-05 report, dated April 4, 2023, regarding the lease agreement for the mobile canteen at the Douro Community Centre be received and that a By-law be passed at the appropriate time during the meeting to approve the lease with Mammoth BBQ.

Overview:

For the past four years, the Township has been in a lease agreement with Chuckwagon BBQ to allow a mobile canteen to operate in the parking lot of the Douro Community Centre close to the Rec Centre.

The lease expired at the end of 2022 and at that time the mobile canteen was sold to Nik Astrom and John Ellis who had worked for Chuckwagon BBQ.

Mr. Astrom and Mr. Ellis, have approached the Township to enter into a new four-year lease agreement to allow them to place their mobile canteen (formerly Chuckwagon BBQ and now Mammoth BBQ) in the Douro Community Centre parking lot in the same location. They are proposing to operate their business inline with what has taken place in the past.

Conclusion:

Staff have negotiated a draft lease agreement which is attached to this report. The lease fee for 2023 is set at \$300.00 a month for the mobile canteen, \$100.00 per month for the Rec Centre (to be used when not rented by the public) and the full cost of hydro for the Rec Centre minus \$50.00 to run from May 1 to October 31 each year. The rent for years 2024, 2025 and 2026 shall rise by 3% per year.

Once the lease is in place, Mammoth BBQ will be able to complete the inspections required to receive a mobile canteen license from the Township.

Financial Impact:

The approval of this lease will generate \$400.00 in rental income per month from May to the end of October for four years. This is an increase of \$125.00 per month over 2022 and it will generate income for the Rec Centre which historically has a low rate of use.

Strategic Plan Applicability: To set out a direction of focus for economic development while utilizing resources to facilitate the promotion of the community.

Report Approval Details

Document Title:	Mobile Canteen Lease - Douro Community Centre.docx
Attachments:	- Lease Agreement - Mammoth BBQ.docx
Final Approval Date:	Mar 28, 2023

This report and all of its attachments were approved and signed as outlined below:

Elana Arthurs