

**Recommendation:**

That the Clerk/Planning-2022-22 report, dated April 5, 2022 regarding the monthly lease fee for Chuckwagon BBQ be received and that the monthly rent be increased by \$75.00 to \$325.00 per month plus any amount that is above and beyond a \$75.00 increase in hydro at the Recreation Centre

**Overview:**

The Township is in a four-year lease with Chuckwagon BBQ for the rental of a space in the Douro Community Centre Parking Lot next to the Rec Centre. The paragraph below provides the framework for setting the monthly lease amount for each season.

The Tenant paying therefor during the term to the Landlord at its offices, 894 South Street, Warsaw, Ontario K0L 3A0 or at the place that the landlord may hereinafter designate, the following rental. The first payment is to be made on the 1st day of May of each year.

Year 2019 Monthly payment is \$250.00 plus any amount that is above and beyond a \$75.00 increase in hydro at the Recreation Centre. The Township will monitor rentals during this time and take that into consideration when determining the increased cost in hydro.

The monthly rental shall be paid on the 1st day of each and every month throughout the term of the lease. Each and every month throughout the term of the lease, the Clerk or designate shall calculate the increase in hydro at the Premises and shall invoice the Tenant for the increase in hydro that is beyond a \$75.00 increase in hydro at the Recreation Centre.

Year 2020 To be determined and approved by Resolution of Council

Year 2021 To be determined and approved by Resolution of Council

Year 2022 To be determined and approved by Resolution of Council

In 2021 the rate was maintained at the 2019 level of \$250.00 per month along with the provision that if the hydro bill increased by more then \$75.00 over average at the Rec Centre the amount over \$75.00 would be paid for by Chuckwagon BBQ.

**Conclusion:**

The team behind Chuckwagon BBQ will soon be working on procuring their canteen license for the season, completing all safety inspections and adjusting to changed safety protocols. With the prospect of a better season then 2020 and 2021 as the Douro Community Centre should be open to the public all season, staff are recommending that the terms of the monthly rental payments be increased by \$75.00 to \$325.00 per month with the same provisions for the electricity costs.

**Financial Impact:**

This arrangement will bring the Township \$1950.00 in rental fees.

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

**Sustainability Plan Applicability:**

We will feed ourselves sustainably with local, healthy foods.

**Report Approval Details**

Document Title:	Chuckwagon BBQ - Annual Lease Amount 2022.docx
Attachments:	
Final Approval Date:	Mar 30, 2022

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

Elana Arthurs