



TOWNSHIP OF NORTH HURON

REPORT

Item No.

REPORT TO: Reeve Vincent and Members of Council
PREPARED BY: Sean McGhee
DATE: 04/06/2018
SUBJECT: Blyth Library Lease Renewal
ATTACHMENTS: Commercial Property Lease

RECOMMENDATION:

THAT the Council of the Township of North Huron hereby receive the report of the Director of Public Works, dated June 4th, 2018 regarding the proposed Library Lease between Deams Holdings Inc. and the Township for information;

And Further That the Reeve and Clerk be authorized to sign By-Law No. 56-2018, being a By-Law to enter into a lease commencing June 1st, 2018, between the Township of North Huron and Deams Holdings Inc. for the property identified as 380A, 390, 392 and 394 Queen Street in Blyth;

And Further That the Council of the Township of North Huron approves an exception to Section 19.1 of the Procedural By-Law to allow By-law No. 56-2018 to be passed at the June 4th, 2018 Council Meeting.

EXECUTIVE SUMMARY

The Blyth Library, located on Queen Street in Blyth, is leased by the Township of North Huron and operated as a subtenant, by the Huron County Library board. The Library property was recently sold to Deams Holdings Inc. with the intention of maintaining the library service at the site.

The appended lease was developed to address the change in title while ensuring continuity of service at the Blyth Library.

DISCUSSION

The primary revision to this agreement over the previous is surrounding the term of the lease. The first term of the Lease is from June 1st, 2018 and December 31st, 2018. Following this initial term, the lease is designed to renew in perpetuity on an annual basis from January 1st to December 31st. Either party can serve notice of intent not to renew for the following year, no later than August 31st of the then current year.

Monthly rent remains consistent with the previous rate which has been set at \$971.98 plus HST and includes heat, hydro, and utilities. The monthly lease rate will be adjusted in January of every year based on the previous year percentage change in the Ontario Consumer Price Index.

Snow removal at the entrances and capital maintenance are the responsibility of the Landlord.

This lease has been reviewed by Legal Council on the part of both parties.

FINANCIAL IMPACT

This lease represents an annual cost of \$11,869.04 inclusive of all adjusted taxes in year one, with subsequent years being adjusted according to changes in CPI.

FUTURE CONSIDERATIONS

None at this time.

RELATIONSHIP TO STRATEGIC PLAN

This project relates to **Goal No. 4** of the Strategic Plan in that the administration is fiscally responsible and strives for operational excellence,



Sean McGhee, Director of Public Works



Dwayne Evans, CAO