



The Corporation of the Town of Tecumseh

Legislative & Clerk Services

To: Mayor and Members of Council

From: Jennifer Alexander, Acting Clerk

Date to Council: July 26, 2022

Report Number: LCS-2022-27

Subject: Skate Shop Lease Agreement - Tecumseh Arena

Recommendations

It is recommended:

That the one-year Lease Agreement with AAA Profile Sharpening and its owner, Douglas Stadder, commencing August 1, 2022 and ending July 31 2023, at a monthly fee of \$350 plus HST, with an option to renew for one additional five (5) year term upon providing 120 days' written notice to the Town, **be approved;**

And that the Mayor and the Clerk be authorized **to execute** the Lease Agreement between the Town and AAA Profile Sharpening.

Background

The Town entered into a five (5) year Lease Agreement with The Skate Pro, owned and operated by Chuck Gravelle, commencing May 1, 2017, to provide skate shop services including ice skate sharpening and sporting goods concession at the Tecumseh Arena (Lease Agreement).

The Lease Agreement provided for a monthly fee of \$330 plus HST for the period May 1, 2018 through April 30, 2023.

During the COVID-19 Pandemic, Mr. Gravelle provided the Town with notice to terminate the agreement. Since reopening the Arena to programs, the Skate Shop has not been operational.

Comments

Skate sharpening and sporting goods concessions are considered to be a necessary and beneficial service at the Tecumseh Arena. The Tecumseh Arena is one of a few local arena facilities to offer in-house skate sharpening. Most local arenas have lost their skate shop tenants and are not able to offer on-site skate sharpening.

Mr. Douglas Stadder approached the Town with his expressed desire to resume the operation of the skate shop services, including ice skate sharpening and sporting goods concession, at the Tecumseh Arena.

Mr. Douglas Stadder currently owns and operates Stadder Contracting & Excavating Inc. (Company) in Windsor. The Town's Solicitor conducted a business title search on Mr. Stadder's Company and determined that the company is in good standing with recent tax filings and the Company remains intact. Mr. Stadder has registered the business name AAA Profile Sharpening to conduct business operations of the Skate Shop.

In Attachment 1, the lease agreement is similar to the terms and conditions of previous agreements the Town has entered into to operate the Skate Shop. The monthly fee has been increased to \$350 plus HST per month. The lease agreement also has an option to renew for a five-year term.

It is recommended that the Town enter into a lease agreement with AAA Profile Sharpening for a one-year term commencing August 1, 2022, and ending July 31, 2023, with the option to renew for one additional five-year term upon 120 days' written notice to the Town.

Consultations

Community & Recreation Services
Financial Services

Financial Implications

The Lease Agreement with AAA Profile Sharpening provides annual revenue to the Town and offers beneficial services to patrons of the Tecumseh Arena. Revenues from the lease agreement are included in the annual operating budget for the Tecumseh Arena.

The lease agreement stipulates a monthly lease payment of \$350 plus HST.

Link to Strategic Priorities

Applicable	2019-22 Strategic Priorities
<input checked="" type="checkbox"/>	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.
<input checked="" type="checkbox"/>	Ensure that Tecumseh's current and future growth is built upon the principles of sustainability and strategic decision-making.
<input type="checkbox"/>	Integrate the principles of health and wellness into all of Tecumseh's plans and priorities.
<input checked="" type="checkbox"/>	Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses.
<input checked="" type="checkbox"/>	Demonstrate the Town's leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals.

Communications

Not applicable ☒

Website ☐ Social Media ☐ News Release ☐ Local Newspaper ☐

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

Jennifer Alexander, MPA
Acting Clerk

Reviewed by:

Zora Visekruna, MBA
Deputy Treasurer & Manager Financial Services

Reviewed by:

Paul Anthony, RRFA
Director Community & Recreation Services

Recommended by:

Margaret Misk-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
1	Lease Agreement