



## The Corporation of the Town of Tecumseh

Community & Recreation Services

**To:** Mayor and Members of Council

**From:** Beth Gignac, Director Community & Recreation Services

**Date to Council:** April 23, 2024

**Report Number:** CRS-2024-12

**Subject:** Operating and Facility Use Agreements for Bert Lacasse  
Baseball Stadium

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### Recommendations

It is recommended:

**That** Report CRS-2024-12 entitled “Operating and User Agreements for Bert Lacasse Baseball Stadium” **be received**;

**And that** By-Law 2024-040 and By-Law 2024-041 **be considered** for the first, second, third and final reading to authorize the Mayor and Clerk to execute Facility Use Agreements for Bert Lacasse Baseball Stadium with Tecumseh Baseball and St. Clair College.

### Background

The Tecumseh Baseball Club (Club) has operated the Bert Lacasse Baseball Stadium (Facility) since approximately 1947. Its members and volunteers have provided meticulous attention to day-to-day operations and maintenance while also ensuring that the baseball experience is at the highest standard.

For many years, and formally since 2005, the Town and Club have entered into long-term lease agreements for the use of the Facility. The Club has also been directly responsible for leasing the Facility to other user groups, such as St. Clair College, on behalf of the Town.

St. Clair College has used the Facility since 2013 in support of its collegiate program and is proud to declare these Facilities as the home of Saints Baseball.

#### References:

Parks and Recreation Department Report [No. 10/10](#) December 6, 2010 Tecumseh Baseball Club Lease Agreement Renewal Bert Lacasse Baseball Field Motion: RCM-368/10.

Parks and Recreation Department Report [No. 01/14](#) Tecumseh Baseball Club Lease Agreement Amendment Motion: RCM-16/14.

[CRS-2022-05](#) Amendment to the 2022 Parks Capital Work Plan to Add the Bert Lacasse Ball Diamond Upgrades April 7, 2022 Motion: RCM-111/22

[CRS-2022-17](#) 2022 Parks Five (5) Year Capital Works Plan December 13, 2022 Motion: RCM-335/22

[CRS-2023-19](#) Amendment to the 2023 Parks Capital Works Plan – Bert Lacasse Baseball Park Upgrades Motion: RCM-289/23

[CRS-2024-02](#) Community and Recreation Services 2024 One (1) Year Capital Works Plan Motion: RCM-09/24

## Comments

### **Bert Lacasse Baseball Stadium Refurbishment Project**

Since 2022, the Town has expended \$3,507,000 at Bert Lacasse Baseball Stadium for the renovation and restoration of the facility. The project included such items as: replacement of the grandstands, which also includes new locker rooms, training area and public washrooms; new backstop; renovation of the entry plaza; improvements to the maintenance garage; relocation of the batting cage; new concrete pads under 1<sup>st</sup> and 3<sup>rd</sup> base bleachers; in-ground dugouts; resurfacing of Gene's Cabin; resurfacing of the scoreboard; new fencing and new signage. An additional investment of \$1.2M was approved in 2024 to improve parking and landscaping within Lacasse Park to enhance the visitor experience.

In 2022, the Club received \$72,800 from the Ontario Trillium Foundation to renovate the existing locker room and in 2023, the Club received \$33,100 from the Ontario Trillium Foundation to renovate the Officials Locker Room Building to comply with new laws regarding the safety and security of Umpires/Officials in sport.

Furthermore, the Club has been remitting an annual amount of \$8,500 towards repayment of its \$85,000 share of lighting improvements and has made an additional \$100,000 funding commitment towards the new grandstands which will also be remitted

to the Town on an annual allocation of \$8,500 once the previous obligation has been completed.

It is important to acknowledge that the Club also provides maintenance support to the fields in amounts up to \$45,000 per year.

In 2023, St. Clair College contributed \$250,000 to support the new in-ground dugouts and the St. Clair College Alumni Association contributed \$50,000 to support the resurfacing of the scoreboard and the new entry plaza. Their philanthropic contributions have ensured that the original vision for the renovation project can be realized.

Together, these significant investments by the Town, St. Clair College, St. Clair College Alumni Association and Tecumseh Baseball have resulted in the provision of an outstanding baseball experience for both players, coaches and fans at Bert Lacasse Baseball Stadium and surrounding park.

Administration would like to acknowledge the significant commitment of time and knowledge provided by the Tecumseh Baseball Club towards the refurbishment project.

### **Tecumseh Baseball Club Operating Agreement**

The Tecumseh Baseball Club has had numerous lease agreements with the Town, dating to 1972 when the Club was formed.

The most recent Lease Agreement expired in December 2020 with clauses stating that the current agreement would remain in place for two (2) further periods of ten (10) years on the same terms.

However, based on the significant changes to the facilities at Bert Lacasse Baseball Stadium, both Administration and the Club agreed that a new Agreement was required.

Subsequently, the proposed Operating Agreement outlines terms of the Agreement and roles and responsibilities for the operations and maintenance of the facilities between the Town and the Club.

Significant details are as follows:

1. The term of the Operating Agreement is for a ten (10) year period starting May 1, 2024 and ending on April 30, 2034 with the option to renew the Agreement two further times for a period of five (5) years each on the same terms and conditions.
2. The Club will remit an annual payment to the Town's Infrastructure Reserve of \$8,500 until its financial obligations to the previous lighting project and the new grandstands are completed.

3. On payment in full of the financial obligations, the sum of a \$1 annual license fee will be applicable for all remaining years of this Agreement.
4. The Club will be responsible for all maintenance such as:
  - a. Field lining and maintenance of lines
  - b. Providing qualified officials
  - c. Regular pick-up of trash after each event
  - d. Cleaning of washrooms, floors, walls, doors, stairways, grandstands and all furniture and interior areas such as the press box, locker rooms, training room and public washrooms
5. The Club will also make the Facility available for use by other leagues, clubs, community groups or associations/organizations during those times the Facility is not in use by the Club or St. Clair College.
6. The Club will be responsible for all scheduling associated with the Facility.

These are significant operational supports, and the Town appreciates the contribution of the Club towards the Facility and in support of baseball for the community.

The Town will provide support to the outfield turf, overall grounds and will provide a weekly clean of all areas in the facility to support the Club's own efforts.

### **St. Clair College Facility Use Agreement**

Previously, St. Clair College contracted use of the Facility directly through the Club. However, in recognition of the \$250,000 capital contributions towards the Bert Lacasse Baseball Stadium refurbishment, it is recommended that Town will have a direct Facility Use Agreement with St. Clair College.

The term of the Agreement is for a period of ten (10) years commencing May 1, 2024, and ending on April 30, 2034 with an option to renew the Agreement for two further terms of five (5) years each on the same terms and conditions outlined in the Agreement.

St. Clair College also agrees to provide the Town with an annual operating amount of up to \$10,000 to support operations. The amount has been determined based on the historical average amount paid to the Club since 2013. The annual amount could vary based on use. For example, should Saints Baseball host any significant collegiate tournaments beyond regular season play, additional operating contributions would be made to off-set Town costs.

To ensure alignment of schedules at the Facility, St. Clair College further commits to providing its annual schedule of games, practices and/or tournaments to the Town by April 1 annually so that the Town can coordinate with Tecumseh Baseball Club use.

## **Consultations**

Chief Administrative Officer  
Legislative Services & Clerk  
Financial Services  
Tecumseh Baseball Club  
St. Clair College  
St. Clair College Alumni Association

## **Financial Implications**

The Tecumseh Baseball Club has three remaining instalments of \$8,500 towards the Club's share of \$85,000 invested in previous Bert Lacasse Baseball Stadium improvements which was funded from the Town's Infrastructure Reserve. The Club currently owes the Town for the 2021 and 2022 instalments and the 2023 instalment was just recently billed by the Town.

The Club will provide an annual amount of \$8,500 to the Town towards its \$100,000 financial commitment in support of the new grandstands. This payment will commence in 2025, once the previous obligation has been completed, and run through to 2036.

The Club will also continue to apply for the Canada Summer Jobs program to hire 3-6 seasonal students in addition to direct payment of operational costs for scheduling all other user groups and infield maintenance in the range of up to \$50,000, depending on use.

St. Clair College will provide an annual operating amount of up to \$10,000 for the ten (10) year period of the User Agreement with provisions in the Agreement for additional contributions based on changes in use.

The Town's overall capital investment in the Bert Lacasse Baseball Stadium has been \$3,507,000. St. Clair College has made an additional investment of \$250,000 and the St. Clair College Alumni Association has made an investment of \$50,000. In total, the refurbishment project has required \$3,807,000. The Town has made a further investment of \$1,200,000 towards overall park improvements such as repaving of the parking lot, additional landscaping, the provision of public wifi and improved lighting.

## Link to Strategic Priorities

Applicable	<a href="#">2023-2026 Strategic Priorities</a>
<input type="checkbox"/>	Sustainable Growth: Achieve prosperity and a livable community through sustainable growth.
<input checked="" type="checkbox"/>	Community Health and Inclusion: Integrate community health and inclusion into our places and spaces and everything we do.
<input type="checkbox"/>	Service Experience: Enhance the experience of Team Tecumseh and our citizens through responsive and respectful service.

## 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:

Beth Gignac, BA Hons  
Director Community & Recreation Services

Reviewed by:

Tom Kitsos, CPA, CMA, BComm  
Director Financial Services & Chief Financial Officer

Reviewed by:

Robert Auger, LL.B.  
Director Legislative Services & Clerk

Recommended by:

Margaret Misek-Evans, MCIP, RPP  
Chief Administrative Officer

<b>Attachment Number</b>	<b>Attachment Name</b>
None	None