

January 11, 2010

To: Board of Governors of Exhibition Place

ACTION REQUIRED

From: Dianne Young
Chief Executive Officer

Subject: **Canada's Sports Hall of Fame Lease in Stanley Barracks**

Summary:

This report recommends the entering into a month-to-month lease agreement with Canada's Sports Hall of Fame ("CSHF") commencing January 1, 2010 for space within Stanley Barracks.

CSHF views Stanley Barracks as a short-term safe storage area for their artifacts and as an operating base for their library/research services. At this time, CSHF is raising funding necessary to establish a permanent home for their collection in Calgary, Alberta and anticipate that its move to Calgary will happen by the end of 2010. In the meantime, the location of CSHF in Stanley Barracks assists in covering the cost of utilities and upkeep for this building.

Recommendation:

It is recommended that the Board enter into a month-to-month lease with CSHF for use of part of Stanley Barracks ending on December 31, 2010 on the terms and conditions outlined in this report along with the same terms and conditions as set out in the existing lease, and such other terms as required by the CEO and City Solicitor.

Financial Impact:

The proposed 2010 Operating Budget includes a grant to CSHF of \$53,200.00 and a utility recovery paid to Exhibition Place of \$18,700.00.

Decision History:

At its meeting of December 12, 2008, the Board approved of a month-to-month lease with CSHF for use of part of Stanley Barracks for one year to December 31, 2009.

Issue Background:

The CSHF was a tenant at the Halls of Fame Building since 1966. It operated a permanent exhibit in the east wing of the Halls of Fame, plus access to the lobby, theatre and public washrooms. Its exhibit in the Halls of Fame building was open to the public at no charge on a year-round basis, as well as during the annual CNE. In 2007 with the demolition of the Halls of Fame Building, CSHF moved its operation to 3,600 sf. of space within Stanley Barracks. CSHF is a not-for-profit organization, which honours Canadian athletes in all sport disciplines. The

CSHF undertakes an annual gala banquet inducting new members to the Canada's Sports Hall of Fame.

Comments:

CSHF continues to see Stanley Barracks as a short-term solution which allows them a safe storage place for their artifacts and an ability to set up and operate their library/research services for both external and internal clients and carry on its office activities. The CSHF is planning to establish a permanent home for their collection in Calgary and has launched a fundraising campaign to achieve this.

Staff recommends that a further lease be entered into with CSHF on the terms and conditions outlined below and any other terms as may be required by the CEO or the City Solicitor.

- (1) Term: Month to month lease commencing January 1, 2010 and terminating December 31, 2010 or sooner on a 30-days notice to the Tenant:
- (2) Leased Premises: 3,600 square feet of space on the first and second floors at the west-end of Stanley Barracks.
- (3) Net Rent: Nominal rent per annum plus payment of all utility costs, any other associated occupancy costs.
- (4) Permitted uses: Office and library space and storage space all connected with the objects of Canada's Sports Hall of Fame.
- (5) Insurance: Property and liability insurance with limits of \$2 million in a form satisfactory to the City.
- (6) Rights to terminate: Either party may, on thirty (30) days prior written notice, terminate the agreement.

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