



10

October 17, 2000

TO: The Board of Governors of Exhibition Place

FROM: Kathryn Reed-Garrett, Director of Business Development

SUBJECT: The Canadian Bureau for the Advancement of Music (CBAM)

Recommendations:

It is recommended that the Board renew its existing short term lease agreement with CBAM for temporary use of office space in the Halls of Fame for a period of one year on the terms and conditions recommended in this report and such other terms as required by the City Solicitor.

Background:

CBAM has had a presence at Exhibition Place for over 26 years. At its meeting of November 26, 1999 the Board entered into a one year lease agreement with CBAM for the rental of approximately 600 square feet of office space located in the Hall of fame Building, which lease agreement will expire December 31, 2000. Further to the November 1999 meeting of the Board, CBAM also addressed the Board at its meeting of January 2000 and presented details of the music programs that it delivers throughout the school systems of the GTA.

Discussion

Since CBAM has occupied the offices of the Hall of Fame, they have continued to deliver music lessons to music teachers teaching in the GTA, as well as providing instruction and conducting annual music examinations (primarily in piano).

During the CNE, they were most cooperative in offering to surrender the offices that they occupy for the use of the CNE, and during this past year they have been most cooperative in accommodating various requests from the Board while other activities were being conducted in the building. While the Board does not receive any direct rental income from this not-for-profit organization, it does recover all utility costs, and CBAM also uses the Board's cleaning personnel, for which the Board is also compensated.

This report recommends renewing the existing one-year lease agreement with CBAM for two offices located on the ground floor of the Halls of Fame building (approximately 600 square feet) under the same terms and conditions, which are as follows:

- (a) Term: One year commencing January 1, 2001 with a right to terminate on 60 days notice during the Term if the space is required for use by Exhibition Place;
- (b) Rent: One dollar per annum plus payment of all utility costs, cleaning and any other associated occupancy costs;
- (c) Permitted Uses: Office or administrative uses connected with objects of CBAM;
- (d) Insurance: Property and liability insurance with limits of \$2 million in form satisfactory to City; and,
- (e) Use by CNEA: CBAM will accommodate partial use of the leased space by the CNEA if required by the CNEA.

At present there is no demand for use of this space either internally or by a third party.

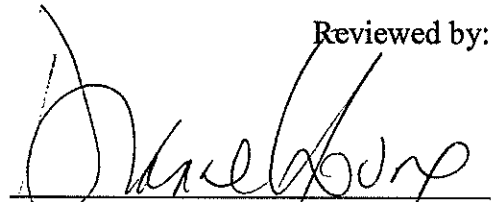
Conclusion:

This report recommends renewing the existing one-year lease with CBAM on the terms and conditions set out and such other terms required by the General Manager & CEO and the City Solicitor.

Submitted by:


Director of Business Development

Reviewed by:


General Manager & CEO