

## EXHIBITION PLACE

11

October 11, 2002

To: The Board of Governors of Exhibition Place

From: Dianne Young  
General Manager & CEO

Subject: Canada's Sports Hall of Fame, Hall of Fame Building

### Recommendation(s):

It is recommended that the Board renew the current lease with Canada's Sports Hall of Fame ("CSHF") for use of exhibit space in the Halls of Fame Building for two years, to December 31, 2004, with one option to renew for one additional year, to December 31, 2005 on the terms and conditions recommended in this report, which terms are similar to those in the 2002 Agreement, and such other terms as required by the City Solicitor

### Background:

At its meeting in September 2001 the Board approved of the terms of a one-year lease renewal with CSHF for year-round exhibit and office space in the Halls of Fame Building. This agreement expires on December 31, 2002. The CSHF has been a tenant in this location for since 1966.

### Discussion:

CSHF operates a permanent exhibit in the east wing of the Halls of Fame, plus access to the lobby, theatre and public washrooms. CSHF is a not-for-profit organization, which honors Canadian athletes in all sport disciplines, and its exhibit is open to the public at no charge on a year-round basis. As well, it operates an exhibition at no charge to the public during the annual CNE. The CSHF also undertakes an annual gala banquet inducting new members to the Canada's Sports Hall of Fame.

For a number of years, CSHF has been negotiating a long-term lease with the Federal government for relocation of the Sports Hall of Fame to Ottawa. It has also undertaken a formal fundraising campaign to raise the necessary capital required to renovate and mount an exhibit in the new venue. While no official date has been set, the relocation of Canada's Sports Hall of Fame would likely not occur until mid-late 2004.

The present lease between the Board and CSHF expires December 31, 2002 and it wishes to renew the lease with the Board. Given the present situation, staff recommends the follow terms and conditions, which are based on the same terms and conditions as its present lease agreement.

The substantial terms of this agreement are as follows:

- (a) Term: Two years, commencing January 1, 2003, with one option to renew for one additional year
- (b) Rent: One dollar per annum plus payment of all utility costs, any other associated occupancy costs;
- (c) Permitted Uses: Exhibition space connected with the objects of Canada's Sports Hall of Fame; and,
- (d) Insurance: Property and liability insurance with limits of \$2 million in form satisfactory to City, and,
- (e) Notice to Renew: CSHF must deliver prior written notice to the Board on/before June 30, 2004, should it wish to exercise its option to renew for one additional year
- (f) Rights to Terminate: Either party may, on six (6) months prior written notice, terminate the agreement

Conclusion:

This report recommends extending the current agreement with Canada's Sports Hall of Fame for a period of two years, to expire on December 31, 2004, with an option to renew for one additional year to expire December 31, 2005 on the terms and conditions set out and such other terms required by the City Solicitor.

Contact:

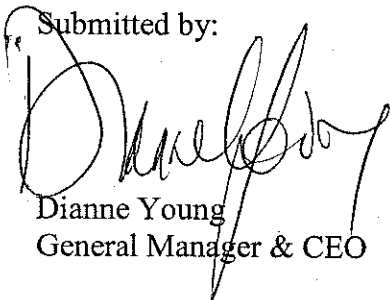
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Submitted by:



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