

TO:	CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE MEETING ON NOVEMBER 26, 2013
FROM:	MARTIN HAYWARD MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER
SUBJECT:	LEASE AGREEMENT LONDON POLICE SERVICES BOARD 42 ST JULIEN STREET

RECOMMENDATION

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, on the advice of the Manager of Realty Services, with respect to the City owned property municipally known as 42 St. Julien Street, St. Julien Street Operations Centre, the following actions be taken:

- a) **APPROVE** the Lease Agreement between the City and the London Police Services Board (LPS) attached as Appendix "A"; and
- b) the attached proposed By-law (Appendix "B") **BE INTRODUCED** at the Municipal Council meeting to be held on December 3, 2013 to approve the Lease Agreement and **TO AUTHORIZE** the Mayor and the City Clerk to execute the Agreement.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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Board of Control meeting June 3, 2009

Board of Control meeting December 9, 2009

BACKGROUND

Purpose

The purpose of this report is to seek approval of the by-law authorizing the Mayor and City Clerk to execute a long term lease agreement with the London Police Services Board (LPS) for the existing operations facility known as 42 St. Julien Street.

The Operations Master Plan declared the Operations Centre (the Centre) as surplus in June of 2009. During the process of surplus declaration a need was identified by the LPS. This facility has been utilized by the LPS since January 1, 2010 and is subject to a short term lease that expires December 31, 2013.

The LPS have requested a long term lease arrangement for the continued use of the Centre use as a storage compound and a potential future use as a training facility.

An internal liaison process was completed soliciting feedback from other Civic Departments on the continuing use by the LPS for the extended term. There were no identified municipal needs for the Centre.

A portion of the parking surrounding the Centre will be retained by Parks Planning for use by the public in support of surrounding park lands.

The area surrounding the Centre is subject to a lease agreement with Infrastructure Ontario for Air Monitoring.

In consideration of the extended term of the proposed lease agreement, the LPS have agreed to assume both the operating and capital costs of maintaining the Centre for use by the LPS. There are current indications of repairs required for the roof that the LPS will address in the context of the long term lease agreement.

Terms of the Lease

- 10 year lease – January 1, 2014 through December 31, 2023
- Nominal Base Rent
- Prescribed Use – Storage and Training
- 2 three year renewal periods
- Repairs, Capital, and Operating Costs the responsibility of the LPS
- Termination without cause available prior to expiry with one hundred eighty (180) days written notice

Property Details

Official Plan: Open Space
 Zoning: OS1
 Site Description: The Centre is located in the south East Quadrant of the intersection of Tommy Hunter Way and St. Julien Street
 Building Area: 12,420 square feet (approximate)

The form of agreement is attached as Appendix “A” and has been approved by the City Solicitor’s Office.

A location map is attached for the Committee’s information.

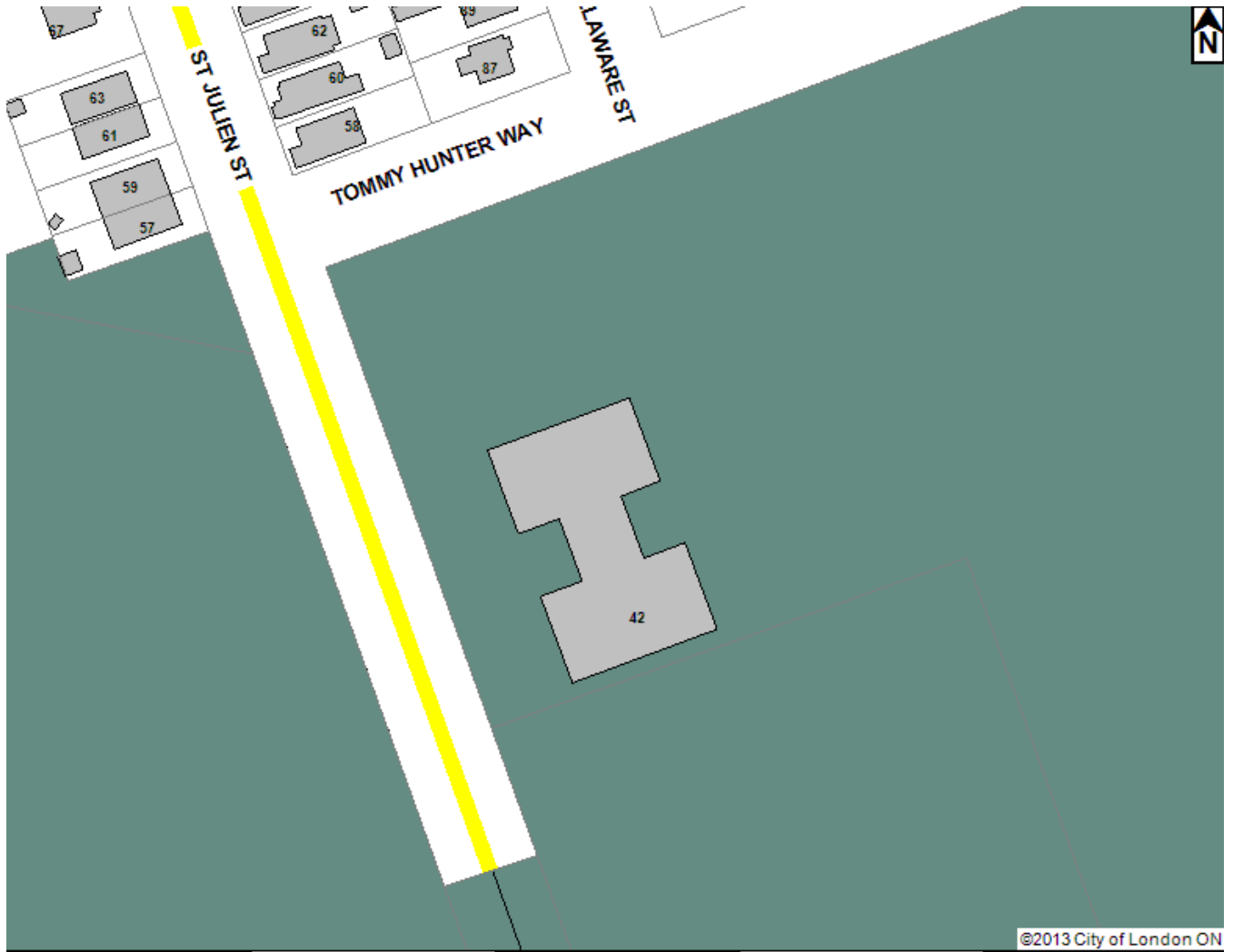
PREPARED BY:	SUBMITTED BY:
BRYAN BAAR MANAGER, REALTY OPERATIONS	BILL WARNER MANAGER, REALTY SERVICES
RECOMMENDED BY:	
MARTIN HAYWARD MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER	

October 30, 2013
 Attach.

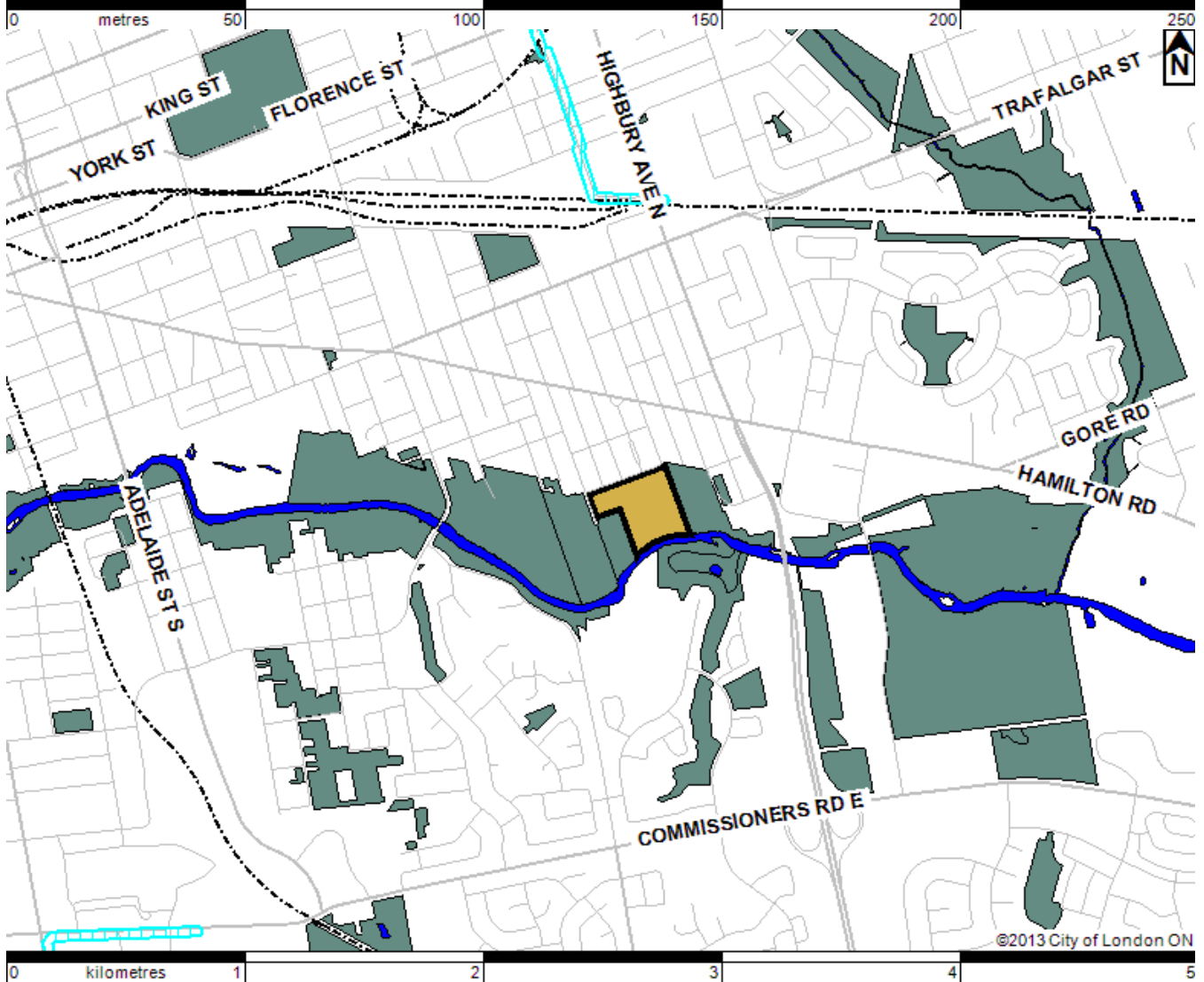
File No. P-2286

cc: Art Zuidema, City Manager
 David G. Munteer, Solicitor II

Location Map



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APPENDIX “B”

Bill No.

By-law No.

A By-law to authorize a Lease Agreement between The Corporation of the City of London and the London Police Services Board, covering the use of the City owned property at 42 St. Julien Street, and to authorize the Mayor and the City Clerk to execute the Agreement.

WHEREAS section 5(3) of the *Municipal Act, 2001* S.O. 2001, c.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001* provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS it is deemed expedient for The Corporation of the City of London (the “City”) to enter into a Lease Agreement with the London Police Services Board (the “Agreement”);

AND WHEREAS it is appropriate to authorize the Mayor and the City Clerk to execute the Agreement on behalf of the City;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The Agreement attached as Appendix “A” to this by-law, being a Lease Agreement between the City and the London Police Services Board is hereby AUTHORIZED AND APPROVED.
2. The Mayor and the City Clerk are authorized to execute the Agreement authorized and approved under Section 1 of this by-law.
3. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First reading - December 3, 2013
Second reading – December 3, 2013
Third reading – December 3, 2013