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Date: April 20, 2021
To: Mayor and Council
Author: Ryan McLeod, Director of Financial & IT Services
RE: BIA Rent Relief
Report No.: FS-2021-10

RECOMMENDED ACTION

That Council waive the Kingsville BIA's rent from March 1, 2021 through December 31, 2021.

BACKGROUND

On April 12th, Council received the attached letter from the Kingsville BIA requesting rent relief for the balance of 2021. The BIA is requesting this relief so that it can allocate more of its budget toward promotional and marketing efforts for its membership through the pandemic.

DISCUSSION

The Kingsville BIA currently rents the lower level of the Carnegie Arts & Vistors' Centre, for \$300.82 per month or \$3,609.84 annually. This rent is inclusive of any utilities, janitorial services, and maintenance. The annual cost of these services for the entire building has averaged \$13,000 over the past 3 years. As the BIA currently occupies approximately 40% of the usable space in this building, it is reasonable for their rent, at a minimum, to cover their proportionate share of these operating costs.

That being said, the small businesses in Kingsville's downtown core have been extremely hard hit by pandemic restrictions. Given the BIA's request to redirect these funds towards marketing and promoting their membership, Administration fully supports their request for rent relief for the balance of 2021.

LINK TO STRATEGIC PLAN

Support growth of the business community.

Link to Council 2021-2022 Priorities

- ☐ COVID-19 and the health and safety of the community
- ☐ Customer Service: Training, Technology, Staff, Review Standards/Level of service
- ☐ Housing: Affordability (lot sizes, developer incentives, second dwellings, density, etc.)
- ☐ Greenhouse: lights & dark sky, odours (site plan compliance, bylaws, other tools)
- ☐ Programming Increase: Youth and Seniors
- ☐ A development plan for Downtown Kingsville / Main Street
- ☐ Financial savings: Schools closings, Migration Hall
- ☐ Economic Development: strengthen tourism/hospitality
- ☒ COVID - economic recovery
- ☐ Communications: Strategy – Policy (social media), Website refresh and other tools, Public engagement
- ☐ Housing: Migrant Worker Housing – Inspections (Building/Fire), regulate, reduce, or increase
- ☐ Committees / Boards: Review and Report
- ☐ Policy Update: Procedural Bylaw
- ☐ Economic Development: diversify the economy, create local jobs, industrial, Cottam
- ☐ Infrastructure (non-Municipal): Union Water expansion & governance
- ☐ Infrastructure (Municipal): Asset Management Plan update, the infrastructure funding deficit
- ☐ No direct link to Council priorities

FINANCIAL CONSIDERATIONS

The lost rental revenue for the period from March 1st – December 31, 2021 equates to \$3,008.20. At this point in time, Administration is confident the lost revenue can be absorbed through savings on other line items in the 2021 operating budget.

CONSULTATIONS

Senior Management Team

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