



Date: March 17, 2025

To: Mayor and Council

Author: Angela Toole, Acting Manager of Municipal Governance & Clerk

RE: South Essex Community Council (SECC) Lease Agreement for Lions Hall

RECOMMENDED ACTION

That Council **AUTHORIZES** the Mayor and CAO to enter into a Lease Agreement ("Agreement") with the South Essex Community Council ("SECC"), for exclusive use of a 2,320 sq. ft. unit within Lions Hall a period of five (5) years.

BACKGROUND

On February 10, 2025, Council directed Administration to rehabilitate Lions Hall located at 21 Mill Street West, subject to the capital budget. As discussed in the corresponding report, Lions Hall was identified as having fallen into a costly state of disrepair during the 2023 Facilities Review.

The Town has already successfully executed an Agreement with the Lions Club of Kingsville and a Lease Agreement with the Kingsville Community Food Bank, for varied uses and lease of the Lions Hall. The Town has already successfully executed an agreement with the Lions Club of Kingsville and a lease agreement with the Kingsville Community Food Bank for varied uses of Lions Hall.

Over the past few months, Administration has been in discussion with South Essex Community Council ("SECC") for the lease of a 2,320 sq. ft. unit, known as the "East Hall" and identified on Schedule A of the attached. Administration is seeking Council direction to enter into a 5-year Lease Agreement ("Agreement") with SECC.

DISCUSSION

SECC is a not-for-profit organization with offices in Leamington, Kingsville and Windsor. SECC provides various impactful social support services for seniors, recent immigrants, job seekers, youth and more. Some of the SECC's programs include:

- **Lend a Hand** Home Maintenance program where light housekeeping, yard work, snow removal and garbage and recycling assistance services are offered to vulnerable seniors,

- **Meals on Wheels** program where affordably-priced and nutritionally balanced meals are delivered to seniors and persons with disabilities
- **SECC Transit** which provides affordable, door-to-door cross-county transportation services for medical appointments, shopping, errands and social outings;
- **New to Canada** program offering immigrant and refugee support, and English classes; and,
- the **TeaMWork Project** helps Temporary Foreign Workers feel welcome and supported as they adjust to life and work in our community. **TeaMWork Project** which helps Temporary Foreign Workers feel welcome and supported as they adjust to life and work in our community.

Their new location at Lion's Hall will provide SECC with the opportunity to enhance or expand programming within our community. Some highlights of the Lease Agreement include: As a result of discussions, the Town and SECC have come to terms on a Lease Agreement for the East Hall. This Agreement will help SECC secure a physical location in Kingsville so that they may continue to provide their impactful programs and services to the residents of Kingsville. Some highlights of the Agreement include:

- SECC agreeing to use the space solely to provide social and recreational programs related to the charitable purposes detailed in SECC's Charter;
- A "Fixed Minimum Rent" to be paid in monthly installments, plus utilities; and,
- A five (5) year Term of Lease set to end on March 31, 2030.

FINANCIAL CONSIDERATIONS

As noted in the Staff Report dated February 10, 2025, regarding the Lions Club and Kingsville Community Food Bank Agreements for Lions Hall, the 2025 Budget included \$350,000 for renovations to Lions Hall which is expected to address the immediate roof and HVAC issues. Revenue from all new agreements for use and lease of Lions Hall will help to offset these rehabilitation costs.

ENVIRONMENTAL CONSIDERATIONS

None.

CONSULTATIONS

William Good, Manager of Legal Services

PREPARED BY:



Angela Toole, B.A [Hons], B. Ed.
Acting Manager of Municipal Governance & Clerk

REVIEWED BY:



Ryan McLeod, CPA, CA
Director of Finance and Corporate Services

REVIEWED BY:



John Norton
Chief Administrative Officer