

HAMILTON POLICE SERVICES BOARD

- RECOMMENDATION -

DATE: 2018 November 8

REPORT TO: Chair and Members
Hamilton Police Services Board

FROM: Eric Girt
Chief of Police

SUBJECT: *Lease Amendment and Renewal 7 Innovation Drive
PSB 11-112b (See also PSB 11-112 and PSB 11-112a Community
Policing Centre / Patrol Officer Office Relocation to the Hamilton
Technology Centre in Flamborough)*

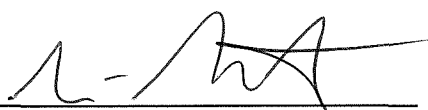
RECOMMENDATIONS:

- a) That the Hamilton Police Services Board approve the renewal of the Lease Agreement between the City of Hamilton (Tenant) and 2563789 Ontario Inc. Hamilton Technology Centre (HTC), (Landlord) for the purposes of providing a location for the Hamilton Police Service (HPS) to operate a Patrol Officer office located at 7 Innovation Drive, Flamborough, Suite 235;
- b) That the Hamilton Police Services Board request that the Mayor and the City Clerk, of the City of Hamilton, execute a Lease Agreement renewal between the City of Hamilton (Tenant) and 2563789 Ontario Inc. Hamilton Technology Centre (HTC), (Landlord) in a form satisfactory to the City of Hamilton Legal Services, for the premises located at 7 Innovation Drive, Flamborough, Suite 235.

Area: Approximately 278 square feet of space for use as a Patrol Officers' report writing office and lunch room

Term: A period commencing on December 1, 2018 and expiring November 30, 2019 with two (2) one year options to renew.

Rental Rate: \$7,182.00 per annum plus H.S.T. The payments will be made from Account #55358-376614.



Eric Girt
Chief of Police

FINANCIAL / STAFFING / LEGAL IMPLICATIONS:

FINANCIAL – The payments will be made from Account #55358-376614. The cost of this lease agreement is \$7,182.00 per year / \$598.50 per month. HTC initially provided a subsidized rent of \$3,150.00 per year after purchasing the facility from the City of Hamilton in 2016. HTC is currently aligning the rates charged for the use of the HPS space with the rates charged to the other tenants in the facility.

STAFFING – n/a

LEGAL – The present lease has expired, however police have been allowed to stay on a month by month basis at the current rate.

BACKGROUND:

The Waterdown Community Policing Center was located in the old municipal offices on Highway #5 in Waterdown. In June, 2011, the municipal offices were closed, leading to the closure of the Waterdown CPC as well as the Flamborough beat officer's office. The City made a commitment to find a new location for the policing centre. The Hamilton Technology Centre at 7 Innovation Drive, Flamborough had two vacant suites and it was determined that this location would be an excellent venue for police beginning in 2012.

A one year lease agreement was initially executed for the lease of two adjoining suites in 2012. HPS enjoyed the use of this space rent free until the facility was sold in 2016. In the most recent lease agreement, it was determined that only the smaller suite needed to be retained. Suite 235 is approximately 278 square feet and is used as a beat patrol office for the officers working in the Flamborough and Waterdown areas. Without this space, officers would have to travel to Dundas or back to the Division 3 headquarters at 400 Rymal Road. There is no public reporting at this location.

HTC is currently offering a one year lease with two, one year options to renew. The yearly cost is \$7,182.00 per year/\$588.50 per month/\$25.83 per square foot vs. the previous \$3,150.00 per year/\$263.00 per month/\$11.35 per square foot. The current proposed lease rate is post negotiations from an even higher initial offering from HTC.

Division 3 Command staff and Facilities staff are recommending the approval of this lease.

EG/D.Bowman

cc: Dan Kinsella, Deputy Chief – Operations
Anna Filice, Chief Administrative Officer
Will Mason, Superintendent – Division 3
John Randazzo, Chief Accountant – Finance
Real Estate, City of Hamilton