

HAMILTON POLICE SERVICES BOARD

- RECOMMENDATION -

DATE: 2018 December 20

REPORT TO: Chair and Members
Hamilton Police Services Board

FROM: Eric Girt
Chief of Police

SUBJECT: *Lease Agreement Renewal – Dundas Community Policing Centre
PSB 02-043d; see also 02-043, 02-043a, 02-043b and 02-043c*

RECOMMENDATIONS:

- a) That the Board approves the proposed Renewal of a Lease Amendment and Extension Agreement between the City of Hamilton (Tenant) and 2099189 Ontario Ltd. (Landlord), for the purposes of providing a location for the Dundas Community Policing Centre, 2 King Street West, Dundas.
- b) That the Board requests that the Mayor and the City Clerk, of the City of Hamilton, execute a Lease Amendment and Extension Agreement, between the City of Hamilton (Tenant) and 2099189 Ontario Ltd., (Landlord), for the purposes of providing a location for the Dundas Community Policing Centre, 2 King Street West, Dundas.
- c) That the Lease Agreement for 2 King Street West, Dundas, contains the following terms and conditions:

Area: Approximately 1,054 square feet of ground level space.

Term: A period commencing on December 1, 2018, and expiring November 30, 2023. The lease may be terminated by the Lessee at any time with no penalty by providing six (6) months' notice.

Rental Rate: \$18,972.00 per year plus H.S.T. The payments will be made from Account #376614-55358.

FINANCIAL / STAFFING / LEGAL IMPLICATIONS:

FINANCIAL – The five year lease for the Dundas Community Policing Centre expired November 30, 2018 and has reverted to a month to month extension until a new lease is in place. The lease payments are \$18,972.00 per year or \$1,581.00 per month. This rental rate of \$18.00 per square foot (an increase of \$2.00 per square foot) has been negotiated by Police staff based on the available space in the Dundas area. The impact of this increase is \$4,108.00 per year.

The annual maintenance, administrative and insurance fee of \$1,400.00 that was previously billed quarterly will now be billed monthly with the rent.

Police staff were supported during negotiations by the City of Hamilton Real Estate Division and this recommendation is based on the criteria of cost and availability.

Funding for the lease is identified in Facilities Account #376614-55358.

STAFFING – n/a

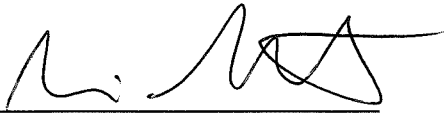
LEGAL – The Chair and Administrator of the Police Services Board, under the direction of Legal Counsel, will be required to execute an agreement for the five year extension of the existing lease agreement for the Dundas Community Policing Centre. The proposed lease document has a provision for cancellation of the lease at any time with six (6) months' notice.

BACKGROUND:

The Hamilton Police Service (HPS) is committed to maintaining a permanent visible presence in the community of Dundas. The Dundas Community Policing Centre has been located in the present site for the past 25 years and has become a recognized presence on the main street of Dundas.

This agreement continues to have a lease cancellation clause, with no penalty, provided six (6) months' notice is provided. The reason for this is to allow flexibility in adjusting facility needs, should this be necessary, due to continued increased growth in the eastern part of Division 3 (Ancaster, Dundas, Waterdown and Flamborough). No changes are anticipated in the current service delivery model at this time.

The negotiated price increase of \$2.00 per square foot is recommended as a reasonable increase over the last five (5) years.



Eric Girt
Chief of Police

EG/D. Bowman

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