

CITY OF HAMILTON

5.3

Hamilton Police Services Board

Report to: Mayor & Members General Issues Committee	Submitted by: Lois Morin Administrator
Date: November 20, 2013	Prepared by: Lois Morin Administrator 905-546-2727

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

RECOMMENDATION:

- (a) That a Lease Agreement be entered into 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, subject to the following terms and conditions:

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

Term: A period commencing on December 1, 2013, and expiring November 30, 2018. The lease may be terminated by the Lessee at any time with no penalty by providing six-months' notice.

Rental Rate: \$16,864.00 per annum plus H.S.T. The payments will be made from Account #376614-55358.

- (b) That the Mayor and City Clerk be authorized and directed to execute the Lease Agreement and any and all ancillary documents in a form satisfactory to the City Solicitor.



Lois Morin, Administrator
Police Services Board

EXECUTIVE SUMMARY:

The Police Services Board met on Tuesday, November 15, 2013, and respectfully submits the above recommendation which, the Police Board approved.

BACKGROUND:

(see attached report PSB 02-043c)

ANALYSIS OF ALTERNATIVES:

(see attached report PSB 02-043c)

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

(see attached report PSB 02-043c)

POLICIES AFFECTING PROPOSAL:

(see attached report PSB 02-043c)

CONSULTATION WITH RELEVANT DEPARTMENTS/AGENCIES:

(see attached report PSB 02-043c)

CITY STRATEGIC COMMITMENT:

(see attached report PSB 02-043c)

Attachment: PSB 02-043c

Lease Agreement Renewal – Dundas Community Policing Centre

cc Chief Glenn DeCaire, Hamilton Police Service
Deputy Chief Ken Leendertse, Community Policing
John Randazzo, Manager, Finance
Dan Bowman, Manager of Fleet, Facilities and Graphics
Real Estate, City of Hamilton

HAMILTON POLICE SERVICES BOARD

- RECOMMENDATION -

DATE: 2013 October 15
REPORT TO: Chair and Members
Hamilton Police Services Board
FROM: Glenn De Caire
Chief of Police
SUBJECT: *Lease Agreement Renewal – Dundas Community Policing Centre
(PSB 02-043c; see also 02-043, 02-043a, and 02-043b)*

RECOMMENDATIONS:

- a) That the Hamilton Police Services Board approve 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 Hamilton Police Services Board request 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, 2013, and expiring November 30, 2018. The lease may be terminated by the Lessee at any time with no penalty by providing six-months' notice.

Rental Rate: \$16,864.00 per annum plus H.S.T. The payments will be made from Account #376614-55358.

FINANCIAL / STAFFING / LEGAL IMPLICATIONS:

FINANCIAL – The 5-year lease for the Dundas Station expires November 30, 2013. The lease payments each and every year are \$16,864.00 per annum or \$1,405.33 per month. This rental rate of \$16.00 per square foot (an increase of \$1.00 per square foot) has been negotiated by Police staff based on the available space in the Dundas area. Police staff was 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 – That the Chair and Administrator of the Police Services Board, under the direction of Legal Counsel, will be required to execute an agreement for the 5-year extension of the existing lease agreement, for the Community Policing Centre. The proposed lease document has a provision for cancellation of the lease at anytime with six (6) months' notice.

BACKGROUND:

The Police Service is committed to maintaining a permanent visible presence in the community of Dundas. The Dundas Policing Centre has been located in the present site for the past 20 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 approximately \$1.00 per square foot, is recommended as a reasonable increase over the last five (5) years.



Glenn De Caire
Chief of Police

GD/D. Bowman

cc: Ken Leendertse, Deputy Chief, Field Support

John Randazzo, Chief Accountant

City of Hamilton – Real Estate