

CITY OF HAMILTON

Hamilton Police Services Board

Report to: Mayor & Members General Issues Committee	Submitted by: Lois Morin Administrator
Date: April 22, 2013	Prepared by: Lois Morin Administrator 905-546-2727

**SUBJECT: Centre Mall Crime Prevention Centre Relocation
(PSB 13-048)**

RECOMMENDATION:

- (a) That the Community Policing Centre, currently located at the Centre Mall, be relocated to 460 Barton Street East, Hamilton.
- (b) That a Lease Agreement be entered into between the City of Hamilton (Tenant) and 1694416 Ontario Limited (Landlord), for the purposes of providing a location for the Hamilton Police Service to operate a Crime Prevention Centre (CPC) located at 460 Barton Street East, Hamilton; subject to the following terms and conditions:
 - Area:** Approximately 3,072 square feet of space for use as a Crime Prevention Training Centre
 - Term:** A period commencing on July 15, 2013 and expiring July 15, 2018
 - Rental Rate:** \$23,040 per annum plus H.S.T. and utilities. The payments will be made from Account #55358-376614.
- (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 Monday, April 15, 2013 and respectfully submits the above recommendation which, the Police Board approved.

BACKGROUND:

(see attached report PSB 13-048)

ANALYSIS OF ALTERNATIVES:

(see attached report PSB 13-048)

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

(see attached report PSB 13-048)

POLICIES AFFECTING PROPOSAL:

(see attached report PSB 13-048)

CONSULTATION WITH RELEVANT DEPARTMENTS/AGENCIES:

(see attached report PSB 13-048)

CITY STRATEGIC COMMITMENT:

(see attached report PSB 13-048)

Attachment: PSB 13-048 - Centre Mall Crime Prevention Centre Relocation

cc Chief Glenn DeCaire, Hamilton Police Service
Deputy Chief Eric Girt, Community Policing
Deputy Chief Ken Leendertse, field Support
Ted Mason, Chief Accountant
Inspector Scott Rastin, Community Mobilization Division
Real Estate, City of Hamilton

HAMILTON POLICE SERVICES BOARD

- RECOMMENDATION -

DATE: 2013 April 15
REPORT TO: Chair and Members
Hamilton Police Services Board
FROM: Glenn De Caire
Chief of Police
SUBJECT: *Centre Mall Crime Prevention Centre Relocation*
(PSB 13-048)

RECOMMENDATIONS:

- a) That the Hamilton Police Services Board approve the relocation of the Community Policing Centre, currently located at the Centre Mall, to 460 Barton Street East, Hamilton.
- b) That the Hamilton Police Services Board approve the proposal that a Lease Agreement be entered into between the City of Hamilton (Tenant) and 1694416 Ontario Limited (Landlord), for the purposes of providing a location for the HPS to operate a Crime Prevention Centre (CPC) located at 460 Barton Street East, Hamilton;
- c) That the Hamilton Police Services Board request that the Mayor and the City Clerk, of the City of Hamilton, execute a Lease Agreement between the City of Hamilton (Tenant) and 1694416 Ontario Limited (Landlord) in a form satisfactory to the City of Hamilton Legal Services, for the premises located at 460 Barton Street East, Hamilton;
- d) That the Hamilton Police Services Board not renew the lease for the Lansdale Community Policing Centre on King Street East when it expires on December 31, 2013 and reallocate the funds towards 460 Barton Street East, Hamilton;
- e) That the Hamilton Police Service Board not renew the lease for the Concession Street Community Policing Centre on Concession Street, when it expires on October 31, 2014 and reallocate the funds towards 460 Barton Street East, Hamilton.

f) That the Lease Agreement for 460 Barton Street East, Hamilton, contain the following terms and conditions:

Area: Approximately 3,072 square feet of space for use as a Crime Prevention Training Centre

Term: A period commencing on July 15, 2013 and expiring July 15, 2018

Rental Rate: \$23,040 per annum plus H.S.T. and utilities. The payments will be made from Account #55358-376614.



Glenn De Caire
Chief of Police

FINANCIAL / STAFFING / LEGAL IMPLICATIONS:

FINANCIAL – The payments will be made from Account #55358-376614. The budget for lease agreements for all Community Policing Centres is \$29,840.00. The relocation and closing of Centres will lead to lease agreement costs of:
\$33,650.00 in 2013
\$32,207.00 in 2014
\$23,040.00 from 2015 to 2018

STAFFING – The move from the Centre Mall to Barton Street has no impact on staffing.

LEGAL – The present sublease with the Centre Mall expired December 31, 2012. The lease for the Lansdale CPC expires December 31, 2013. The lease for Concession expires October 31, 2014.

BACKGROUND:

The CPC in the East End of Hamilton was established in 1999 and was located at the Centre Mall. In 2008, the Centre Mall underwent substantial renovations and it became necessary to temporarily relocate from the premise. The CPC subleased an 850 square

foot section of the Ottawa Street BIA until the renovations at Centre Mall were completed, and a location for the CPC was identified.

In 2012, Landlord Redcliff Realty Management Inc provided the 1,600 square foot office at a rate of \$9,000.00 per annum plus utilities. This translates to \$5.55 per square foot. The lease was for a period of one year and Redcliff Realty expressed a desire in keeping a police presence in the Mall for years to come.

Redcliff Realty Management had an ownership in 2012. The new owners indicated that they were looking for a new lease that brought the rent closer to market value. This would cause the CPC to increase from \$9,000.00 to around \$24,000.00 annually or \$14.50 per square foot. The new location would also require the Hamilton Police to invest over \$20,000.00 in leasehold improvements.

In an attempt to provide location options, the City of Hamilton Real Estate Division identified a location at 460 Barton Street East (S/W corner of Barton and Wentworth Streets). It has good visibility and free parking. The building will provide the police with 3,072 square feet at a rate of \$7.50 per square foot or \$23,040.00 annually. This location also does not require extensive leasehold improvements.

The 460 Barton Street East location is 800 square feet larger than the Centre Mall location and allows us to enhance the crime prevention information and training seminars initiated last year. Community members and business owners attend to enhance their crime prevention knowledge. Current seminars offered include:

- Personal Safety
- Home Security
- Fraud Prevention
- Identify Theft Protection
- Child Streetproofing
- Senior Safety
- Traffic Safety
- Robbery Prevention for businesses
- Shoplifting prevention for businesses

The location also provides a larger training area for over 400 police volunteers. Hamilton Police will be able to run events such as Citizens Police College at the location, eliminating the need to rent Mohawk College. This location would provide space for the Barton Street foot patrol officer to work out of thereby keeping a strong police presence in the area.

Being located in the Barton Street BIA will provide a valuable police presence to an expanding business area.

The Lansdale Community Policing Centre lease expires at the end of 2013. The center is underutilized by the community and has served its intended role. Savings of \$8,820.00 will be realized yearly and will be used to defer the increased cost of the Barton Street lease. The volunteers working out of the Lansdale location will be transferred to work out of the new Barton Street location.

The Concession CPC lease expires October 31, 2014. The volunteer programs administered at this location do not require an expensive store front location. Prior to the expiration of this lease, the police service will evaluate the need to continue to provide a Community Policing Center in this area. Many of the important programs now offered by the volunteers at this location can be offered in other less expensive, or free, venues such as Station 30, the "Y", libraries etc.

Presently, we are not paying rent at the Ancaster and Waterdown CPCs. A 600 square foot office at a significantly reduced rent or at a free space will allow the volunteers to continue to administer traffic safety programs throughout the Mountain. The elimination of the \$11,000.00 yearly rent will lead to an annual overall saving of \$6,800.00 for all CPC rents going forward from 2015.

GD/S. Rastin

cc: Eric Girt, Deputy Chief, Field Support
Ken Leendertse, Deputy Chief, Community Policing
Ted Mason, Chief Accountant
Scott Rastin, Inspector, Community Mobilization Division
Real Estate, City of Hamilton