



Recreation & Community Services Staff Report

Report Number: R06-2024
Report Title: Elmira Lions Hall Amending Agreement
Author: Thomas van der Hoff, Deputy Director of Recreation and Community Services
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Final Version: Yes
Reviewed By: Ann McArthur, Director of Recreation and Community Services
Final Review: Senior Management Team

Recommendation:

That the Council of the Township of Woolwich, considering Report R06-2024 respecting Elmira Lions Hall Amending Agreement, authorize the extension and amendment of the Agreement with the St. Jacob's Lion's Club for the operation of the Lions Hall until 2044.

Background:

On February 19th, 2004, the Lions Club of Elmira (Lions Club) and Township of Woolwich entered into an Agreement for the joint purchase and operation of the property known, at the time, as Carriage Hall (Hall), being the lands and premises known municipally as 40 South Street West, Elmira, in the Township of Woolwich. The Agreement specified purchase details including an even share of the purchase costs, being \$175,000 each, conditional on the Township's purchase of 6.22 acres of parkland which the current Woolwich Memorial Centre is located.

The term of the Agreement was for 20 years. Operations details within the Agreement specified that the Lions Club is responsible for both operating and capital related costs to the building, and the Township is responsible for operations and maintenance of the parking lot. Additionally, the Lions Club is entitled to 80 parking spaces to the west of the building, they must make the Hall available for rent for a minimum of 100 days annually, and they are to provide a preferred rate to the Township for up to ten days annually.

The Lions Club maintains liability insurance, as well as insurance on the business and contents, whereas the Township maintains property insurance. The Lions Club are the sole occupiers of the facility and retain all revenues generated through their operations.

Comments:

Working with the Lions Club throughout 2024, an Amending Agreement (Attachment 1) spanning a 20-year period, satisfactory to the membership, was established.

The Agreement remains primarily unchanged for the new term of 2024 to 2044, with notable amendments to the insurance and indemnity clauses to reflect current requirements, the Township's right to use the Hall for a preferred rate, the purchase of 33 Park Avenue W. lands, and the extension and termination clauses.

Regarding changes to use of the Hall by the Township, the rate has increased to reflect more appropriate fees, and new for the term, the Township may also rent the Hall for multi-day bookings Monday through Friday, such as for recreation programming or day camp for a \$700.00 weekly rental charge provided there is no conflict with existing bookings.

Concerning the property of 33 Park Ave W., currently owned by Ennova Power Corporation, the Amending Agreement states that should the property be offered for purchase to the Township, purchase costs would be split by the Lions Club and Township, and the property would form part of the existing property within the Agreement.

Lastly, the Amending Agreement contains a revised Extension and Termination clause, which specifies that the Township shall retain the right to re-purchase the lands from the Lions. If the Lions Club were to purchase the entire property outright, this amendment would provide the Township a method for obtaining the lands if they were to sell, either through good faith negotiations or matching of a bona fide written offer, a pathway that does not exist in the current Agreement.

Interdepartmental Impacts:

None.

Financial Impacts:

None.

Community Strategic Plan Impacts:

- Provide effective and open leadership: *We will guide with transparency and empathy, fostering a culture of trust and collaboration.*

The Elmira Lions Hall Amending Agreement and ongoing relationship with the Lions Club is one of many successful and longstanding partnerships, demonstrating the importance of collaboration to address community needs.

Conclusion:

That Council authorize the Agreement to Extend and Amend Elmira Lions Hall Agreement.

Attachments:

1. Agreement to Extend and Amend Elmira Lions Hall Agreement