

MUNICIPALITY OF CHATHAM-KENT

COMMUNITY AND DEVELOPMENT SERVICES

COMMUNITY SERVICES – PARKS, CEMETERIES AND HORTICULTURE

TO: Mayor and Members of Council

FROM: Judy McIntyre
Acting Supervisor, Chatham Parks

DATE: January 18, 2008

SUBJECT: Lease Agreement with Chatham Minor Baseball Association for the Construction of a new Office/Education Centre located at Rotary Park, Community of Chatham

RECOMMENDATION

It is recommended that:

1. The Mayor and Clerk be authorized to enter into a ten-year lease agreement with Chatham Minor Baseball Association for the construction of an office and training centre located at Rotary Park in the Community of Chatham.

BACKGROUND

In the 1950's and 1960's, Rotary Park was considered a prize jewel among baseball diamonds across Ontario. However, by the 1970s, Rotary Park became somewhat tarnished due to a deteriorating field and a crumbling grandstand.

Due to the commitment of the Rotary Club of Chatham, Chatham Minor Baseball Association (CMBA) and the Municipality of Chatham-Kent over the past 15 to 20 years, Rotary Park has been rejuvenated. Extensive renovations to both the playing field and outlying areas have transformed the Park once again into a facility to be admired.

CMBA wants to build its new home at Rotary Park so they can continue to be a major part of this great facility. They want to reaffirm their identity as a first-class youth organization.

COMMENTS

CMBA has been working with the Chatham Parks Supervisor to develop the terms of a ten-year lease agreement (Attachment A) which would allow the Association to construct a building for offices and a training centre.

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Presently, CMBA leases space from the Municipality at the front of Kinsmen Auditorium for its office and for storage however, CMBA has determined that this space is not adequate for their needs.

The new building would also be constructed on municipal property, to the west of the existing canteen and change-rooms, and leased to CMBA. The building would contain an office for CMBA business affairs, storage space and a large boardroom/classroom for clinics and tutorial lessons. A GIS map showing the location of the proposed building is found in Attachment B.

The new building would enable CMBA to:

- Host skill and development clinics for coaches, umpires and players
- Provide the organization with a central command centre when hosting tournaments
- Provide a location for the day-to-day operations
- Provide more storage space for equipment and player's uniforms as player registration has increased over the past five years

The estimated development cost for the building is \$75,000. CMBA would assume all costs associated with the construction of the building, maintenance, payment of utilities and insurance. CMBA has secured all the necessary funds to build the new office/education centre from fundraising and donations. The construction is anticipated to begin in the spring of 2008.

Administration will attempt to lease the existing space at the Kinsmen Auditorium. Failure to do so will result in an annual revenue loss of \$1,050. However, the December 17, 2007 Kinsmen Auditorium report identified the possibility of the loss of all front office rental space, depending upon the new design, so this loss would be factored into the Kinsmen Auditorium issue.

Therefore, it is recommended that the Mayor and Clerk be authorized to enter into a ten-year lease agreement with the Chatham Minor Baseball Association for the construction of an office and training centre located at Rotary Park in the community of Chatham.

COMMUNITY STRATEGIC PLAN

The recommendation in this report supports the following objectives and strategic directions.

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A: Health – We are a healthy community.

A3: Promote Healthy Lifestyles

A4: Foster a safe and caring community

B: Economy – We are a prosperous community.

B3: Maintain and enhance new and existing infrastructure to support economic and smart growth opportunities

Desired Outcomes

- Nurture and support volunteer activity
- Promote wellness and improve lifestyle choices and expand upon healthy behaviours to build a sustainable health system
- Support new infrastructure investment and modernize existing infrastructure

The recommendation in this report will not adversely impact on the remainder of the Community Strategic Plan.

CONSULTATION

The Technical Advisory Committee has reviewed the request and agrees with the recommendation.

Chatham Minor Baseball Association assisted in the development of the terms in the proposed lease agreement.

Rotary Club of Chatham has been consulted through the process by CMBA and is supportive of the project.

Acting Manager, Recreation Facilities has been consulted regarding the existing office and storage space at Kinsmen Auditorium.

Director, Legal Services was consulted and has reviewed the terms of the lease agreement.

FINANCIAL IMPLICATIONS

There would be a revenue reduction of \$700 for 2008 and a reduction of \$1,050 every year thereafter if the space cannot be rented to other organizations.

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Scott Mailing, Acting Manager, Recreation Facilities
Steve Matheson, Director, Legal Services

Attachment(s): A – Lease Agreement, Chatham Minor Baseball Association
B – GIS Map Showing Proposed Building

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