



Corporation of the Township of Brock

Staff Report to the Mayor and Members of Council

From: R. Wayne Ward

Position: Manager Facilities and IT

Title / Subject: Foster Hewitt Memorial Community Centre Auditorium Proposal

Date of Report: February 2, 2023

Date of Meeting: February 27, 2023

Report No: 2023-PRF-003

1.0 Issue / Origin

The Beaverton Lions Club is currently utilizing a private location to hold regular service club meetings. The Beaverton Lions would prefer to hold their meetings in a larger venue which has full accessibility for members and guests, which the current location does not provide.

2.0 Background

In late 2022 Staff was approached by members of the Beaverton Lions Club to meet at the Foster Hewitt Memorial Community Centre for the purposes of an initial discussion around the Lions Club utilizing the auditorium as a meeting place.

During the meeting very preliminary items were discussed to provide details in a written proposal to the Township of Brock.

A written proposal was received in December 2022 with a revised proposal being received in January 2023.

The Beaverton Lions Club is looking to invest in renovations to the auditorium area of the Foster Hewitt Memorial Community Centre in exchange for use of this location to hold regular meetings, social gatherings and to store Lions regalia and supplies used in these meetings and social gatherings.

3.0 Analysis

The Beaverton Lions are proposing to provide a one-time payment of \$40,000 to the Township of Brock in exchange for a long-term lease agreement and use of the space for a 10-year period. These funds would be used to offset some costs of proposed renovation to the

auditorium space including the kitchen, flooring, lighting and other areas within the auditorium area.

4.0 Related Policies / Procedures

None

5.0 Financial / Budget Assessment

A one-time payment of \$40,000 to the Township of Brock is being proposed as part of this agreement. The contribution can be assessed from a few different perspectives:

1. Prepaid rent for the next ten years
2. Capital contribution towards the auditorium renovations
3. Combinations of both 1 and 2

The Beaverton Lions Club has left it up to the Township on how to allocate the one-time payment of \$40,000. In addition, a portion of the Capital funds previously approved by Council could be utilized to supplement their contribution to renovate the auditorium space to suit the needs of the Beaverton Lions Club and the Township of Brock. The combined contributions will be considered for a future Trillium grant application.

Prepaid Rent

As a community group it would be appropriate to assess a discounted rate, similar to existing user fee arrangements with the Sunderland Lions Club at the Sunderland Town Hall. In the past, the Sunderland Lions Club has contributed to the auditorium seating and Town clock at the Sunderland Town Hall. The user fees are \$515 per year (including HST) for their regular monthly meetings and depending on the size of the room, \$111 to \$253 per day for special events. If the Township approves a maximum of 3 special events per year to be included in Beaverton Lions Club agreement, the annual rental fees would be approximately \$1,000 per year including taxes or \$885 pre-tax and \$115 towards HST. Monthly meetings are approximately 3 times a month for 3 hours each, and similar to the Sunderland Lions Club arrangement, would include locked storage for Lions regalia and supplies used at meeting and social gatherings.

Capital Contribution

Over the proposed ten-year term, \$10,000 would be allocated toward rental fees and HST remittances, leaving \$30,000 available to contribute towards capital improvements such as upgrades to the kitchen and bar areas for catering, major and small appliances, flooring, lighting, ceilings, dishes and tools.

During the proposed ten-year term, some capital items may require replacement. The final agreement with the Beaverton Lions Club will clarify capital purchase decisions, replacement and maintenance schedules will be at the Township's sole discretion.

Should the Beaverton Lions Club agree to the proposed terms, the \$40,000 contribution from the Beaverton Lions Club be allocated as follows over the ten-year term:

1. \$30,000.00 contribution to Capital Reserve Fund – Beaverton Arena
2. \$8,849.56 towards rental fee revenues
3. \$1,150.44 towards HST remittances assessed on revenues

6.0 Climate Change Impacts

Not applicable

7.0 Communications

Attached letter of proposal from the Beaverton Lions Club.

8.0 Conclusion

The Beaverton Lions Club has been a supporter of the community for 75 years and has grown over the years. The Lions Club has held meetings in several locations and has supported these locations either financially or in-kind for being able to hold the meetings.

This proposal will make use of an underused facility by hosting regular meetings along with other social gatherings in a location where the Lions Club has been able to support financially.

This proposal will also allow the Township of Brock to update the auditorium space to make it cleaner, brighter and more inviting to other potential renters.

9.0 Recommendation

BE IT RESOLVED THAT, Committee receive this report, and

THAT the Township of Brock enter into a 10-year lease agreement with the Beaverton Lions Club, and

THAT \$30,000 be transferred to the Capital Reserve Funds – Beaverton Arena towards future renovations, and

THAT \$8,849.56 be allocated as prepaid rent for the use of regular monthly meetings at Foster Hewitt Memorial Arena over the next 10-years and up to three special events each year, and

THAT \$1,150.44 be allocated as HST payable on the rental revenues over the term of the agreement.