



## Council report

<b>Meeting date:</b>	June 7, 2022
<b>Title:</b>	Community Services – Glenelg Hall Lease Follow Up
<b>Prepared by:</b>	Kodey Hewlett, Corporate and Community Initiatives Officer
<b>Reviewed by:</b>	Laura Johnston, CAO

### Recommendation

That council receive report “Community Services - Glenelg Hall Lease Follow Up” for information and;

That council provide direction to staff regarding a temporary lease agreement between the Corporation of the Municipality of West Grey and Edgehill Country School.

### Executive summary

Following receipt of correspondence from Edgehill County School requesting a long-term temporary lease of the Glenelg Community Hall staff were directed to investigate and report back. Contained in this report are the individual committee member comments, further comments from Edgehill School, and considerations for council when determining whether to proceed with a lease.

### Background and discussion

On May 3, 2022, council received correspondence from Mark Stovel, board member of Edgehill Country School, requesting leasing of the Glenelg Hall. Council directed staff to consult with the Glenelg Hall Committee as well as Edgehill Country School and report back.

Staff have consulted with the individual committee members as well as Edgehill Country School and have gathered the following findings:

- Committee members expressed support of the lease as it will bring a new source of revenue to the hall, will support a community group / organization within West Grey, and bring new life into the hall
- Committee members expressed concerns regarding the feasibility of the hall being used as a school as it is close to a roadway and has limited parking. However, following

conversations with Edgehill this would not pose a challenge, and they would likely erect temporary barriers to discourage children moving towards the roadway.

- Committee, staff, and Edgehill shared concerns regarding the war monument located within the vestibule of the building and the possibility of unintentional damage. Following further investigation with facilities staff, this could easily be mitigated by installing a plexiglass barrier in front of the monument.
- Concerns were shared amongst the committee and staff regarding the various equipment (tables, chairs, décor, pianos / organs) as they would not be needed by Edgehill. If the municipality were to enter into a lease agreement staff propose removing all municipal assets from the property to be stored off site and returned to their original placement following conclusion of the lease agreement. Various committee members have stated that the pianos and organs should be declared surplus to the needs of the municipality and should be liquidated.
- Committee members expressed concerns regarding “exclusivity” of the hall to a single group and would like to see coordinated use / rental of the space while the school is not in operation. Staff share similar concerns but take comfort in the fact that the agreement is a temporary arrangement. As well, Edgehill is a community-minded organization and, as the lessee (if a lease agreement is entered) they could work with the community to coordinate community involvement / events. Through Edgehill’s guiding principles:

“We embrace opportunities to become interconnected with our neighbours, our community and the wider world through environmental and social stewardship at a developmentally appropriate level.

We make ongoing and continued efforts to present school developments, activities and events in a clear, unambiguous, and transparent manner through respectful communications with all community members. “

Edgehill Country School has requested a temporary lease agreement of the Glenelg Hall from August 15, 2022, to June 30, 2024. The request arrangement is intended to be a temporary solution for the school, and not last more than a few years. If approved by council, staff recommend proceeding with the original request of the two years, with the option to extend the lease for an additional year.

## Legal and legislated requirements

None



June 7, 2022 (3)

## Financial and resource implications

Through previous correspondence, Edgehill Country School is prepared to pay \$500.00 inclusive monthly, plus applicable taxes. In reviewing other municipal facilities of similar size that are currently leased to tenants, the proposed rental rate is comparable.

Historically, based on revenues received, below are the approximate yearly rentals, not including municipal or election use.

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
8	10	11	2	3	6	5	7	4	4	1*	0*	1*

\*Rental numbers impacted due to COVID-19 closures.

## Staffing implications

None

## Consultation

- Kerri Mighton, Director of Finance and Treasury
- Laura Johnston, CAO
- Genevieve Scharback, Director of Administration / Clerk
- Edgehill Country School
- Individual Glenelg Hall committee members

## Alignment to strategic vision plan

Pillar: Work together

Goal: Build partnerships

Strategy: Explore new cost sharing initiatives

Pillar: Work together

Goal: Build partnerships

Strategy: Support community groups

Pillar: Work together

Goal: Build partnerships

Strategy: Develop programs to encourage youth involvement



June 7, 2022 (4)

Pillar: Build a better future

Goal: Vibrant community

Strategy: Maintain and invest in our infrastructure, be responsible stewards of tax dollars

Pillar: Build a better future

Goal: Invest in business

Strategy: Employ economic development initiatives, such as enhanced partnerships with business groups

Pillar: Promote Community

Goal: Celebrate West Grey

Strategy: Support local community groups

Pillar: Promote Community

Goal: A Cultural hub

Strategy: Support recreational programming

## Attachments

None

## Next steps

Pending council direction, staff will coordinate further conversations with Edgehill Country School and begin drafting a lease for council consideration, if required.

Respectfully submitted:

Kodey Hewlett,

Corporate and Community Initiatives Officer