



Corporation of the Municipality of Temagami

Memo No.
2024-M-127

Memorandum to Council

Subject: Train Station Lease Agreement

Agenda Date: August 8, 2023

Attachments:

RECOMMENDATION

BE IT RESOLVED THAT Council Approve the revised lease agreements for the Temagami Train Station;

AND FURTHER THAT Council direct staff to send the agreements to our insurance and legal counsel to ensure that they meet all requirements, before sending them to the respective parties for review and execution.

INFORMATION

The revised lease agreements for Living Temagami Arts and Culture and the Temagami and District Chamber of Commerce reflect updated terms for the use of the Temagami Train Station. These revisions include changes in rent, insurance requirements, and the term of the lease. For both tenants, the monthly rent has been increased from \$500 to \$550, and the liability insurance coverage has been raised from \$1,000,000 to \$2,000,000. The new lease term for each tenant begins on September 1, 2024, with provisions for annual reviews of the rental amount.

For Living Temagami Arts and Culture, the revised lease continues to allow subletting with consent for supported artists and workshop presenters, while requiring prior consent from the landlord for any alterations. Similarly, the Temagami and District Chamber of Commerce is permitted to sublet to the Temagami Community Foundation with the landlord's consent and must seek approval for any modifications to the leased premises. Both agreements emphasize maintaining the leased premises in good repair and keeping the premises clear of snow, ice, and other obstructions.

The updated leases aim to ensure the financial and operational sustainability of the Temagami Train Station. By increasing the rent and insurance requirements, the Municipality of Temagami is taking steps to better protect its interests and assets. The annual review process for the rental amount will help ensure that the terms remain fair and appropriate in response to market conditions and the needs of the community.

It is recommended that the Mayor and Council approve these revised lease agreements to continue supporting the valuable services provided by Living Temagami Arts and Culture and the Temagami and District Chamber of Commerce. These agreements will help maintain the vitality of the Temagami Train Station as a central community hub.

Respectfully Submitted
Sabrina Pandolfo