



Staff Report to Council

DATE: Monday, May 6, 2024
DEPARTMENT: Administration
SUBJECT: Bladz Skate Shop Lease Renewal

EXECUTIVE SUMMARY:

Bladz Skate Shop has been a tenant at City Centre Park since 2009, offering full-service skate sharpening and maintenance from the Eagle Ridge Community Centre. Their current lease, signed in April 2022, was for two years with an option to renew for an additional two years, pending City approval. Bladz is seeking to renew their lease under the same terms. Staff are recommending that Council enter into a two-year renewal. Public notices have been placed in the newspaper in accordance with the *Community Charter*.

BACKGROUND:

Bladz Skate Shop has been a longstanding tenant at City Centre Park (CCP) since 2009, offering skate sharpening and maintenance services to the Langford community and users of City Centre Park's ice rink. Bladz are the official skate sharpeners for the Victoria Grizzlies, the BCHL, and the Pacific Coast Hockey Academy based out of CCP. Bladz provides an essential recreational service to the skating community in the Westshore which aligns with Council's strategic priority of increasing access to recreational infrastructure and services in Langford.

The current lease with Bladz expired on April 30th, 2024. Bladz continues its status as a month-to-month lessee on the same terms and conditions during negotiations for the lease renewal.

COMMENTARY:

City staff recommend that the lease be renewed for a period of two years on the same terms and conditions as the original lease. Key terms of the agreement include:

- The term of the renewal will be for two years, commencing retroactively from May 1st, 2024, and ending on April 31st, 2026;
- Monthly rental payments of \$1,758.93, due on the first day of each and every month during the term;
- Bladz will not use the premises for any purposes other than for the purpose of a retail/sports shop space;

- Bladz will pay all business or other taxes and/or fees in respect of the use or occupancy of the premises;
- Bladz will indemnify the City and keep insurance for the property with the City named as an additional insured; and
- Bladz will pay all rates and charges for cable, internet, and telephone costs to the space.

FINANCIAL IMPLICATIONS:

Under the proposed lease renewal, Bladz will maintain the same monthly rental payments as stipulated in the original lease, which amount to \$1,758.93, due on the first day of each month. This amount is determined based on \$24.15 per square foot, which is within the range of fair market rental prices for similar spaces within City Centre Park.

LEGAL IMPLICATIONS:

Dispositions of land must be approved by the City and proper notice must be given in accordance with the *Community Charter*; this notice has been given. A lease is considered a disposition of an interest in land in accordance with the *Community Charter*.

STRATEGIC PLAN INITIATIVES:

- Strategic Priority Six: Quality of Life
 - 6I: Increased Access to Recreation Infrastructure and Services
- Strategic Priority Three: Economic Development

OPTIONS:

Option 1

THAT Council approve the Bladz Skate Shop lease renewal for a period of two years from May 1, 2024;

AND

Authorize the Mayor and Chief Administrative Officer, or Corporate Officer, to execute the agreement on the terms substantially as presented, although minor amendments may be made prior to signing.

OR Option 2

THAT Council direct staff to take no action at this time with respect to renewing the lease.

SUBMITTED BY: Sam Prette, Manager of Contracts and Agreements

Concurrence: Donna Petrie, Senior Manager of Communications & Economic Development

Concurrence: Yari Nielsen, Director of Parks, Recreation and Facilities

Concurrence: Matthew Baldwin, RPP, MCIP, Director of Development Services
Concurrence: Leah Stohmann, RPP, MCIP, Director of Community Planning and Climate Change
Concurrence: Katelyn Balzer, P.Eng., Director of Engineering and Public Works
Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence: Marie Watmough, Director of Legislative and Protective Services
Concurrence: Braden Hutchins, Deputy Chief Administrative Officer
Concurrence: Darren Kiedyk, Chief Administrative Officer

Attachment: CON24-0059 Bladz Skate Shop Lease Amendment