

Report to Municipal Council



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| Meeting Date: April 2, 2025 | Report Date: March 14, 2025 |
| Reason Before Council: Policy Direction / Approval | Priority: Normal |
| Department: General Government | Type of Meeting: Committee of the Whole |

Report Title: Future of the School Lease

Recommended Resolution:

That Council review possible options regarding the future of the school lease:

Options:

1. Continue as is. Empty room loss \$5,791.82 + share of elevator cost (\$175/room). Library rent is \$11,583 + cleaning + share of elevator cost (\$700).
2. Give tentative notice that we intend to terminate the lease if one or more of the following requests to be determined are not met: (Alternate space should be identified prior to negotiation).
 - That the entrance and stairwell including cleaning of be removed from the lease for an estimated savings of \$3,250 (estimated at similar size to one classroom). Please note that the current agreed pricing is equally splitting the cost per class rented, our pricing method would have to change if we were to see any significant savings to cover empty rooms.
 - That the library space be removed from the lease. Library rent is \$11,583 + cleaning + share of elevator cost (\$700).
 - Where rooms that are not sub-leased, be removed (prorated) from the lease. Empty room (currently at 2 rooms) loss \$5,791.82.
3. Explore option/possibilities for encouraging an English school to establish itself on the second floor of the school.



- Contact English School Board (Catholic or Public) to explore options. Recommend that a French immersion program be asked for.
 - Contact Ministry via delegation to request at AMO to review of school service in the area.
4. Look at alternative spaces for the library:
- Wellness Center: Fitness center room would be sufficient size though alternate site would also need to be explored for the gym.
 - Arena: Renovate Arena Lobby or Arena Hall to house the Library and with possible bonus that they start alternate programming via the arena facilities, proximity to playground, baseball fields, soccer grounds.
 - Council Chambers: Alternate location for council meeting would have to be identified, room is much smaller than current footprint, the library would have to be re-imagined of what service it wants to deliver to the community, possibly move to a digital library, stop DVD or game systems offers...

Analysis & Background:

The current French speaking community will probably (assumed from past trend) not increase significantly. It would be fair to assume that the French speaking population of kids to warrant the school to re-taking the second floor will not happen.

Known water issue at the school is also another concern of the future whichever way it goes.

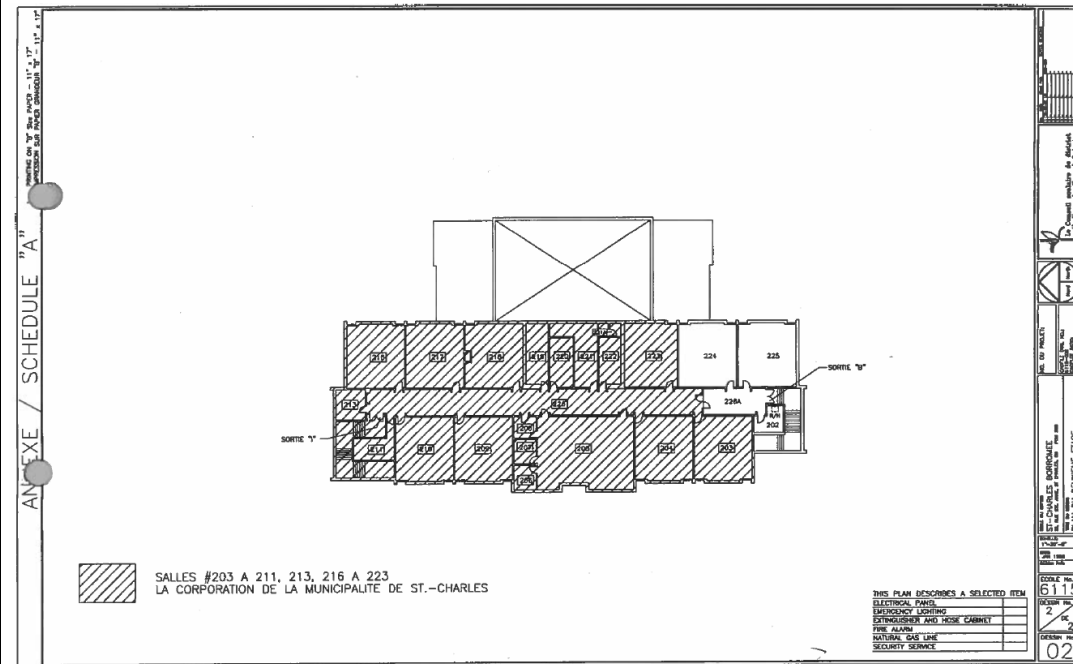
The historical concern when the Municipality took over the second floor was the ongoing concern of school closures. Currently there is a freeze on these issues, the sublease to the Municipality would make this school as fully occupied and not <50% and more resilient to closure from the Ministry.

Having an English school in the building may open the possibility of an English daycare.

Shared information from the French Catholic Board shows our rent is below their normal minimum rent per square foot. In an agreement signed in 2004 with the Municipality, the Public Library is mentioned as the rational to have a rent that is below their minimum rent per square foot rent which turns out to be +/- 10% reduction, which if we apply 10% to the current rate the library discount is +/- \$3700.



Currently 5 out of the 12 room are generating revenue.



Attachments:

- 2004 St Charles Partnership Agreement with School Board

Prepared By: Denis Turcot, CAO