



AMHERST TOWN COUNCIL

RFD# 2022034

Date: June 27, 2022

TO: Mayor Kogon and Members of Council

SUBMITTED BY: Aaron Bourgeois, Director of Operations

DATE: June 27, 2022

SUBJECT: MLA McCrossin Community Credit Union Business Innovation Center Lease Agreement

ORIGIN: The lease agreement between Her Majesty the Queen in Right of the Province of Nova Scotia, represented by the Speaker of the House of Assembly (for Elizabeth Smith McCrossin, MLA) located on the main floor of the Community Credit Union Business Innovation Centre (CCUBIC) at 5 Ratchford Street expired on June 30, 2021.

LEGISLATIVE AUTHORITY: Municipal Government Act (MGA), Section 51 concerning the sale or lease of municipal property.

RECOMMENDATION: That Council approve of the lease agreement between Elizabeth Smith McCrossin, MLA and the Town of Amherst, and further authorize the Mayor and CAO to sign on behalf of the Town.

BACKGROUND: The previous 18-month lease agreement for MLA McCrossin's office space was between the Town and Her Majesty the Queen. The House of Assembly Management Commission now requires office leases to be directly between the MLA and the landlord, therefore the existing lease cannot be renewed, a new lease is required for the office space at CCUBIC.

DISCUSSION: The term of the new lease agreement, if approved, will be for 40 months retroactive to April 1, 2022 and expiring on July 31, 2025. The leased space includes 528 square feet of dedicated office space, 289 square feet of shared space and use of the boardroom on Wednesday evenings. Apart from the term of the lease and the increases in rent charged, the previous and new lease agreement is essentially unchanged.

FINANCIAL IMPLICATIONS:

The MLA will pay a monthly lease of \$784.26. plus HST (\$9,411.14 annually). The monthly lease payment is comprised of \$701.41 basic rent for the dedicated and shared space plus \$82.85 monthly for Wednesday evening use of the boardroom. The rent charged will increase annually by 1.5% on April 1





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SOCIAL JUSTICE IMPLICATIONS: There are no social justice implications.

ENVIRONMENTAL IMPLICATIONS: There are no environmental implications as a result of entering into this agreement.

COMMUNITY ENGAGEMENT: There is no community engagement contemplated at this time

ALTERNATIVES:

1. Approve the lease agreement with changes.
2. Refer the lease agreement back to staff for further negotiations with MLA McCrossin.
3. Do not renew the lease and look for other municipal uses for the space.

ATTACHMENTS:

Draft Lease Agreement

Report prepared by: Aaron Bourgeois, Director of Operations
Report and Financial approved by:

