
SECTION:	COMMUNITY SERVICES
DEPARTMENT/DIVISION:	COMMUNITY SERVICES / RECREATION & CULTURE
SUBJECT:	PRIVATE SECTOR PARTNERSHIPS IN COMMUNITY CENTRES

STATEMENT

It is the policy of the Corporation of the City of Thunder Bay to support private sector Partnerships in Community Centres.

PURPOSE

This policy ensures that private sector partnerships in Community Centres meet the same standards as other private sector initiatives in the community and add value to recreation facilities.

PHILOSOPHY:

The City of Thunder Bay values and recognizes the partnership with Community Centres in the delivery and funding of recreation programs and supports Community Centre Boards seeking various revenue opportunities including private sector partnerships to meet their financial obligations and mandate.

SUMMARY:

The private sector operation must be compatible with the goals and purpose of Community Centres, can not interfere with the regular operation of the centre. and cannot occupy space at the centre on a permanent basis. When a private sector partnership meets these conditions, the City will support opportunities for private sector involvement in Community Centres to the mutual benefit of all parties.

The following conditions and terms must be met for a private sector partnership in Community Centres:

1. **Community Centre Board Approval:** The Private Operator must submit a written proposal to the Community Centre Board which will determine whether or not the proposal is compatible with the goals and purpose of the community centre and does not interfere with the regular operation of the centre and therefore should be considered. The proposal is forwarded to the City of Thunder Bay (Recreation & Culture Division) for their review and for circulation to other City Departments including Engineering for traffic considerations, Planning for compliance with zoning, Realty for leasing standards.
2. **Fair Market Value:** The Lessor must pay (at minimal) fair market value rent for the space utilized in the Community Centre and be evaluated on an individual basis.
3. **Taxes.** The Lessor is responsible for all applicable taxes associated with its intended use.
4. **Permits & Licences:** The Lessor, at his/her cost, will be responsible for ensuring all appropriate permits & licences are obtained. Further, the Lessor will be responsible for following the Corporate Procedures for Contractor Safety.

5. **Insurance:** The Lessor, at his/her cost. will be responsible for obtaining the appropriate insurance to indemnify the City and the Community Centre against all liability.
6. **Facility Costs:** Additional costs to operate the business including utilities maintenance, and cleaning will be the responsibility of the Lessor.
7. **Term of Lease:** The term will be for a maximum of three-years with the City of Thunder Bay retaining the right to terminate upon 30 days' notice.
8. **Other:** The Lessor must conform to community standards and meet all other regulations and By-laws.

REFERENCE: Report 2004.236 (Community Services / Recreation & Culture)

APPROVED BY:	City Council	Date:	12/20/2004
Replacing/Amending:			
Originating Department:	Community Services		
Contact:			
Departmental Procedural Manual:			
Affected Departments:			