

# Memorandum

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**Date:** September 20, 2024  
**To:** Committee of the Whole | Council  
**From:** Sonya Skinner, CAO  
Karen Cubitt, Director, Parks, Recreation & Culture  
**Subject:** Junior Hockey Tenancy Agreement

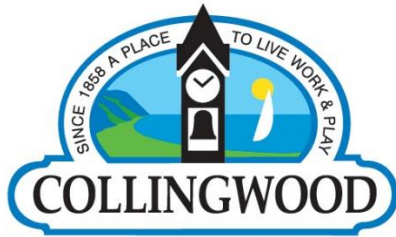
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In follow up to Council's July 29<sup>th</sup> direction to extend the current contract and amend the Tenancy Agreement, Mayor Hamlin, and CAO Skinner, working with the Town's Solicitor and representatives from Swiftshot 2 Holdings Inc. o/a The Collingwood Blues, have deemed an updated Tenancy Agreement to be satisfactory, and have executed the Agreement as authorized by Council.

As of Friday, September 20<sup>th</sup>, an Agreement was reached which both parties deem fair and mutually beneficial, and in accordance with the negotiating instructions authorized by Council in-camera on February 15<sup>th</sup>, 2024.

Key parameters of the Renewed Amended Agreement include:

- Exclusive and non-exclusive use areas within the leased premises and periods of use. For example, the Blues dressing room and the upstairs and downstairs concession areas are exclusive use areas, and non-exclusive use areas include the ice surface, box office and the W. J. (Scotty) Carmichael Collingwood Sports Hall of Fame Room.
- The Term (10 year) and a potential Renewal Term (10 years)
- Restrictions on permanent tenancy junior mens competitors
- Rental rate formula based on advertising revenues with set annual minimum (\$38,000 + CPI)
- Conditions for sublease or assignment that include the Town's agreement, and that the agreement will transfer to a new facility, should one be built.



- Landlord and Tenant repair and maintenance responsibilities, and
- Operational agreements including the W. J. (Scotty) Carmichael Collingwood Sports Hall of Fame Room (HOF) Use Guidelines.

The HOF Use Guidelines outline five categories of use and describe within each scenario the degree to which the HOF can be accessed, which party is responsible for monitoring the space, and which party is liable for damage should it occur. The HOF Use Guidelines support the overarching principles that:

- Any group or individual may book the HOF through the Town's rental booking process.
- The public should be able to access the HOF as a warm viewing space when the arena is open to the public.
- The public should be able to tour the HOF and view the HOF exhibits when the arena is open to the public.
- The HOF exhibits and Collingwood Blues property should be protected from damage.

Staff wish to recognize and extend their appreciation to Council for its direction shaping the Town's negotiation of this Agreement, to The Collingwood Blues for their continued commitment to invest in and care for our community, and to the community for its patience during this period of negotiation, and for its ongoing support for sports and recreation as driving forces for community health and wellbeing, and economic development in Collingwood.