

**City of North Bay
Report to Council**

Report No: IO-2025-003

Date: February 11, 2025

Originator: Kevin Vescio

Business Unit:
Infrastructure and Operations

Department:
Parking Facilities

Subject: Marina Lease Agreement Renewal

Closed Session: yes no

Recommendation

That Council approves the renewal of the Marina lease agreement, with the Small Craft Harbours branch of Fisheries and Oceans Canada, for the management and Operations of the North Bay Marina expiring March 31st, 2026, with an annual rental rate based on the greatest of 20% of gross revenue from the operation of the premises or \$500.00; And that the Clerk and CAO be authorized to execute the lease satisfactory to City Solicitor, CFO and Acting City Engineer.

Background

The City has had a water lot lease and marina management/lease agreement with Small Craft Harbours since 1985 when the marina first opened. The marina is currently operating under a lease agreement from 2021 with a hold over lease clause. The hold over clause provides a “tenancy at will” until; the subject lease is entered into.

The annual rental rate in the agreement remains unchanged from the previous agreement. The annual rental rate shall be the greatest of 20% of the gross revenue derived by the City from the management and operation of the North Bay Marina or \$500.00. Over the past three (3) years, gross revenue derived from the management and operation of the marina has averaged \$169,560.

Financial/Legal Implications

Sufficient operational budget is available to meet the financial obligations.

Corporate Strategic Plan

- Natural North and Near
- Affordable Balanced Growth
- Economic Prosperity
- Spirited Safe Community

Responsible and Responsive Government

Specific Objectives

Develop and provide recreational and community centre services geared to meeting the broad spectrum of needs in the community

Options Analysis.

Option 1:

Renew the lease for the management and operation of the North Bay Marina.

Option 2:

Do not renew the lease for the management/lease of the North Bay Marina. This option is not recommended. The operations of the North Bay Marina will cease for the short term. Should the federal agency be unable to find an appropriate party to manage and operate the marina, the site would be barricaded and classed as derelict

Recommended Option

That Council approves the renewal of the Marina lease agreement, with the Small Craft Harbours branch of the Fisheries and Oceans Canada, for the management and operations of the North Bay Marina expiring March 31st, 2026, with an annual rental rate based on the greatest of the 20% of gross revenue from the operation of the premises or \$500.00.

Respectfully submitted,

Name: Kevin Vescio

Title: Manager, Corporate Facilities

I concur with this report and recommendation

Name: Alan Korell, P.Eng.

Title: City Engineer – Infrastructure and Operations

Name: Margaret Karpenko, CPA, CMA

Title: Chief Financial Officer /Treasurer

Name: Peter E.G. Leckie, B.A. (Hons.), LL.B.

Title: City Solicitor

Name: John Severino, P.Eng., MBA

Title: Chief Administrative Officer

Personnel designated for continuance:

Name: Kevin Vescio

Title: Manager, Facilities and Parking