

Meeting Date: March 17, 2025
Department: Legal & Legislative Services
Report No.: LLS-2025-06
Submitted by: Brianna Hammer-Keidel, Director of Legal & Legislative Services/Clerk
Approved by: Rob Browning, Chief Administrative Officer
SUBJECT: **Renewal of Lease Agreement with Entegrus Powerlines Inc.**

RECOMMENDATION:

THAT: Report LLS-2025-06 regarding “Renewal of Lease Agreement with Entegrus Powerlines Inc.” be received for information, and further;

THAT: Council authorize the Mayor and Clerk to enter into a lease agreement with Entegrus Powerlines Inc. in regards to 351 Frances Street, and further;

THAT: By-law No. 35-25 be referred to the Consideration of By-laws section of the agenda for adoption.

BACKGROUND:

The Municipality’s current lease agreement with Entegrus Powerlines Inc. regarding space at 351 Frances Street is scheduled to expire on March 31, 2025. The area which is the subject of the lease consists of a 4,500sf workshop/bay and a 17,000sf secured storage yard. This space is connected to the Middlesex London Emergency Medical Services facility and a pharmacy/clinic that is also located at 351 Frances St.

COMMENTS:

No substantive changes are proposed for the lease renewal. The general terms of the agreement consist of a three (3) year term, Basic Rent of \$28,000/year for the workshop and storage yard, and Additional Rent (or, an operating fee) of \$19,250. There is a proposed increase for the amount for “Additional Rent” only (currently \$18,000) to account for increases in utility costs and insurance premiums since the initial lease agreement was enacted. No increases are proposed for the Basic Rent.

CONSULTATION:

Director of Community Services
Entegrus Powerlines Inc.

FINANCIAL IMPLICATIONS:

Revenue of \$28,000.00 plus HST – Annual Lease Payment
Revenue of \$19,250.00 plus HST – Additional Rent

ALTERNATIVE(S) TO THE RECOMMENDATION:

1. Council to provide alternate direction.

STRATEGIC PLAN ALIGNMENT:

This matter is in accord with the following strategic priorities:

Economic Development, Industry, and Jobs: Strathroy-Caradoc will have a diverse tax base and be a place that offers a variety of economic opportunities to current and prospective residents and businesses.

ATTACHMENTS:

Draft Lease Agreement