



Town of Newmarket
395 Mulock Drive P.O. Box 328,
Newmarket, Ontario, L3Y 4X7

Email: info@newmarket.ca | Website: newmarket.ca | Phone: 905-895-5193

Proposed Lease Renewal of Office Space at 395 Mulock to York Region Arts Council Information Report to Council

Report Number: INFO-2020-04

Department(s): Community Services – Economic Development

Author(s): Chris Kallio, Economic Development Officer

Distribution Date: January 16, 2020

In accordance with the Procedure By-law, any member of Council may make a request to the Town Clerk that this Report be placed on an upcoming Committee of the Whole agenda for discussion. Due to the time sensitivity of this item staff shift to a month by month payment schedule for January (and potentially February) with the intention of a lease extension ideally commencing February 1, 2020. Therefore, staff respectfully requests that if any Member of Council wants to request this Information Report be placed on an upcoming Committee of the Whole meeting that they make the request prior to January 21, 2020.

Purpose

The purpose of this report is to inform Council of the intent to enter into a one year lease renewal (2020) with the York Region Arts Council (YRAC) for a portion of surplus office space at 395 Mulock.

The purpose is also to outline staff's intention to enter into subsequent one year annual leases with the York Region Arts Council provided the specifics of the lease is not contemplating any substantive changes that would impact either party to the point where staff determines the need to come to Council to seek direction.

Background

The York Region Arts Council (YRAC) is the only York Region-wide non-profit charitable arts service organization focused on capacity building, creative place making and community engagement in support of artists, arts organizations and creative entrepreneurs. It has a number of supporting and funding partners, including the Region of York and the Ontario Trillium Foundation, as well as various community organizations and private sector businesses.

Proposed Lease Extension of Office Space: York Region Arts Council

The Arts Council was first incorporated as Arts Link in 2002 and in 2008, the organization became formally known as the York Region Arts Council. YRAC was founded to support coordination and capacity building among various artists and arts organizations, and it has continued to build a strong network, programming and brand identity over the past decade. Some of its leadership initiatives include: the Arts Exposed Conference (2011-2014), ExperienceYorkRegion.com (2010 to present), Artrepreneur Accelerator Program (2015 to present), the York Region Festival Alliance (2015 to present), SpaceFinder York Region (2016 to present). It also hosts professional development and networking forums throughout the year. An excellent overview of its mission, vision and beliefs in supporting York Region's artists' community can be viewed at: <http://www.yorkregionartscouncil.com/home/mandate-and-history>.

YRAC budgets for market-rent leasehold space within its annual operating expenses. It has moved several times since its inception due to host organization space constraints and/or expansion needs, and prior to its lease at 395 Mulock Drive in 2019, YRAC had sublet an office within the York Region Makers Space (NewMakelt) premises on Kerrisdale Boulevard.

YRAC supports entrepreneurial, creative businesses within their respective mandates; in addition, a Newmarket location is centrally located within York Region, and YRAC staff have found good synergies with the growing arts and culture community within Newmarket.

Human Resource Considerations

There are no additional human resource requirements required. A temporary partition wall will need to be constructed that would be coordinated within existing staff resources.

Budget Impact

The Town receives \$12,000 plus HST in revenues under the suggested scenario. The \$12,000 plus HST for 500 ft² represents \$24 per ft² which is in line with gross market rental rates for similar space.

Attachments

None

Contact

For further information please contact Chris Kallio, Economic Development Officer, ckallio@newmarket.ca, ext. 2442, or Ian McDougall, Commissioner of Community Services at imcdougall@newmarket.ca ext. 2441.

Approval

Chris Kallio, Economic Development Officer

Ian McDougall, Commissioner of Community Services