



Administrative Report

Office of the Chief Administrative Officer

To: Warden Tom Bain and Members of County Council

**From: Robert Maisonville
Chief Administrative Officer**

Date: February 7, 2018

Subject: Lease Renewal – Regional Physician Recruitment Office

Report #: 2018-R03-ADM-0207-RM

Purpose

To recommend that County Council pass the necessary by-law to authorize the execution of a lease agreement between the County of Essex and THMC Windsor Inc. (previously Healthcare Properties Holdings Inc.) providing office space for the Regional Physician Recruitment Office.

Background

The Regional Physician Recruitment Office (RPRO) was established in March 2004 in the 600 Building, Windsor Health Centre (corner of Tecumseh Rd/Howard Ave. in Windsor). The current lease for these premises expires March 31, 2018. In the master lease agreement, the County of Essex is recognized as "the Tenant".

The County of Essex provides lead administrative responsibility for operational coordination of the Regional Physician Recruitment Office. In this capacity, the County has executed previous lease agreements and lease amending agreements with the previous owner – Healthcare Properties Holding Inc.

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Discussion

The previous and new owner of Windsor Health Centre has provided RPRO with a very favourable rental rate for its tenancy. The mutual benefits to both the facility and RPRO of having this office located in the 600 Building have been acknowledged by the facility’s owners. Accordingly, they have offered a lease renewal with a very competitive rental rate of \$6.32 per square foot in each year of a three year term (monthly rental of \$366.56 plus HST). This rate has remained unchanged since April 1, 2007.

The lease agreement will have a term of April 1, 2018 to March 31, 2021. The master lease agreement recognizes that “The Tenant’s business from the Premises is contingent upon funding (the “Funding”) from the County of Essex”. In the event the County was to terminate its funding of RPRO, the lease agreement affords the County the ability to terminate the lease with three months’ notice.

All other components of the master lease agreement are consistent with previous approved agreement.

Recommendation

It is the recommendation of Administration that Council adopt By-law 06-2018, authorizing the execution of a lease agreement between the County of Essex and THMC Windsor Inc. to provide office space for the Regional Physician Recruitment Office.

Respectfully Submitted

Robert Maisonville

Originally Signed by

Robert Maisonville, Chief Administrative Officer

Appendix No.	Title of Appendix
Appendix I	Lease Agreement - Regional Physician Recruitment Office