



RECREATION REPORT

To: Council

Meeting Date: December 10, 2024

Prepared by: Danny Roth
Director of Recreation

Date Prepared: November 20, 2024

Subject: Wellesley Apple Jacks Lease Agreement

Recommendation:

That the Council of the Township of Wellesley recognize the Wellesley Apple Jacks as a leaseholder according to the Township's affiliation policy; and further

That Council direct staff to prepare a lease agreement, retroactive to the beginning of the 2024/25 season, that will grant the Apple Jacks exclusive use of their team dressing room at all times as well as the community room on game nights during the regular season and playoffs, for a fee of \$4000 + HST; and further

That Council direct staff to revisit the agreement with the team before the 2025/26 season to renegotiate terms.

Summary:

The Wellesley Apple Jacks requested a flat fee for the use of the dressing room and community room during home games. A negotiated fee of \$4000 + HST was tentatively settled for the 2024/25 season. This being the team's first full season in the Bill Gies Recreation Centre, staff supports this flat fee arrangement to give the team time to assess their operations in the new facility before committing to a longer-term agreement for the 2025/26 season.

For comparison, the standard fee for the community room would be \$250 + HST for the entire day of each 21 home games. However, the lease agreement allows for flexibility, permitting staff to rent the room up until a few hours before Apple Jacks games.

Report:

The Township of Wellesley affiliation policy allows for the Township to enter into lease agreements with organizations that use township facilities.

Staff have identified some key points for a lease agreement for council to consider.

Key Points for the Lease Agreement:

- 1. Dressing Room Usage:**
 - a. The Wellesley Apple Jacks are provided a team dressing room in the Bill Gies Recreation Centre.
 - b. The lease agreement will formalize the use of the dressing room for the team.
- 2. Community Room Usage:**
 - a. The hockey team also uses the community room on game nights, which includes 21 regular-season home games plus potential playoff games.
 - b. The community room is typically rented out at \$250 + HST for a full day.
 - c. The agreement will clarify that the township retains the right to rent the community room to other organizations on game days, but this will be subject to the condition that the room cannot be rented out less than three hours before the Apple Jacks' scheduled ice time.
- 3. Factors for Setting Fees:**
 - a. **First Full Season in the Bill Gies Recreation Centre:** This is an important milestone, as it marks the beginning of a sustained partnership between the Township and the hockey club in this facility.
 - b. **Apple Jacks' Contribution:** The hockey club has a history of supporting the community and facility development, particularly through fundraising and their involvement in the construction of the dressing room and gym at the old Wellesley Arena. This was a factor that was considered in determining the nature and terms of the agreement.

Possible Agreement Structure:

- 1. Term and Duration:**
 - a. The lease could be structured for the 2024/2025 season, with a new agreement to be negotiated prior to the 2025/26 season.
- 2. Space Reservation and Usage:**
 - a. The agreement would specify that the community room will be reserved for the Apple Jacks on game days, with flexibility for the township to rent it out to other groups provided that it does not interfere with the team's needs (i.e., no rentals within three hours before game time).
- 3. Fee Structure:**
 - a. The \$4000 + HST for the season would include the use of the community room on game days, plus the exclusive use of the team dressing room.
 - b. 50% due December 31, 2024 and 50% due April 2025.
- 4. Responsibilities of the Township and Apple Jacks:**
 - a. The Township would maintain its right to manage the Community Room space and decide who uses it, while ensuring that the Apple Jacks have priority on game nights.
 - b. The Apple Jacks would be responsible for leaving the Community Room in good condition after each use.
- 5. Insurance and Liability:**
 - a. The agreement will include terms regarding insurance, with both the Township and the hockey club ensuring adequate coverage for the use of the facilities.
- 6. Maintenance and Upkeep:**

- a. While the Township would handle the general maintenance of the facilities, the hockey club would have responsibilities regarding cleanliness or minor repairs resulting from their use.

This formal agreement would help clarify the roles, responsibilities, and financial arrangements between the Township and the Apple Jacks, ensuring that both parties are clear on their expectations.

Township Strategic Plan:

For both short and long-term insights on township use/engagement, we will establish mechanisms to monitor community use/uptake of recreation/community facilities and programs. This initiative will be coordinated with infrastructure improvement & management"[Click here to insert information]"

Financial Implications:

\$4000 would be entered into the Bill Gies Recreation Centre Ice Usage account with 50% due December 31, 2024 and the remainder due in April 2025.

Other Department / Agency Comments:

n/a

Legal Considerations:

n/a

Attachment(s):

Letter from the Wellesley Apple Jacks

Approved By:

Rik Louwagie, CAO



August 15, 2024

Danny Roth
Director of Recreation
Township of Wellesley
4639 Lobsinger Line
St. Clements, ON NOB 2M0

Dear Mr. Roth,

RE: Wellesley Apple Jacks 2024-2025 Blueline Club Rental Fee

This letter outlines our proposal for the Blueline Club rental fees for the 2024-2025 season. We understand the Township is proposing a fee of \$240+HST per regular season home game this year, when the Blueline Club area is to be used. We are requesting a lower fee and will outline some of the reasons for this as well as address some items that we hope to clear up prior to the season starting. We value our relationship with the Township and want to approach this as a mutually beneficial partnership that benefits both parties.

The Apple Jacks are proud to serve as the highest level of hockey within our Township and as a staple of the community, which brings residents together for fun and entertainment. The team pays a significant rental fee throughout the season to a tune of approximately \$39,000 per year for use of the facility. The rental fees per game day appear to be for the entire days use, while the game time is only around 3 hours. In our minds, there would be justification to include the Blueline Club as part of the rental, as other parties would not be able to make use of it during game times. There are also concerns over the Apple Jacks having to pay for use of their own dressing room and significant fees that go along with that. As the highest level of hockey in the community, it would be expected the dressing room would be an area provided to the team by the Township. It also gets used by our minor hockey league teams (Twin Centre Stars and Hericanes) for important games and events, such as end of season home games, OMHA's and tournaments. The overall costs paid by the team to the Township appear to be excessive at times in our opinion and there is a feeling within the team that the Township is attempting to push the team out, which I'm sure is not your intention. We feel it is important to address these concerns now and be transparent to help calm the waters and come up with a solution that works for everyone.

The Apple Jacks are not a rich team. We try to keep all the money on the ice and work hard to bring in sponsors and fundraising to put a good quality product on the ice for our Township to take pride in.



We feel there has been misinformation on how financially strong we are, with rumours that make their way to us of significant funds being available to the team and that our team is paying individual players significant funds to play on the team because we are so financially healthy. This information is completely false and distracts from the reality that we run narrow margins and are at times under financial pressure to keep a healthy bank balance. Our volunteers work tremendously hard and without them this team could not function or exist. It is important not to make volunteers feel discouraged and allow their voices to be heard as finding good volunteers is not easy. Our volunteers pride themselves on being involved with our community and partner themselves with the Lions Club on many endeavours outside of hockey, such as the Grand Opening of the new arena and other community events. The players on the team also generously donate their time to our community such as volunteering at the ABC Festival, attending minor hockey events and pre-skates and making appearances at local kids birthday parties, just to name a few examples. Community involvement is a core principle of what our team and organization are all about.

We strive to remain in the community and continue to be a great destination for Township residents to meet and spend time with others in their community, while watching a great product on the ice. The \$240+HST per game rental fee proposed by the Township adds up to a very hefty total cost for the season of approximately \$5,695. It costs us a lot to run the Blueline club and we want to alleviate some of the financial pressures so we can still continue to run the Blueline club as much as possible. We therefore would like to propose a yearly flat fee of \$4000+HST, which will include all regular season home games as well as the single day Showcase event on September 7, 2024. We would ask that this proposal be added to the agenda for the next Council meeting for consideration.

Again, we value our relationship with the Township and hope to move forward with a renewed vision of mutual respect and a strong partnership to ensure long term prosperity for the Township of Wellesley and the Apple Jacks team. We feel open dialogue and discussions as questions or concerns arise would be a healthy way to ensure this partnership can flourish and operate at its maximum potential.

Thank you for your time and consideration and we look forward to hearing from you.

Best Regards,

Wellesley Apple Jacks Executive Committee