

## COUNCIL REPORT

M&C No.	2019 - 25
Report Date	August 29, 2019
Meeting Date	September 09, 2019
Service Area	Finance and Administrative Services

His Worship Mayor Don Darling and Members of Common Council

***SUBJECT: City Market Lease Renewal with Shawarma Hut Ltd.***

### ***OPEN OR CLOSED SESSION***

This matter is to be discussed in open session of Common Council.

### ***AUTHORIZATION***

Primary Author	Commissioner/Dept. Head	City Manager
<b><i>David Kirkpatrick</i></b>	<b><i>Ian Fogan/Kevin Fudge</i></b>	<b><i>John Collin</i></b>

### ***RECOMMENDATION***

1. That the City renew the Lease of Stall “No. 4” in the City Market with Shawarma Hut Ltd., under the terms and conditions as set out in the Lease submitted with M&C 2019 – 25.
2. That the Mayor and Common Clerk be authorized to execute any necessary documents.

### ***EXECUTIVE SUMMARY***

City staff and the owner’s/operators of Shawarma Hut Ltd. have reached an agreement that will have the business re-new lease space within Stall’s “No. 4” of the City Market. The term will be for five (5) years, commencing October 1, 2019 with an option to renew for an additional five (5) years. Rents will be at market value.

The focus of the business will be selling Middle Eastern food and shawarma wraps.

The lease document as attached is standard and consistent with the leases granted to other tenants in the City Market.

### ***PREVIOUS RESOLUTION***

N/A

### ***STRATEGIC ALIGNMENT***

Providing for entrepreneur opportunities in the City's Uptown Core which aid in creating a livable community that is vibrant and diverse, while providing an integrated approach to economic development. The City Market is one of the more ethnically diverse food market in Atlantic Canada and Shawarma Hut contributes to this diversity through their ethnic food selection.

### ***REPORT***

City staff has an agreement with Shawarma Hut to continue to operate in Stall No. 4 that would commence effective October 1, 2019. Their revenue would be derived from selling middle eastern food and shawarma wraps. The initial term is for 5 years with an option to renew for an additional 5 years. The lease document is standard and consistent with the leases granted to other tenants in the City Market.

### ***SERVICE AND FINANCIAL OUTCOMES***

The operation and presence of Shawarma Hut within the City Market will add to the product offerings in the City Market. Shawarma Hut provides another source of ethnic food offerings in the Uptown core of the City.

This Lease will generate revenue of approximately \$14,000.00 per annum.

### ***INPUT FROM OTHER SERVICE AREAS AND STAKEHOLDERS***

Staff of the City Market and Facility Management has provided input into the preparation of this report.

### ***ATTACHMENT***

1. Lease Agreement with Shawarma Hut Ltd.