

## COUNCIL REPORT

M&C No.	2019 - 109
Report Date	April 30, 2019
Meeting Date	May 06, 2019
Service Area	Finance and Administrative Services

His Worship Mayor Don Darling and Members of Common Council

***SUBJECT: City Market Lease with Naan-Ya Business Restaurant 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 enter into a Lease for Stall "No. 5" in the City Market with Naan-Ya Business Restaurant Ltd., under the terms and conditions as set out in the Lease submitted with M&C 2019 – 109.
2. That the Mayor and Common Clerk be authorized to execute any necessary documents.

### ***EXECUTIVE SUMMARY***

City staff and the owner's/operators of Naan-Ya Business Restaurant Ltd. have reached an agreement that will have the business lease space within Stall "No. 5" of the City Market. The term will be for five (5) years, commencing June 1<sup>st</sup>, 2019 with an option to renew for an additional five (5) years. Rents will be at market value with the first two months of the term being rent free to offset space build out costs and its up-front investment into the space. The focus of the business will be making and selling freshly prepared authentic Pakistani food consisting of stuffed naan breads and kabobs.

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. This opportunity provides citizens with a new ethnic meal alternative in the uptown core while diversifying dining options within the Market.

### ***REPORT***

City staff has an agreement with a new tenant, Naan-Ya Business Restaurant Ltd. to operate in Stall No. 5 that would commence effective June 1<sup>st</sup>, 2019. Their sales would be centered on making and selling specialty stuffed naan breads. The initial term is for 5 years with an option to renew for an additional 5 years. There are some renovations required to prepare the space for lease and also some time to set up the business. The attached lease will provide two months' rent free to offset the costs associated with establishing a new business. 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 Naan-Ya Business Restaurant within the City Market will add to the ethnic vitality offerings in the City's Uptown area. This Lease will generate revenue of approximately \$12,000.00 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 and the City's Legal Department has prepared the Lease Agreement.

### ***ATTACHMENT***

1. Lease Agreement with Naan-Ya Business Restaurant Ltd.