
TO:	GENERAL COMMITTEE
SUBJECT:	GEORGIAN THEATRE USAGE AGREEMENT
WARD:	ALL
PREPARED BY AND KEY CONTACT:	R. BELL, DIRECTOR OF RECREATION AND CULTURE SERVICES
SUBMITTED BY:	R. BELL, DIRECTOR OF RECREATION AND CULTURE SERVICES
GENERAL MANAGER APPROVAL:	D. MCALPINE, GENERAL MANAGER OF COMMUNITY AND CORPORATE SERVICES
CHIEF ADMINISTRATIVE OFFICER APPROVAL:	M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That the Mayor and City Clerk be authorized to execute the Georgian Theatre use agreement between Georgian College and the City of Barrie, subject to the agreement conforming with the following general terms and conditions:
 - a) The term of the agreement shall be for a period commencing on the 1st day of July 2022 and ending on the 30th day of June 2024, with an option to extend for an additional three, one-year terms, subject to the mutual agreement of the parties;
 - b) The rental space of approximately 20,000 sq. ft. with 650 seats will be made available to the City of Barrie for theatrical performances, symposiums, conferences, speaker presentations, dance and musical presentations, and a general administrative office and ticket sales will be available in conjunction with the Theatre Operations;
 - c) The City shall be responsible for annual rent of \$1.00 plus utilities for the term of lease of \$10,000, with the amount to be reviewed and adjusted for any renewal terms, if required;
 - d) The City shall be responsible for services supplied to the Theatre including janitorial services;
 - e) The City shall be responsible for repair and maintenance of the Georgian Theatre with a minimum of \$20,000 per year to be expended on such maintenance and repairs and any unspent balance payable to the College;
 - f) The City shall submit a plan for any proposed alteration or additions to Georgian College for approval prior to undertaking any works, which shall be at the City's cost;
 - g) Georgian College shall be provided 320 hours of use at no charge during the Term for academic, administrative or Georgian College Student Association events or presentations, to be staffed with at least one City of Barrie staff member;
 - h) The City shall comply with Georgian College's existing food service agreements/arrangements on Campus;

- i) The City shall comply with Georgian College's parking fees and policies; and
- j) The agreement contains any other terms and conditions deemed necessary by the General Manager of Community and Corporate Services, and the form of the agreement shall be prepared to the satisfaction of the Director of Legal Services.

PURPOSE & BACKGROUND

Report Overview

2. In 2009, the City of Barrie entered into a 15-year facility use agreement with Georgian College for the use of the Theatre space. This agreement came to an end in 2014 and the City of Barrie and Georgian College working on a yearly renewal basis.
3. As part of the 2020 Business Plan and Budget process, the lease agreement was not extended due to the COVID-19 pandemic and to keep escalating operational and capital costs in check. The assessment of the Georgian Theatre identified that an approximately \$1.3M investment would be required to address safety, liability and functionality issues at the Georgian Theatre, for the next 4 to 5 years. The assessment also identified larger investments required if the Theatre was to be operated for a longer period of time. The need for a theatre was limited due to the pandemic, but the interest in having performing arts space within the City of Barrie did not decrease. In fact, the feedback received was stronger than ever, with the formation of the Performing Arts Centre Task Force and the Arts Advisory Committee, there was a combined effort from the culture community to voice the importance of performing arts within the City of Barrie.
4. As part of the 2022 Business Plan and Budget Council approved an intake form with a net cost of \$203,329 to fund the operating costs associated with re-opening the Georgian Theatre as well as an additional \$96,671 for capital costs associated with unanticipated repairs required to reinstate performances in the facility for the short term and funded these projects through the Reinvestment Reserve. Work on the drape systems, fall arrest, overhead and exit doors and improvements to sound and lighting equipment was required to keep the Theatre operational for the short term.
5. While the Performing Arts Centre is being considered, cultural performance space for the community's performing arts groups is required to continue to grow the interest and experiences of arts in Barrie. For this to occur, Georgian Theatre is required to be open for use.

ANALYSIS

6. Since the 2022 Business Plan and Budget was approved, staff have had numerous discussions with Georgian College representatives regarding a new lease agreement for the Georgian Theatre.
7. As part of the negotiation process, and to allow earlier performances to occur under temporary use permits, all necessary health and safety inspections were completed. All immediate requirements were addressed and/or passed inspection. The inspections identified non-immediate items to be actioned in 2022
8. Cleaning and maintenance of all back of house spaces was conducted. Maintenance and repairs of the following were completed:
 - All lights
 - Audio equipment
 - Communications equipment
 - Video equipment

-
9. The following proposed terms for the Georgian Theatre Use Agreement were developed through negotiations between the City and Georgian College:
- a) Annual rent for this space will be \$1.00 per year, with \$20,000 dollars per year to be spent on facility improvements to repair and maintenance of the Theatre. At the end of each year (December 31st) any balance for those fees will be forwarded to Georgian College to continue with general upkeep of the facility. All theatre operation costs are to borne by the City of Barrie.
 - b) Utilities will be paid by the City of Barrie to a maximum of \$10,000 per year during the term of the agreement.
 - c) The term of the agreement shall be for a period commencing on the 1st day of July 2022 and ending on the 31st day of June 2024, with an option to extend for an additional three, one-year terms, subject to the mutual agreement of the parties;
 - d) The rental space of approximately 20,000 sq. ft. with 650 seats will be made available to the City of Barrie for theatrical performances, symposiums, conferences, speaker presentations, dance and musical presentations, and a general administrative office and ticket sales will be available in conjunction with the Theatre Operations;
 - e) The City shall be responsible for services supplied to the Theatre including janitorial services;
 - f) The City shall submit a plan for any proposed alteration or additions to Georgian College for approval prior to undertaking any works, which shall be at the City's cost;
 - g) The City shall comply with Georgian College's existing food service agreements/arrangements on Campus;
 - h) The City shall comply with Georgian College's parking fees and policies
 - i) As per the agreement, the City of Barrie will ensure that Georgian College has the opportunity to use up to 320 hours per year on a pre booked basis for academic presentations, convocation, ceremonies, etc. and the City of Barrie will supply one staff member for the events and Georgian College will compensate the City of Barrie for this resource as per the approved fee structure for Theatre Technicians.
10. Minor repairs to the video equipment are still required and will be completed prior to September. Other non-immediate works identified in inspections would commence after the new Lease Agreement with Georgian College has been finalized and executed including the fall arrest system, emergency exit doors/roll up doors and curtain updates.

ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS

11. There are no environmental and/or climate change impact matters directly related to the recommendation.

ALTERNATIVES

12. The following alternatives are available for consideration by General Committee:

Alternative #1

General Committee could recommend the rejection of the proposed Georgian Theatre Use Agreement terms.

This alternative is not recommended. Without a renewed agreement, it would potentially displace the Performance Arts Partners from the Georgian Theatre as the College may not be willing to proceed on a regular basis with temporary use permits for performances. This would leave the performing arts community without suitable space to present their performance art shows and events.

Alternative #2

General Committee could alter the proposed Georgian Theatre Use Agreement terms by amending any of the proposed terms which have been provided.

Although this alternative is available, the proposed terms have been the subject of extensive negotiations with Georgian College representatives, who have indicated a willingness to execute an agreement which is consistent with these terms. Altering the proposed terms would mean a risk that Georgian College may not support the amended agreement.

FINANCIAL

13. The \$30,001 rental, utilities and maintenance fees were included in the 2022 Business Plan and Budget through the approval of the Georgian Theatre Intake Form. It is anticipated that all immediate works will be able to be addressed with funds provided in through the budget. As funding was provided to address unanticipated capital works, staff believe the remaining repairs can be completed without any financial exposure.
14. The Intake Form approved included operating funding for the initial term of this agreement. These funds are part of the Recreation and Culture 2023 and 2024 base operating budgets.

LINKAGE TO 2018–2022 STRATEGIC PLAN

15. The recommendation(s) included in this Staff Report support the following goals identified in the 2018-2022 Strategic Plan:
- ☒ Fostering a Safe and Healthy City
16. The execution of a new Georgian Theatre lease will provide cultural space for performing opportunities and events that benefit our residents and attract visitors to our community.