

Date: October 21, 1999

SUBJECT: LITTLE MOUNTAIN BASEBALL - MEMORANDUM OF UNDERSTANDING

RECOMMENDATION

- A. THAT the Board approve the Memorandum of Understanding with Little Mountain Baseball related to reconstruction and operation of the concession/clubhouse structure in Hillcrest Park, as described in Appendix A.**

- B. THAT the Board approve the specific location of the clubhouse facility as defined on the site plan attached as Appendix B, with the understanding that Little Mountain Baseball will continue to participate in the Hillcrest/ Nat Bailey/Riley Park Master Plan process as a stakeholder.**

BACKGROUND

On July 12, 1999 the Board passed the following motions:

- A. THAT the Board approve in principle the proposal by Little Mountain Baseball to reconstruct the concession/clubhouse structure in Hillcrest Park; conditional to connecting this project to the Board's Master Plan process for the area; subject to all design, financial and legal details to the satisfaction of the Board.

- B. THAT the Board authorize the preparation of a Memorandum of Understanding (MOU) governing the development and operation of this facility.

- C. THAT the Little Mountain Baseball Clubhouse be the first issue addressed and settled within the Master Plan and it shall be addressed and settled by no later than December 1, 1999 so as to ensure that the Clubhouse is available to the 2001 Canadian Little League Championship.

DISCUSSION

Staff have negotiated the attached Memorandum of Understanding with Little Mountain Baseball representatives, to the satisfaction of both parties. The Memorandum includes terms and conditions under the following headings in Attachment A:

- 1. Construction of Building
- 2. Ownership of Building
- 3. Maintenance of Building

4. Renovations to Building
5. Utilities
6. Use of Building
7. Term of Lease
8. Rent
9. Lease Termination
10. Liability
11. Insurance/Indemnification
12. Trade Fixtures
13. Critical Path of Timing for Project

This Memorandum of Understanding will govern the development and future operation of the concession/clubhouse facility.

The specific siting of the concession/clubhouse facility at Hillcrest Park on the corner of Midlothian Avenue and Clancy Loranger Way has been reviewed by staff. The proposed location shown on the attached site plan (Attachment B) addresses the related issues that have been identified ie. distance from the street corner to improve safety and reduce visual impact, preservation of a large adjacent tree. The proposed location is 5 feet northwest and 16 feet northeast of the initial proposal, which was favourably received at the community meeting held at Riley Park Community Centre on Monday, March 29th, 1999.

SUMMARY

The Board's approval of the Memorandum of Understanding and specific location for the concession/clubhouse will enable Little Mountain Baseball to begin construction in December/99, so as to ensure that the facilities are available for the 2001 Canadian Little League Championship at Hillcrest Park.

Prepared by:

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