



Edmonton

Leagues Alive 2019

Tripartite License Agreement

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Facility Footprint



- Land is set aside in a neighbourhood through the Municipal Reserve Dedication (MR)
- The Community League facility footprint is identified in the Neighbourhood Structure Plan
- The Community League requests the establishment of the site



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Tripartite License Agreement

This License Agreement dated the ____ day of _____, 2011.

Between:

The City of Edmonton
(the "City")

and

Edmonton Federation of Community Leagues
("EFCL")

and

(the "League")

WHEREAS Community Leagues have existed in the City since 1917 and exist within virtually every Edmonton neighbourhood;

AND WHEREAS the Community Leagues of Edmonton are recognized as providing valuable recreational sports, social, community and cultural facilities, programmes and voluntary leadership in recreation and culture within the various neighbourhoods of the City and thus saving the City significant expenditures for the provision of these essential facilities and services;

- Required for Community Leagues to use the City land and construct facilities
- Signed by three parties: City, EFCL and individual Community Leagues
- Outlines obligations of the three parties



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The Term



10 Years
2011-2021



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Content in the Tripartite

Whereas	Definitions	Terms	Use of the Site
Construction and Facility Operation	Permits and Licenses	Taxes	Pesticides and Hazardous Substances
Liens	Insurance and Indemnity	Site Restoration	Financial Statements
Assignment	Rentals/Bookings	Overholding	General Law
Default and Termination	Disputes	Notice	General
Signatures	Schedule A		



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Highlighting Today

- ◆ Use of Site
- ◆ Construction and Facility Operation
- ◆ Assignment, Bookings/Rentals, Sub-license
- ◆ Schedule A - map
- ◆ Default and Termination



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Use of the Site



- Non-exclusive use and possession of the site
- For the purposes of recreation
- Not for any commercial purpose



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Definitions

Recreation

Recreational sports, social, community and cultural facilities and programs.

Commercial Purpose

Any commercial, retail, business or merchandising activity or undertaking, profession, trade, occupation, or an activity providing goods or services carried out on the Site or any portion thereof by a for-profit entity.



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Construction and Facility Operation

- Changing/adding/removing facilities
- Utilities
- Inspections



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What's the Difference?

Assignment

Community Leagues require written permission from the City to assign the license to another party or grant a sub-license of all or any part of the Site.

Rentals/Bookings

Community Leagues are permitted to grant one-time or short term booking rentals to renters for uses and conditions consistent with the license agreement without obtaining the written permission of the City.



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What's the Difference?

Sub-license

Any license agreement entered into between the Community League and a third party for the use of space on or within the Site and which is subject to the terms of this License Agreement.

Sub-licensee

A third party not-for-profit organization which has entered into a Sub-License with the Community League for the purpose of using space on or within the Site on a regular, continuous basis to provide activities or programs to its own members and/or clients (which may include members of the Community League).



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Schedule A



Neighbourhood Name: Belmont
Park Name: Belmont Park
Community League Name: South Clareview Community League

■ Parks Holdings ■ Parks ■ License Area

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PLOTTED: 06/09/2011



Default and Termination

- Fail to initiate and continue a reasonable program of repairs, after inspection and notice of deficiencies by the City
- Fail to use of the Site for the purpose agreed to in the License
- City determines that all or any part of the Site is required for some purpose other than recreation
- Time periods identified for specified circumstances



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Default and Termination

- Under certain circumstances specified in the License EFCL may assume operation of the facilities on the Site
- EFCL negotiates with the City to cover reasonable costs of managing the Site
- Goal to support the Community League



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Common Questions



Can we rent our facility to a business to run classes?



A non-profit organization wants to use our facility on an on-going basis?



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We are planning changes to our facility, do we need to let the City know?



Support and Resources for Community Leagues

- Neighbourhood Resource Coordinator
- Edmonton Federation of Community Leagues



The Next Term (2022-)

- Current License expires December 2021
- Process to develop the next License has started
- EFCL sub-committee is in place
- Team representing City and EFCL/Leagues
- Project plan includes engagement of Leagues



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Questions



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