



The Corporation of the  
City of Sault Ste. Marie

## COUNCIL REPORT

July 14, 2025

TO: Mayor Matthew Shoemaker and Members of City Council  
AUTHOR: Nicole Maione, Director of Community Services  
DEPARTMENT: Community Development and Enterprise Services  
RE: Lease Amendment and Extension – Icebreakers Sport Bar  
and Grill

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### **Purpose**

The purpose of this report is to obtain Council approval to extend the current agreement with 1848626 Ontario Inc. O/A Icebreakers Sports Bar and Grill for a term of five years.

### **Background**

The original lease agreement for the operation of a restaurant/lounge at the John Rhodes Community Centre was approved on August 13, 2018 by By-Law 2018-179. Further, on September 24, 2018, Council approved an amendment to the original lease agreement for rent abatement, By-Law 2018-193.

### **Analysis**

The City is prepared to extend the current lease with the addition of maintenance requirements pertaining to the grease trap and piping, as well allowing the opportunity for the City and other facility users the occasional use of the meeting room to support events and tournaments that take place at the John Rhodes Community Centre.

### **Financial Implications**

The extension will see the agreement extended for a period of five years which will generate annual revenue of \$40,000 (\$200,000 for the length of the extension) as well as annual taxes in the approximate amount of \$16,760.

### **Strategic Plan / Policy Impact / Climate Impact**

The recommendation supports the focus area of the Corporate Strategic Plan 2024-2027 in a number of ways:

- Within the Service Delivery focus area, it will continue to assist in delivering excellent customer service to the community as well as support community partnerships to enhance service delivery options.
- It also supports Infrastructure as it will assist in maintaining current infrastructure.

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**Recommendation**

It is therefore recommended that Council take the following action:

The relevant By-Law 2025-111 is listed under item 12 of the Agenda and will be read with all by-laws under that item.

Respectfully submitted,

Nicole Maione

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Community Development and Enterprise

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