



Meeting Date: June 4, 2025

Prepared By: Justin Fidler – Manager of Community Services

Submitted by: Scott Mairs – Director of Community Services

Report No: CMS-04-2025

Subject: Komoka Wellness Centre Addition – Project Update

Recommendation:

THAT Report CMS-04-2025 re: the Komoka Wellness Centre Addition/Project Update be received for information.

Purpose:

To provide a status update on the ongoing construction project at the Komoka Wellness Centre, which involves an addition to the facility that is now nearing completion.

Background:

In 2024, the Municipality entered into a shared use agreement with Elite Performance Injury Clinic, operating under HGLW Holdings Inc., through the execution of a Memorandum of Understanding (MOU). This partnership facilitated the development of an addition to the rear of the Komoka Wellness Centre to accommodate the clinic's operations.

This initiative was pursued to support expanded service offerings at the Wellness Centre, particularly in the areas of physical therapy, rehabilitation, and injury prevention. Construction has progressed according to schedule, and the facility is expected to be fully operational following commissioning on May 26, 2025, pending full occupancy.

Analysis:

The Municipality views this collaboration as a strategic enhancement to the existing services at the Komoka Wellness Centre. The integration of Elite Performance Injury Clinic into the facility is expected to increase foot traffic and expand the Centre's health and wellness offerings to the community.

Under the terms of the agreement, HGLW Holdings Inc. has committed to a long-term lease of twenty-five (25) years, with an option for renewal upon expiration. This stable, long-duration partnership provides both financial predictability and a valuable health service component that aligns with the Municipality's broader community wellness objectives.

The new addition also reflects the Municipality's ongoing efforts to maximize the utility of municipal assets through strategic partnerships with private service providers. By leveraging shared infrastructure, the Municipality can deliver enhanced public services with minimal taxpayer burden.

Financial Implications:

There are no additional direct capital costs to the Municipality beyond those outlined in the original agreement. The tenant is responsible for the costs related to the design, construction, and ongoing maintenance of their leased space. The Municipality anticipates incremental revenue through lease payments, as well as indirect economic benefits through increased use of the public facility and surrounding amenities.

Strategic Plan:

This matter aligns with following strategic priority:

- Sustainable Infrastructure and Services

The addition to the Wellness Centre is another example of Middlesex Centre working with partners to grow business and community.

Attachments:

N/A