



**Addendum # 1**

**Bid Opportunity: LB-2025-08 – Leasing of a  
Commercial Building at 269 Main Street, Lucan, ON  
Closing Date: Friday May 02, 2025 12:00 PM**

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**Question 1:**

Would the Township consider a "sliding scale" rent option? If yes, should we represent a rent range on the documents?

**Answer 1:**

The Township is open to considering a "sliding scale" rent model. That said, any proposed rent structure should be clearly defined and justified within your

submission. We encourage you to explain how the proposed sliding scale model would work, what metrics would trigger rent increases, and how this supports the long-term sustainability of the business.

Yes, you may present a rent range within your submission. We would recommend that you clearly outline the initial rent amount, the conditions under which rent would increase, and the timeline or milestones associated with those changes. Transparency in your financial model will help the evaluation committee assess the viability and fairness of the proposal.

**Question 2:**

In the rating of the business plan, can you expand on the priorities of the Township? Is the rent amount a higher consideration than economic development for example? Or what criteria would the business plan components be measured against?

**Answer 2:**

While the rent amount is evaluated under its own criteria, the business plan is assessed separately and focuses on elements such as:

- Alignment with community and economic development goals
- Feasibility and sustainability of the proposed business model
- Community benefit and potential partnerships
- Demonstrated capacity and experience of the proponents
- Overall vision and innovation

**Question 3:**

Could you provide the following information regarding 269 Main Street, Lucan?

- a) Annual property tax amount;
- b) Annual water account amount (or quarterly amounts);
- c) Any information relating to the utility accounts (gas, hydro), if available;

**Answer 3:**

- a) \$6,000 - \$7,000 per year
- b) With usage looking at \$100 low end and \$200 high end per month.
- c) The Township unfortunately don't have any info on Hydro and gas accounts right now.

**END OF ADDENDUM**