

Municipality of Chatham-Kent

Finance, Budget, Information Technology & Transformation

Financial Services

To: Mayor and Members of Council

From: Amy McLellan, CPA, CGA
Manager, Revenue

Date: November 4, 2022

Subject: Offer to Purchase – Part of Property Identification Number 00939 0027,
New Scotland Line, Community of Blenheim

Recommendation

It is recommended that:

1. The offer to purchase from the abutting property owner, for a sale price of \$1,000 for Part of Property Identification Number 00939 0027, legally described as: Plan of Survey of Part of Lane Between Lot 1 North of William Street & Lot 1, South of Adelaide Street, Registered Plan 109, Formerly Geographic Township of Harwich being Part 2; Municipality of Chatham-Kent as depicted in 24R11042, plus additional costs for reference plan and advertising be accepted in the negotiation process on an “As is, Where Is” basis.

Background

A property owner approached the Municipality of Chatham-Kent to express interest in purchasing the laneway that abuts their property. Administration circulated notice of the proposed laneway disposition to the other abutting property owners of the laneway. No objections were received.

Comments

Administration has negotiated a purchase price of \$1,000 per section for this parcel plus additional costs incurred by the Municipality in preparing the property for sale, specifically being the reference plan and advertising costs. Administration supports the sale of this property for \$1,000 per section. At the January 17, 2022 closed session meeting, Council directed administration to negotiate the sale.

At the September 12, 2022 open session meeting, Council accepted the recommendations from Administration and by-law 162-2022 was passed to close Part of Property Identification Number 00939 0027 being Parts 1 & 2 as depicted in 24R11042. The offer to purchase for Part 2 had to be delayed to a later date due to a recent

ownership change on the property that was to purchase their section being Part 2 as depicted in 24R11042.

Administration has confirmed no easements are required from the utility agencies.

A notice describing the potential closure was published on Blenheim News Tribune for a two week period beginning the week of August 29, 2022 as well as on the municipal website beginning August 29, 2022. No objections were received at the September 12, 2022 Council meeting.

This property is being offered for sale on an As Is, Where Is basis.

Areas of Strategic Focus and Critical Success Factors

The recommendation in this report supports the following areas of strategic focus:

- ☒ Economic Prosperity:
Chatham-Kent is an innovative and thriving community with a diversified economy
- ☐ A Healthy and Safe Community:
Chatham-Kent is a healthy and safe community with sustainable population growth
- ☐ People and Culture:
Chatham-Kent is recognized as a culturally vibrant, dynamic, and creative community
- ☐ Environmental Sustainability:
Chatham-Kent is a community that is environmentally sustainable and promotes stewardship of our natural resources

The recommendation in this report supports the following critical success factors:

- ☒ Financial Sustainability:
The Corporation of the Municipality of Chatham-Kent is financially sustainable
- ☐ Open, Transparent and Effective Governance:

The Corporation of the Municipality of Chatham-Kent is open, transparent and effectively governed with efficient and bold, visionary leadership
- ☐ Has the potential to support all areas of strategic focus & critical success factors
- ☐ Neutral issues (does not support negatively or positively)

Consultation

Building Services confirmed the zoning of the property.

The Technical Advisory Committee confirmed this parcel to be surplus to municipal needs.

Legal Services will assist with closing of the sale once all conditions have been met.

Financial Implications

The Property Disposition budget includes lot sales revenue. The sale proceeds offset the legal costs associated with the land transfer. Any surplus from the sale will contribute to the revenue line. The sale of surplus lands creates potential for assessment growth, generation of future tax revenue, and decreases municipal liability and maintenance costs.

Prepared by: Lisa Bennett, Collections Analyst

Reviewed by:

Amy McLellan, CPA, CGA, Manager, Revenue

Matt Torrance, MBA, CPA, CGA, Director, Financial Services

Gord Quinton, MBA, CPA, CGA, Chief Financial Officer, Treasurer

Attachments: GIS Map of Parcel
Bylaw 162-2022