

## Report to Council

**Report Title:** 1 Queen Street West, Elmwood Property Sale Tender Acceptance

**Prepared By:** Fiona Hamilton, Clerk

**Department:** Clerk's

**Date:** October 29, 2019

**Report Number:** CLK2019-34                      **File Number:** C11CL, L07

**Attachments:** Sale of Land by Public Tender Document  
Draft 1 Queen Street West, Elmwood Tender Acceptance By-Law  
Letter of Opinion

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### Recommendation:

That the Council of the Municipality of Brockton hereby accepts Report Number CLK2019-34 – 1 Queen Street West, Elmwood Property Sale Tender Acceptance, prepared by Fiona Hamilton, Clerk and in doing so approves a By-Law coming forward to accept the Tender of Laverne Metzger in the amount of \$26,100 plus H.S.T. for the purchase of 1 Queen Street West, Elmwood.

### Report:

#### Background:

On October 15, 2019, Council adopted By-Law 2019-127 declaring the property known as 1 Queen Street, West, Village of Elmwood, and legally described as PT LT 12 PL 150 AS IN R370573; BROCKTON, bearing parcel identifier number 33187-0088 (LT) to be surplus to the needs of the Municipality.

Staff prepared a Notice of Land Disposition for the property, and advertised for the Sale of Land by Public Tender on the Municipal website, and in the Hanover Post Newspaper. Tenders closed on Wednesday, October 23, 2019 at 12:00 p.m. local time.

Tenderers were advised that the transaction shall be completed by no later than 5:00 p.m. on the 31st day of October, 2019.

#### Analysis:

Tenders were opened on Wednesday, October 23, 2019 at 12:00 Noon. Only one tender was received, and was opened by Trish Serratore, Chief Financial Officer and Sarah Johnson, Corporate Records, Licensing and Communications Assistant.

Staff have prepared a By-Law accepting the tender of Laverne Metzger in the amount of \$26,100 plus H.S.T. for the purchase of 1 Queen Street West, Elmwood. Mr. Metzger advised staff that he plans to use the building only for storage.

Prior to accepting tenders for this property, staff obtained a Letter of Opinion from a local realtor that has been attached to this report. The opinion suggested that a fair market price for the property would be in the range of \$10,000.00 to \$25,000.00, as there are a number of problems with the building (namely a failed septic system and asbestos).

Staff recommend accepting the tender of Mr. Metzger as it is within the range identified as fair market value and it would reduce the potential liability and costs to the Municipality of Brockton relating to this property.

The Municipality of Brockton acquired the 1 Queen Street West, Elmwood due to unpaid taxes. As a result, any profit received on the sale of the property would be split proportionately with the federal Government and the school board. In this case, the amount received from the sale will cover the administrative expenses related to the property, such that there is no profit remaining to be split with these entities.

**Sustainability Checklist:**

What aspect of the Brockton Sustainable Strategic Plan does the content/recommendations in this report help advance?

- Do the recommendations help move the Municipality closer to its Vision? N/A
- Do the recommendations contribute to achieving Cultural Vibrancy? N/A
- Do the recommendations contribute to achieving Economic Prosperity? Yes
- Do the recommendations contribute to Environmental Integrity? N/A
- Do the recommendations contribute to the Social Equity? N/A

**Financial Impacts/Source of Funding:**

- Do the recommendations represent a sound financial investment from a sustainability perspective? Yes

**Reviewed By:**



**Trish Serratore, Chief Financial Officer**

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**Respectfully Submitted by:**



**Fiona Hamilton, Clerk**

**Reviewed By:**

A handwritten signature in black ink, appearing to read "Sonya Watson", with a long, sweeping horizontal line extending to the right.

**Sonya Watson, Chief Administrative Officer**