Agenda - Council - June 18, 2008

Report - Standing Policy Committee on Property and Development - May 20, 2008

Item No. 7 **Sale - 10 City-owned Residential Building Lots within Fairfield Park - Lee Boulevard West of Shore Street**
(St. Norbert Ward)
File FI-2.4(35)

STANDING COMMITTEE RECOMMENDATION:

On June 11, 2008, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, and submits the following to Council:

1. That the sale of the ten (10) City-owned residential building lots within Fairfield Park shown outlined on Misc. Plan No. 13357, be approved as detailed in the report from the Director of Planning, Property and Development dated May 13, 2008, and in accordance with the City's standard terms and conditions of Offer to Purchase and upon such additional terms and conditions that the Director of Planning, Property and Development Department and the City Solicitor/Manager of Legal Services deem necessary to protect the interest of the City.

2. That up to $100,000.00 of the net proceeds from the sale of the ten (10) City-owned residential building lots within Fairfield Park shown outlined on Misc. Plan No. 13357, be allocated to the Kirkbridge Park Phase III Development project.

3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report - Standing Policy Committee on Property and Development - May 20, 2008

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On June 11, 2008, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On May 20, 2008, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service with the following amendment, namely:

- Add the following recommendation and renumber the remaining recommendation accordingly:

    2. That up to $100,000.00 of the net proceeds from the sale of the ten (10) City-owned residential building lots within Fairfield Park shown outlined on Misc. Plan No. 13357, be allocated to the Kirkbridge Park Phase III Development project,

and submitted the matter to the Executive Policy Committee and Council.

RE: Proposed Sale of 10 City-owned Residential Building Lots within Fairfield Park - Lee Boulevard West of Shore Street
Riel Community
St. Norbert Ward

FOR SUBMISSION TO: Standing Policy Committee on Property and Development

ORIGINAL REPORT SIGNED BY: Director of Planning, Property and Development

REPORT DATE: May 13, 2008

RECOMMENDATION:

1. That the sale of the 10 City-owned residential building lots within Fairfield Park shown outlined on Misc. Plan No. 13357, attached, be approved as detailed in this report and in accordance with the City's standard terms and conditions of Offer to Purchase and upon such additional terms and conditions that the Director of Planning, Property and Development Department and the City Solicitor/Manager of Legal Services deem necessary to protect the interest of the City.
2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report Summary

Key Issues:

- The Planning, Property and Development Department is in receipt of Offers to Purchase 10 City-owned residential building lots within Fairfield Park shown outlined on Misc. Plan No. 13357.
- The Director of Planning, Property and Development has been granted the delegated authority to accept and finalize the sale of surplus residential property up to a purchase price of $100,000.00.
- As the proposed sale of the 10 City-owned residential building lots within Fairfield Park are each in excess of $100,000.00, this report seeks the Committee's approval of the sales as recommended.

Implications of the Recommendation(s):

General Implications
(x) None

( ) For the organization overall and/or for other departments

( ) For the community and/or organizations external to the City

( ) Involves a multi-year contract

Comment(s):

Policy Implications

(x) No

( ) Yes

Comment(s): The recommended sale of the 10 City-owned residential building lots within Fairfield Park is in accordance with the City's *"Offers to Purchase City-owned Property Policy"*. The subject properties were marketed for sale to the general public through a public offering by the Planning, Property and Development Department.

Regulatory Implications

(x) None

( ) Eliminates or reduces regulatory impact

( ) Proposes regulatory impact

Comment(s):

Environmental Implications

(x) No

( ) Yes

Comment(s):

Human Resources Implications

(x) No

( ) Yes

Comment(s):

Financial Implications

(x) Within approved current and/or capital budget

( ) Current and/or capital budget adjustment required

Comment(s):

Report

REASON FOR THE REPORT:

The Director of Planning, Property and Development has been granted the delegated authority to accept and finalize the sale of surplus residential property up to a purchase price of $100,000.00. As the proposed sale of the 10 City-owned residential building lots within Fairfield Park are in excess of $100,000.00 each, the approval of the Standing Policy Committee is required.

HISTORY:

At its meeting held on May 18, 2005, Council declared all of land located within Fairfield Park surplus to the City's needs.

The Planning, Property and Development Department proceeded through various subdivision and street/lane closing applications, to create single family residential building lots. The Department has sold many lots within Fairfield Park, with the 10 City-owned residential building lots, shown outlined on Misc. Plan No. 13357, representing the remaining balance of City-owned lots in the area.

DISCUSSION:

The Planning, Property and Development Department advertised the 10 City-owned residential building lots within Fairfield Park shown outlined on Misc. Plan No. 13357 for sale in the Winnipeg Free Press on Saturday, April 12 and 26, 2008, and in the Winnipeg Sun on Sunday, April 13 and 29, 2008, at listing prices ranging from $79,500.00 to $86,500.00. On-site signage was placed on the property and a full information package was made available on the Department website. Offers to Purchase were to be received until 4:30 p.m. on Friday, May 2, 2008.

The Planning, Property and Development Department received several Offers on each of the subject lots, with the highest of these Offers being identified on Schedule "A", attached.

As the proposed sale of the 10 City-owned residential building lots within Fairfield Park are each in excess of $100,000.00, this report seeks the Committee's approval of the sales as identified in Schedule "A".

Financial Impact Statement

Date: May 8, 2008

Project Name:

First Year of Program 2008

Proposed Sale of 10 City-owned Residential Building Lots within Fairfield Park - Lee Boulevard West of Shore Street

	2008	2009	2010	2011	2012
Capital					
Capital Expenditures Required	$ -	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ 157,844	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	1,193,900	-	-	-	-
Net Cost/(Benefit)	$ (1,036,056)	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	(1,036,056)	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: Direct costs consist of cost of sales (i.e. costs currently included in "inventory" that will be expensed) for the 10 lots while revenues represent gross proceeds of sale as per the attached Schedule A. Net proceeds of $1,036,056 will be credited to the Land Operating Reserve.

"Original signed by"
Mike McGinn, CA
Manager of Finance

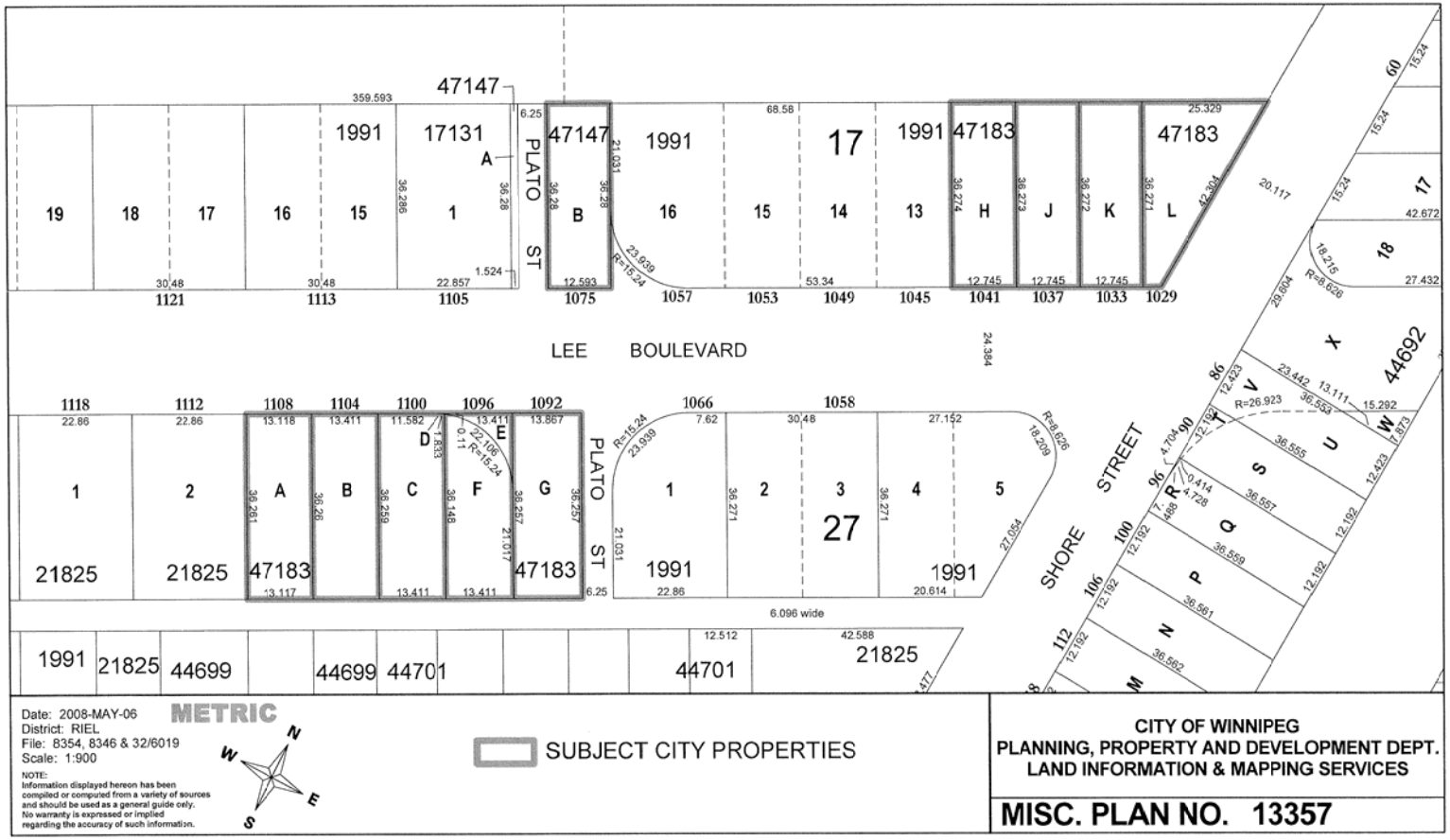
IN PREPARING THIS REPORT THERE WAS:

Internal Consultation With and Concurrence By:
N/A

External Consultation With:
N/A

THIS REPORT SUBMITTED BY:
Department: Planning, Property and Development
Division: Real Estate
Prepared by: John S. Zabudney
PPD File No. 8354, 8346 & 32/6019

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LEE BOULEVARD
PLATO ST
SHORE STREET
1121
1113
1105
1075
1057
1053
1049
1045
1041
1037
1033
1029
1118
1112
1108
1104
1100
1096
1092
1066
1058
6.096 wide
Date: 2008-MAY-06
METRIC
District: RIEL
File: 8354, 8346 & 32/6019
Scale: 1:900
NOTE:
Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only. No warranty is expressed or implied regarding the accuracy of such information.
SUBJECT CITY PROPERTIES
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 13357

SCHEDULE "A" - FAIRFIELD PARK LOTS

Parcel	Plan No.	File No.	Sketch No.	Price	Successful Bid	Successful Purchaser
B	47147	8354	13339	$78,500	$118,150	Trademarks Properties Inc.
A	47183	8346	13334	$81,700	$121,000	Queenston Homes Ltd.
B	47183	8346	13335	$81,700	$121,000	Queenston Homes Ltd.
C/D	47183	8346	13336	$81,700	$121,000	Queenston Homes Ltd.
E/F	47183	8346	13337	$81,700	$121,000	Queenston Homes Ltd.
G	47183	8346	13338	$86,500	$122,150	Trademarks Properties Inc.
H	47183	32/6019	13340	$79,500	$118,150	Trademarks Properties Inc.
J	47183	32/6019	13341	$79,500	$118,150	Trademarks Properties Inc.
K	47183	32/6019	13342	$79,500	$118,150	Trademarks Properties Inc.
L	47183	32/6019	13343	$79,500	$115,150	Trademarks Properties Inc.
				$809,800	$1,193,900	