Agenda – Executive Policy Committee – December 8, 2010

Report – Standing Policy Committee on Property and Development – September 14, 2010

Item No. 28 Acquisition the Privately-owned 1.227 acre Parcel of Land on Sage Creek Boulevard east of Lagimodiere Boulevard (St. Boniface Ward)

STANDING COMMITTEE RECOMMENDATION:

On September 14, 2010, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommends to Council:

1. That the acquisition of the privately-owned 1.227 acre parcel of land identified as "Proposed Acquisition" on Misc. Plan No. 13838 for $650,000 be approved in accordance with terms and conditions satisfactory to the Director of Planning, Property and Development and the Director of Legal Services and City Solicitor.

2. 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 – September 14, 2010

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On September 14, 2010, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: **To Obtain Council Approval to Acquire the Privately-owned 1.227 acre Parcel of Land on Sage Creek Boulevard East of Lagimodiere Boulevard**

Issue:

Critical Path: **Standing Policy Committee on Property and Development**
Executive Policy Committee
Council

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Thorgrimson	D. Joshi	M. Ruta	Phil Sheegl Deputy CAO

RECOMMENDATIONS

1. That Council approve the acquisition of the privately-owned 1.227 acre parcel of land identified as “Proposed Acquisition” on the attached Misc. Plan No. 13838 for $650,000 and in accordance with terms and conditions satisfactory to the Director of Planning, Property and Development and the City Solicitor.

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

REASON FOR THE REPORT

- At its meeting July 21, 2010 Council adopted recommendations, from the Winnipeg Fire Paramedic Service, firstly, to borrow $9,678,000 and enter into a 15 year loan principal and interest repayment agreement with the Canada Mortgage and Housing Corporation Municipal Infrastructure Lending Program and that the loan proceeds be directed to fund the Facilities Replacement and Relocation Program project. Secondly that the 2010 Capital Budget be amended by $10,018,500 and thirdly, that funds in the yearly amount of approximately $870,450.00 from the tax-supported operating budget be dedicated to loan repayment commencing in 2011.
- The acquisition of the subject property is required to meet the needs of the Facilities Replacement and Relocation Program project.
- Council approval is required for all acquisitions that are not included in a Council approved Capital Program.

IMPLICATIONS OF THE RECOMMENDATIONS

- There are no regulatory, environmental or human resource implications associated with this report.
- A new Fire Station will be constructed.
- Adequate funding exists for the proposed negotiated settlement in account 001-182000-630801-63103003WL

HISTORY

The Fire Paramedic Service has determined a response deficit in the south-east quadrant of the city. The construction of a new Fire Paramedic station in vicinity of Bishop Grandin Boulevard and Lagimodiere Boulevard would resolve this deficit.

Funding for the Facilities Replacement and Relocation has been secured from Canada Mortgage and Housing through a direct low cost loan program for housing-related infrastructure projects. The objective of the program is to support residential communities through investments that create jobs, provide low cost funding to assist municipalities and contributes to healthier, safer and modern residential communities.

A negotiated settlement for the “Proposed Acquisition” identified on the attached Misc. Plan No. 13838, was reached with the owner, Qualico Developments, in the amount of $650,000 together with terms and conditions satisfactory to the Director of the Planning, Property and Development Department and the City Solicitor. The proposed purchase price is considered reasonable and therefore the Planning, Property and Development Department recommends the City complete this acquisition.

FINANCIAL IMPACT

Financial Impact Statement **Date:** August 16, 2010

Project Name: **First Year of Program** **2010**

To Obtain Council Approval to Acquire the Privately-owned 1,227 acre Parcel of Land on Sage Creek Boulevard East of Lagimodiere Boulevard

	2010	2011	2012	2013	2014
Capital					
Capital Expenditures Required	$ 669,500	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	669,500	-	-	-	-
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	$ -	$ 60,255	$ 60,255	$ 60,255	$ 60,255
Less: Incremental Revenue/Recovery	19,500	-	-	-	-
Net Cost/(Benefit)	$ (19,500)	$ 60,255	$ 60,255	$ 60,255	$ 60,255
Less: Existing Budget Amounts	(19,500)	60,255	60,255	60,255	60,255
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: Capital expenditures in 2010 consist of the proposed acquisition cost of $650,000 + $19,500 in short-term financing and corporate admin fees, the latter amount being offset by equal recoveries in the Corporate Finance Dept.'s current budget. Direct costs from 2011 onward represent debt & finance charges on the 2010 capital expenditure and will be charged to the current budget of the Fire Paramedic Service.

original signed by
Karen Ayotte
Acting Manager of Finance

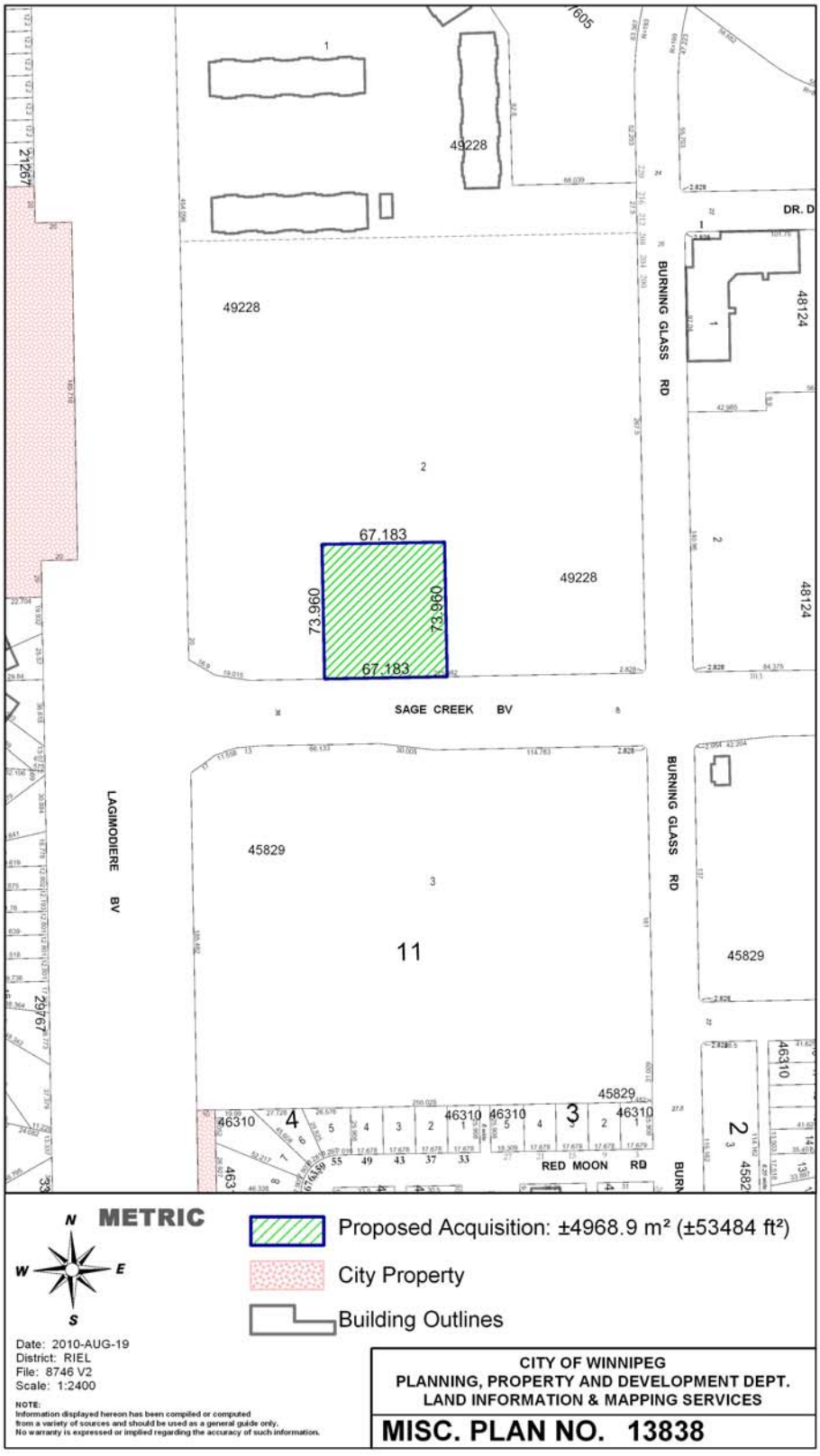
CONSULTATION

In preparing this report there was consultation with:

N/A

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Real Estate
Prepared by:	K. Cann
Date:	September 2, 2010
File No.	o:\reports directive\real estate\acquisition\(kc)sagecreek.doc



49228
49228
49228
67.183
73.960
73.960
67.183
SAGE CREEK BV
BURNING GLASS RD
BURNING GLASS RD
LAGIMODIERE BV
45829
45829
45829
11
46310
46310
46310
46310
RED MOON RD
48124
48124
DR. D
METRIC
N
S
E
W
Proposed Acquisition: ±4968.9 m² (±53484 ft²)
City Property
Building Outlines
Date: 2010-AUG-19
District: RIEL
File: 8746 V2
Scale: 1:2400
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.
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 13838