Minutes – Executive Policy Committee – September 14, 2011

REPORTS

Minute No. 434 Transfer Remainder of Heritage Conservation Tax Credit - BridgmanHoldings Ltd. – New owner of the former Dominion Bank building, 678 Main Street (Point Douglas Ward)

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommends to Council:

1. That the transfer of the remainder of the previously-approved Heritage Conservation Tax Credit to BridgmanHoldings Ltd., the new owner of the former Dominion Bank Building, 678 Main Street, be approved.

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

DECISION MAKING HISTORY:

Moved by Councillor Fielding,

That the recommendation of the Winnipeg Public Service be concurred in and forwarded to Council.

Carried

ADMINISTRATIVE REPORT

Issue: APPROVAL TO TRANSFER THE REMAINDER OF THE HERITAGE CONSERVATION TAX CREDIT TO A NEW CORPORATION, BRIDGMANHOLDINGS LTD. NEW OWNER OF THE FORMER, DOMINION BANK BUILDING, 678 MAIN STREET

Critical Path: Executive Policy Committee - Council

AUTHORIZATION

Author	Department Head	CFO	CAO
P. Regan	D. Joshi	N/A	Alex Robinson Deputy CAO

RECOMMENDATIONS

- That City Council approve the transfer of the remainder of the previously-approved Heritage Conservation Tax Credit to BridgmanHoldings Ltd., the new owner of the former Dominion Bank Building, 678 Main Street,

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

REASON FOR THE REPORT

Under the terms of the Heritage Conservation Tax Credit By-law No. 7155/98 (as amended), Council must approve the transfer of the remainder of the previously-approved tax credit to the new owner.

IMPLICATIONS OF THE RECOMMENDATIONS

This is a standard request and if approved will provide for the ongoing upkeep and maintenance of the building for the duration of the terms of the tax credit. There are no additional costs to the City beyond what was originally approved.

There are no additional financial implications resulting from the report other than costs associated with commitments made to the previous property owner. The report is recommending the transfer of amounts already considered as being committed by the City.

HISTORY

On November 21, 2007, under the terms of the Heritage Conservation Tax Credit By-law No. 7155/98 (as amended), Council approved a tax credit of up to $110,000 to the BridgmanCollaborative Architecture Ltd. owner of the property.

On June 1, 2011 the owner advised the City that they are transferring ownership of their property to BridgmanHoldings Inc. and BridgmanHoldings Inc. agrees to assume all the obligations of the original owner whose application for a tax credit was approved.

The provisions of The Heritage Conservation Tax Credit By-law No. 7155/98 (as amended) requires the approval of Council and the agreement of the new owner to assume all obligations of the applicant for a tax credit in order to transfer the remainder of the tax credit to the new owner.

The Heritage Conservation Tax Credit By-law No. 7155/98 (as amended) states:

13(1) Subject to subsection (2), if an applicant wishes to sell or transfer title or the long-term lease in the designated structure, any approved tax credit or portion thereof which has not been released to the applicant is not transferable and will be cancelled.

13(2) If Council so approves and if the new owner or long-term tenant of the designated structure agrees to assume all obligations of the applicant as hereinbefore set out, the approved tax credit or portion thereof may be transferred to the new owner or long-term tenant.

Therefore, to ensure that the remainder of the previously approved tax credit is validly transferred to the new owner, it is necessary to obtain Council approval to transfer of the remainder of the previously-approved tax credit to the new owner.

FINANCIAL IMPACT

Financial Impact Statement Date: June 23, 2011

Project Name:

APPROVAL TO TRANSFER THE REMAINDER OF THE HERITAGE CONSERVATION TAX CREDIT TO A NEW CORPORATION, BRIDGMANHOLDINGS LTD. NEW OWNER OF THE FORMER, DOMINION BANK BUILDING, 678 MAIN STREET

COMMENTS:

There are no additional financial implications resulting from the report other than costs associated with commitments made to the previous property owner. The report is recommending the transfer of amounts already considered as being committed by the City.

"Original Signed By"
Mike McGinn, CA
Manager of Finance

CONSULTATION

In preparing this report there was consultation with:
Legal Services

SUBMITTED BY

Department: Planning, Property and Development
Division: Planning and Land use
Prepared by: Giles Bugailiskis
Date: June 24, 2011
File No.O:\Reports Directive\Planning and Land Use\Heritage\2011 Reports\RIS HCTC transfer - 678 Main Street 2011.doc

bridgmancollaborative
ARCHITECTURE LTD

June 1, 2011

Giles Bugailiskis
Senior Planner, Heritage
City of Winnipeg
Planning, Property and Development Department
Planning and Land Use Division

Re: 678 Main Street Tax Credit Transfer from BridgmanCollaborative Architecture Ltd. to BridgmanHoldings Ltd.

Dear Giles,

Rae Bridgman and I are the stakeholders of BridgmanCollaborative Architecture that owns both business and the building/property (678 Main Street) the business is housed in.

Rae and I are in the process of transferring the property at 678 Main to BridgmanHoldings Ltd. Rae and I are also the stakeholders of BridgmanHoldings Ltd.

The property at 678 Main will continue to be rented by BridgmanCollaborative Architecture but will be maintained and owned by BridgmanHoldings Ltd.

All previous Heritage agreements with BridgmanCollaborative Architecture Ltd. will be respected by BridgmanHoldings Ltd.

It is our hope that the Municipal Tax Credits for 678 Main issued to BridgmanCollaborative Architecture will be transferred to BridgmanHoldings Ltd.

Please contact me if I can be of any assistance in clarifying this issue.

Thank you for all your help.

Wins Bridgman MAA, Principal

BridgmanCollaborative Architecture Ltd.
678 Main Street
Winnipeg, MB R3B 1E4