Winnipeg

POLICY TITLE *Real Estate - Acquisition of Property*	ADOPTED BY *City Council*	EFFECTIVE DATE *September 29, 2021*
ORIGIN / AUTHORITY *City Council*	CITY POLICY NO *PD-025*	MOST RECENT CONSOLIDATION *May 26, 2022*

1. Purpose:

To authorize the Chief Administrative Officer to approve the acquisition of distressed properties or land intended to be used for parks or conservation purposes.

2. Definitions:

Add the following new definitions:

"Distressed Property" means non-City-owned property which uninhabitable due to its condition or is financially burdened to the extent that the owner no longer has the means to maintain the property;

"Habitat Preservation Property" means a property whose natural ecosystem must be protected and may include parks, ecologically significant natural lands, forests, grasslands or a variety of other lands intended to preserve nature;

Replace:

"Land Acquisition Program" means the acquisition of property, in full or in part, required for a Council-approved capital project;

With:

"Land Acquisition Program" means the acquisition of property, in full or in part, required for a Council-approved capital project or ***within the Chief Administrative Officer's delegated authority***;

3. Acquisition of Non-City Property Policy

Replace **3.1.A**.:

A. Purchases of Non-City Property must:

i. Represent the best value for the City, which may or may not represent Market Value;

ii. Form part of a Council-approved Land Acquisition Program or be necessary to implement Council's intent (e.g. temporary easements related to capital projects); and

iii. Be identified as necessary for the City's purposes by the Public Service.

With:

A. Purchases of Non-City Property must:

i. Represent the best value for the City, which may or may not represent Market Value;

ii. Form part of ***an approved*** Land Acquisition Program or be necessary to implement Council's intent (e.g. temporary easements related to capital projects); and

iii. Be identified as necessary for the City's purposes by the Public Service.

4. Responsibilities

Replace **4.2.**:

4.2 CAO is authorized to:

A. Approve all Purchases, Land Exchanges, Expropriation offers and Expropriation settlement claims exceeding $300,000.00 up to and including $700,000.00;

i. Acquisition price must not exceed 125% of the Appraised value and Disturbance Damages.

B. Notwithstanding the above, the CAO, at their sole discretion, may refer any matter within their delegation of authority to the Designated Committee.

With:

4.2 CAO is authorized to:

A. Approve all Purchases, Land Exchanges, Expropriation offers and Expropriation settlement claims exceeding $300,000.00 up to and including $700,000.00;

i. Acquisition price must not exceed 125% of the Appraised value and Disturbance Damages.

B. Approve Land Acquisition Programs for the following type of Non-City Property, provided that an approved funding source is available:

i. Distressed Property;

ii. Habitat Preservation Property

- ***Including the authority to enter into any necessary agreements to protect the habitat (e.g. restrictive covenant, reversionary interest, etc.)***

C. Notwithstanding the above, the CAO, at their sole discretion, may refer any matter within their delegation of authority to the Designated Committee.

Replace **4.4.A**.:

A. Approve all Land Acquisition Programs:

i. Such approval shall be secured through the Capital Budget or as a separate project.

With:

A. ***Subject to Section 4.2.B.,*** *a*pprove all Land Acquisition Programs:

i. Such approval shall be secured through the Capital Budget or as a separate project.