Minute No. 374
Report - Standing Policy Committee on Property and Development - April 5, 2005

Item No. 8 **Tax Sale Acquisition and Declaration as Surplus - One Residential Dwelling - 129 Hallet Street**
File FL-2.4

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the property described as 129 Hallett Street, acquired through the tax sale process, be declared surplus to the City's requirements and made available for sale, subject to no civic need being identified.

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 - April 5, 2005

DECISION MAKING HISTORY:

Moved by Councillor De Smedt,
That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 20, 2005, 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 April 5, 2005, the Standing Policy Committee on Property and Development concurred in the administrative recommendation and submitted the matter to the Executive Policy Committee and Council.

Re: **Report on the Tax Sale Acquisition of One Residential Dwelling**
129 Hallet Street
Lord Selkirk-West Kildonan Community
Mynarski Ward

For submission to: **Standing Policy Committee on Property and Development**

Original report signed by: **Director of Planning, Property and Development**

Report date: March 16, 2005

Recommendation(s):

1. That the subject property described herein and acquired through the tax sale process, be declared surplus to the City's requirements (and made available for sale) subject to no civic need being identified.

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 subject property has been acquired through the tax sale process. Completion of this tax sale acquisition will result in an expenditure from the Land Operating Reserve in the currently determined amount of $7,273.47 plus estimated demolition costs at $7,000.00. Routine miscellaneous costs may possibly remain to be processed.

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 of Winnipeg
	Involves a multi-year contract

Comment(s):

-

Policy implications:

X	**No**
	Yes

Comment(s):

-

Environmental implications:

X	**No**
	Yes

Comment(s):

- There are no environmental implications associated with these recommendations.

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):

- A currently determined expenditure of $7,273.47 has already been incurred and estimated demolition costs of $7,000.00 are anticipated. These amounts will be charged to the Land Operating Reserve.

REASON FOR THE REPORT:

The Planning, Property and Development Department is required to report to the Standing Policy Committee on Property and Development on properties acquired by tax sale, and requires Council to declare lands to be surplus to the City's needs before any such lands may be sold.

HISTORY:

The subject property has been acquired through completion of the tax sale process.

Certificate of Title No.2062030 for the subject property issued in the name of the City of Winnipeg on December 30, 2004, pursuant to Tax Sale No. 107/248. Particulars of the subject property are as follows:

Location:	129 Hallet Street, east of Euclid Avenue as shown on the attached Misc. Plan No. 12458
Legal description:	Lot 52, Block 2, Plan 242
Assessment:	$21,250.00

Zoning:	R2, Residential
Site size:	10.058 m x 30.175 m = +/-303.5 m2 (33 ft x 99 ft) = =/-3,267 sq ft)
Property Description:	The subject property consists of a vacant, unheated, single detached, one-storey residential building built in 1895, comprising 1338 sq. ft. on a part basement, and in poor condition.

The former owner, Alfred J. McCoy, showed no interest in redeeming this property from tax sale. The costs incurred to date by the City pursuant to the tax sale process are in the amount of $7,273.47. The estimated cost of demolition is $7,000.00.

DISCUSSION:

Notice of the property acquisition will be circulated among various City Departments to identify any possible civic need. In the event that no civic need is identified (and in accordance with current practice), notice of the property acquisition will be given to the Winnipeg Housing and Homelessness Initiative to determine whether this property can be used in conjunction with that Program.

In the event the property is of no interest to the Winnipeg Housing and Homelessness Initiative, it will be available for purchase by the general public. This property is not considered highly marketable and, therefore, it is likely that the costs incurred by the Land Operating Reserve Account will not be recoverable.

Financial Impact Statement

Date: March 18, 2005

Project Name:

Report on Acquisition of One Residential Dwelling.

First Year of Program 2005

	2005	2006	2007	2008	2009
Capital					
Capital Expenditures Required	$ -	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
External	-	-	-	-	-
Grants (Identify)	-	-	-	-	-
Reserves, Equity, Surplus, Other	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ 14,273	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	-	-	-	-	-
Net Cost/(Benefit)	$ 14,273	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	14,273	-	-	-	-
Net Budget Adjustment Required	$ 0	$ -	$ -	$ -	$ -

Additional Comments:

Currently determined costs in the amuont of $7,273.41 have been incurred. In addition, $7,000.00 costs of demolition are anticipated. These costs will be charged in the Land Operating Reserve Account.

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

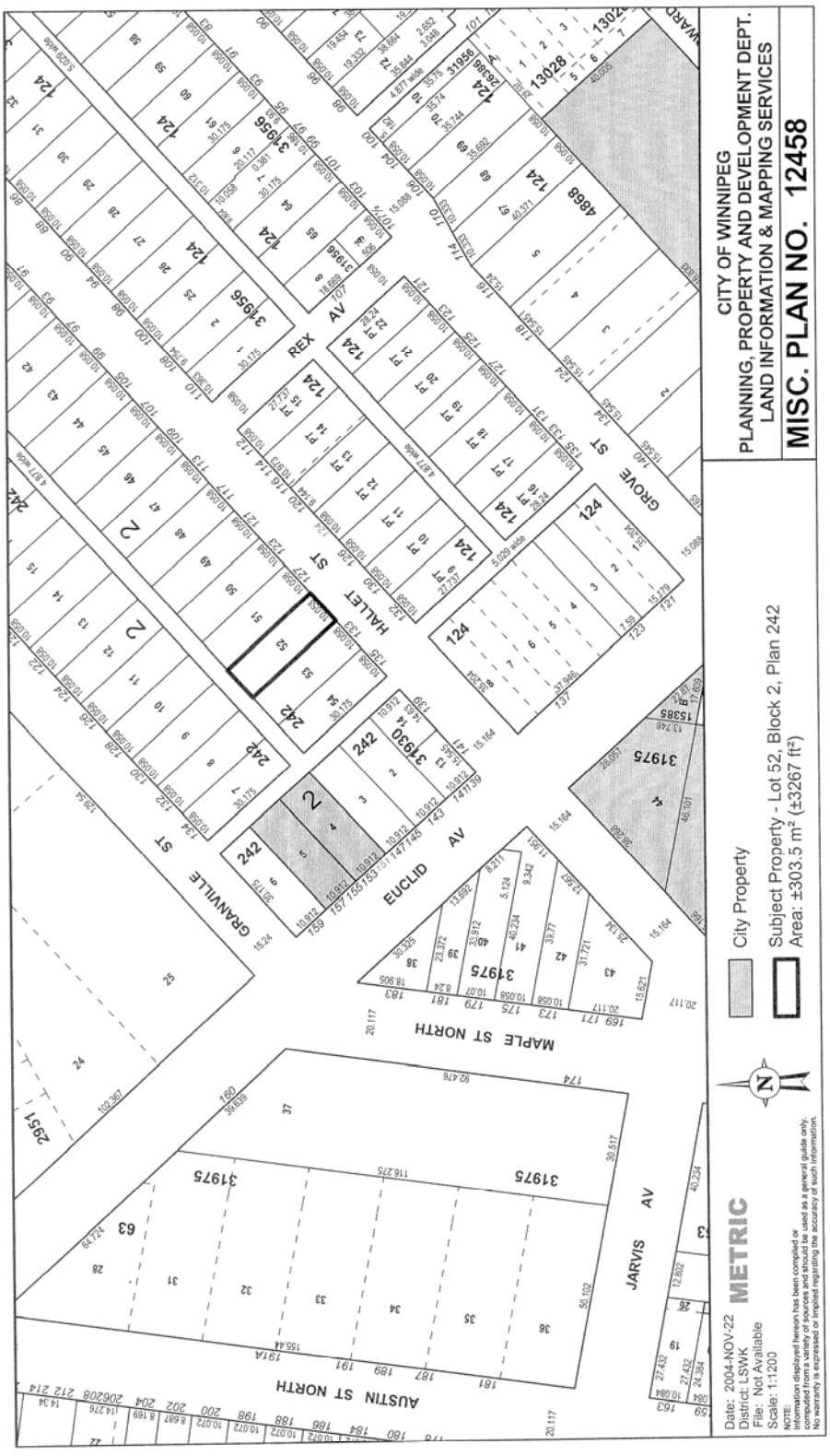
IN PREPARING THIS REPORT, THERE WAS CONSULTATION WITH AND CONCURRENCE BY:

No consultation was required.

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Division: Real Estate
Prepared by: Tan Nguyen
PPD File #: 32/7559

Document name: o:\reports directive\real estate\acquisition(tn)tax sale 129 Hallet Street.


CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12458
City Property
Subject Property - Lot 52, Block 2, Plan 242
Area: ±303.5 m² (±3267 ft²)
METRIC
Date: 2004-NOV-22
District: LSWK
File: Not Available
Scale: 1:1200
REX AV
HALLET ST
GROVE ST
EUCLID AV
GRANVILLE ST
MAPLE ST NORTH
JARVIS AV
AUSTIN ST NORTH