



TOWN OF MINTO

DATE: January 5, 2018

REPORT TO: Mayor and Council

FROM: Bill White, CAO/Clerk

SUBJECT: W. Schwindt & Sons Amendment Agreement of Purchase and Sale

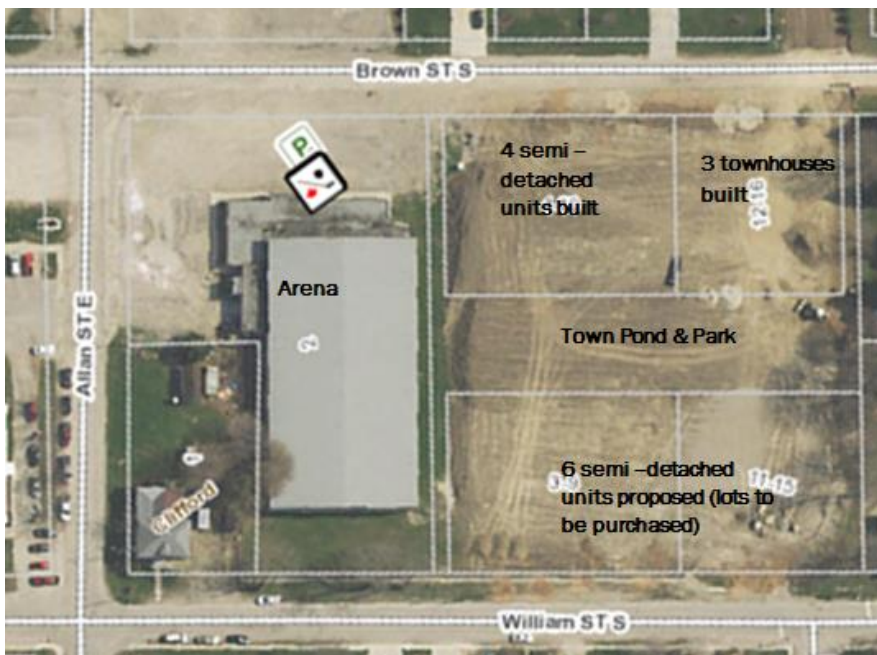
STRATEGIC PLAN:

Ensure growth and development in Clifford, Palmerston and Harriston makes cost effective and efficient use of municipal services, and development in rural and urban areas is well planned, reflects community interests, is attractive in design and layout, and is consistent with applicable County and Provincial Policies.

BACKGROUND

In 2014 the Town and Brad Schwindt of W. Schwindt & Sons negotiated an agreement of purchase and sale to sell him the old Clifford ball field. The purchase price was \$180,000 for the land and \$60,000 toward installing servicing laterals. The transfer and servicing was to proceed in phases with \$100,000 for land and \$30,000 for servicing received February of 2015. This has resulted in three street townhouse units and four semi-detached units being built fronting on Brown Street.

The time period for the second sale to allow development along William Street inadvertently expired. The parties have agreed to an extension that would see the sale of the lands close before June 3, 2018. The Purchaser pays the Town \$36,000 for servicing work (at building permit stage), increased \$6,000 since the original agreement was negotiated. One other change is that six semi-detached homes be built instead of seven townhouses.



COMMENTS:

In addition to the units built or nearing completion on Brown Street, Schwindt and Son have built the stormwater pond and park between the proposed units on William Street. The six semi-detached homes on William Street will integrate well with existing homes in the area. Mr. Schwindt has been a pleasure to work with and has built good quality produce. It is recommended Minto allow him to finish this excellent infill project.

FINANCIAL CONSIDERATIONS:

The Town budget has \$245,000 to complete work on William Street including removing ultra-rib piping and extending a storm sewer southerly toward Coon Creek. Mr. Schwindt agreed to contribute additional funds given the Town's cost has increased which is helpful, and the infrastructure improvements on William Street are beyond what was originally planned in 2014. This will ensure a better overall development and lower on-going maintenance costs for the Town.

RECOMMENDATION:

That Council receives the report from the C.A.O. Clerk dated January 18, 2018 regarding W. Schwindt & Sons Amendment Agreement of Purchase and Sale, and authorizes the Mayor and C.A.O. Clerk to sign the said agreement and proceed to closing.

Bill White, C.A.O. Clerk