



TOWN OF MINTO

DATE: March 13, 2018
REPORT TO: Mayor and Council
FROM: Quinn Foerter Clerk's Assistant
SUBJECT: Lot Sale by Tender Ann Street Clifford

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

At the January 9, 2018 meeting Council passed a resolution approving the bid process for the four remaining lots on Ann Street including eliminating the requirement restricting purchasers to one lot.

A bid form was emailed February 5 to past purchasers and advertisements placed in local papers. The bid form contained the following general terms to apply to all bidders:

- Compliance with Town standard covenants (not for resale or speculation)
- Obtaining a building permit as a condition of closing to start construction this year by November 1, 2018 (earlier start preferred)
- Minimum bid \$28,000 includes one connection for water and sewer to lot line
- Purchaser to identify whether single family or semi-detached lot to be constructed; additional cost for second water and sewer connection
- Town may assign lots based on availability and interest
- Compliance with Town disposition of land policy

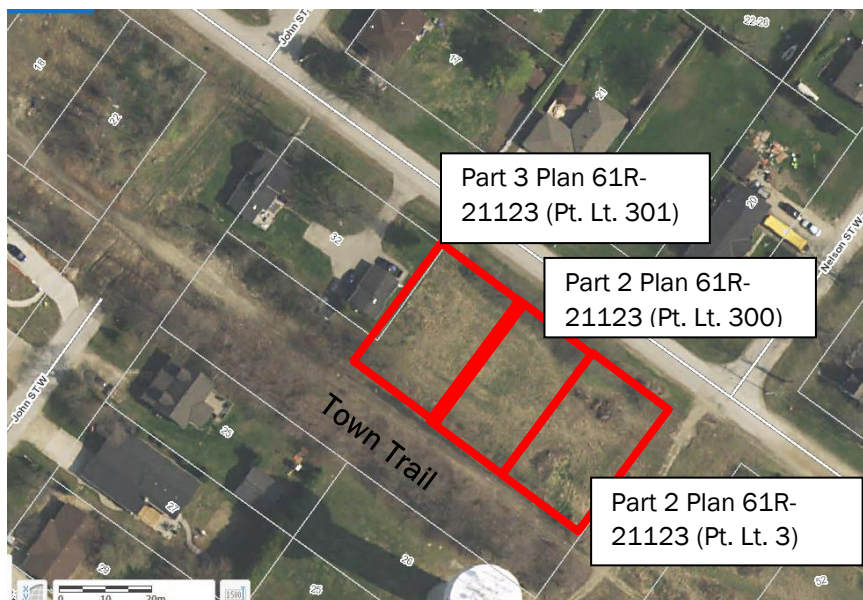
The signed bid form accompanied by a certified deposit is to form the agreement of purchase and sale. Five bids received are summarized below:

| Summary of Ann Street Lot Bids | | | | | | | |
|--------------------------------|------------|-------------|---------------|-----------|-------------|---|--|
| Name | Lot Choice | Offer | Type | Closing | Deposit | | |
| A | 305 | \$30,000 | Single Family | 20-Jul-18 | \$3,000.00 | *bid revised March 13, 2018 with C.A.O. Clerk | |
| A | 300 | \$28,500 | Single Family | 20-Jul-18 | \$3,000.00 | | |
| B | 305 | \$36,500 | Single Family | 15-May-18 | \$3,650.00 | | |
| C | 305 | \$35,101.10 | Semi-Detached | 01-Aug-18 | \$3,510.11 | | |
| D | 299 | \$30,000 | Single Family | 05-Jun-18 | \$3,000.00 | | |
| E | 301 | \$34,000 | Single Family | 18-May-18 | \$3,400.00 | | |
| | | \$129,000 | | | \$13,050.00 | | |

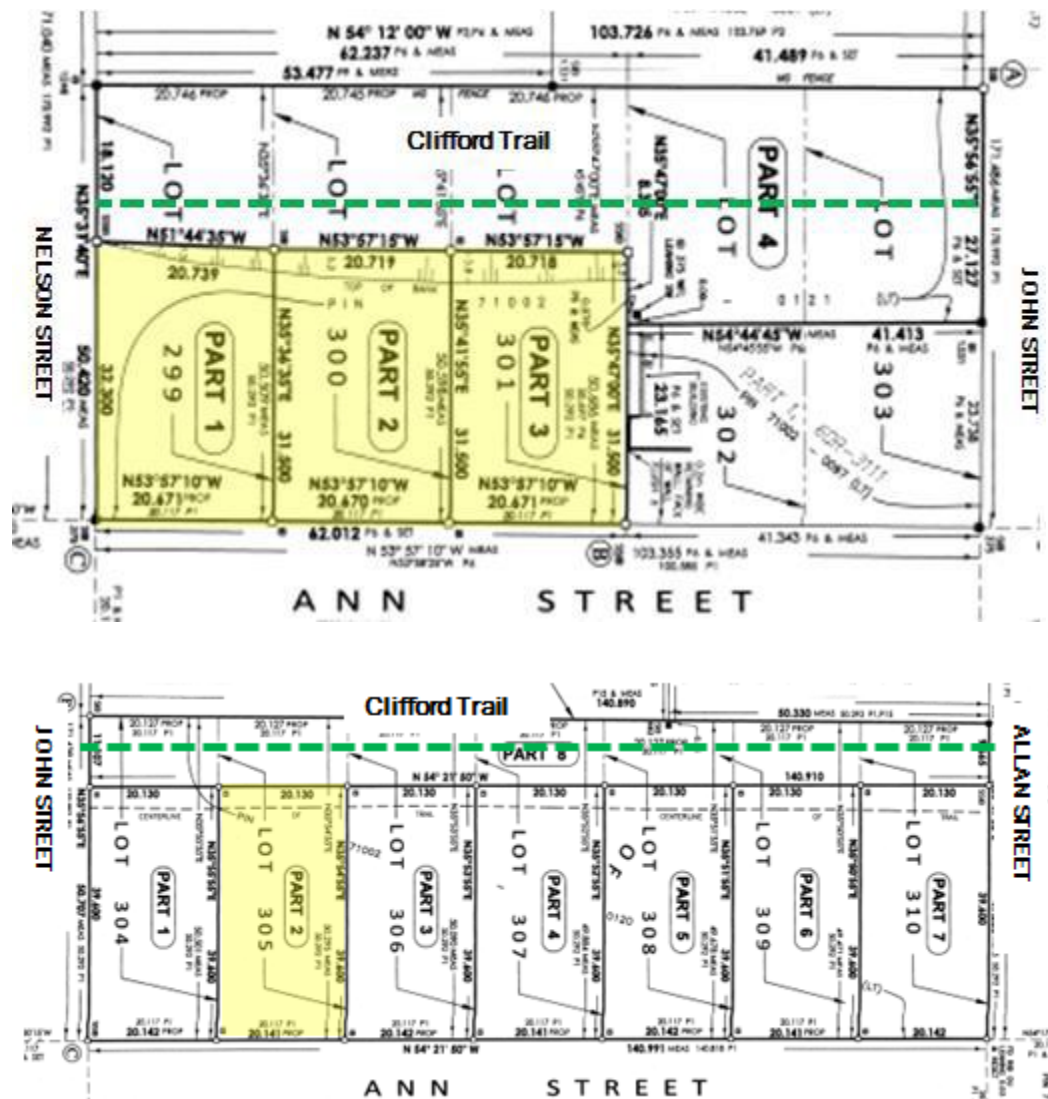
Of the four lots up for sale only Lot 300 did not have an original bid, while three bids were received on Lot 305. The C.A.O. Clerk offered the two low bidders on Lot 305 a chance to amend their bid to Lot 300. One bidder chose not to proceed on any lot, and one adjusted their bid. As a result all four lots can be sold. Three of the lots close in May or early June, with the rest close late July. All building permits will be issued by the end of the year.

COMMENTS:

If the four sales proceed as a result of the bids, all Town owned lots on Ann Street will have been sold. Currently there are about 16 houses underway or completed already with these four purchases there will be at least 20 homes completed or underway on Ann Street.



The following shows the trail in green retained by the Town, and lots sold (yellow) in Blocks C and D.



The lots were previously declared surplus by Council and notice posted of their pending sale.

FINANCIAL CONSIDERATIONS:

The Town bought the former rails lands for \$440,000 which included 24 lots between Queen Street to Park Street, plus land north to West Heritage Street and south to the 13th Line. Sale of the first 20 lots amounted to \$512,701. With final sale of the remaining four lots, the Town's total sales will be about \$641,701. Proceeds from sales are directed to pay off the debenture for the original purchase of \$440,000 to settle the lawsuit and to fund the Town purchase at the corner of Allan and Elora Street.

The sale of these lots, the former Clifford Ballfield, and two infill lots for housing across from Block A resulted in \$838,000 in actual or pending sales revenue to the Town. When all

transactions are done about 45 new homes will be built in Clifford from the sales including at 24 plus homes and 8 apartments on Ann Street and 13 homes on the former ballfield.

RECOMMENDATION:

That Council receives the Clerk's Assistant March 13, 2018 report regarding Ann Street Lot Bids and that Council approve proceeding with final sales as follows:

Purchaser A Lot 300 \$28,500 closing July 20/2018

Purchaser B Lot 305 \$36,500 closing May 15/2018

Purchaser D Lot 299 \$30,000 closing June 5/2018

Purchaser E Lot 301 \$34,000 closing May 18/2018

Quinn Foerter Clerk's Assistant

Approved by Bill White, C.A.O. Clerk