



Subject: Sale of Vacant Lot on Catherine Street

To: Council

From: Chief Administrative Office

Report Number: 2021-30

Meeting Date: January 25, 2021

Recommendation:

That the City enters into an Agreement of Purchase and Sale with The Landscape Depot (Niagara Falls) Ltd. for \$230,000;

That the Mayor and Clerk be authorized to sign and execute any and all documents respecting the sale of these lands; and

That a by-law to authorize entering into an Agreement of Purchase and Sale with The Landscape Depot (Niagara Falls) Ltd. for \$230,000, be brought forward.

Purpose:

The purpose of the report is to obtain Council's approval to enter into an Agreement of Purchase and Sale with The Landscape Depot (Niagara Falls) Ltd. for the vacant City owned lot on the west side of Catherine Street, near Princess Street.

Background:

Staff initiated a City Real Estate project in the fall of 2020 focused on identifying municipally owned property that could be declared surplus and marketed for residential, commercial, or industrial development.

The goal of the project is to attract investment and new residents to Port Colborne; have vacant properties redeveloped and revitalized; facilitate public-private partnerships to create more affordable housing units; expand the municipal tax base to maintain core programs and services; and maximize the value of City properties while achieving social, economic, and environmental benefits.

Phase 1 of this project, which included one commercial lot and five residential lots, was rolled out on Monday November 23, 2020 with a news release, property information added to our website, and listing information posted to the Multiple Listing Service (MLS) by the City's real estate agent from Royal LePage.

The six surplus properties were reviewed by City departments and the sale process complies with Council's Sale and Disposition of Land By-law. Council declared these properties surplus at their October 26 closed session meeting.

Discussion:

This lot was listed for \$229,900. At their December 14, 2020 meeting, Council considered five offers on the property as part of report 2020-190 and accepted an offer from Growth Social House Inc. for \$230,000. The purchaser's name was changed to The Landscape Depot (Niagara Falls) Ltd. The Schedule that forms part of the final Agreement of Purchase and Sale includes conditions that construction must begin within two years and, if not, the City has the ability to re-acquire the property through a Right to Reconveyance Agreement that is registered on title. The closing date is scheduled for January 25, 2021.

Financial Implications:

The proposed selling price of the property is \$230,000. After the 4.5% real estate commission is deducted, the City will net approximately \$219,650. As per the Council approved Capital Asset Policy, these proceeds will go to the general Capital Asset Reserve.

Conclusion:

A vacant City owned lot on Catherine Street, near Princess Street, has been listed for sale as part of Phase 1 of the City Real Estate project. Staff are recommending that the City enter into an Agreement of Purchase and Sale with The Landscape Depot (Niagara Falls) Ltd. and that this agreement be adopted by by-law.

Appendices:

- a. Offer from The Landscape Depot (Niagara Falls) Ltd.
- b. Draft By-law for Sale of Vacant Lot on Catherine Street

Respectfully submitted,

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Report Approval:

All reports reviewed and approved by the Department Director and also the City Treasurer when relevant. Final approval is by the Chief Administrative Officer.