



**Subject: Sale of City Property – Agreement of Purchase and Sale
(Page Street Road Allowance)**

To: Council

From: Development and Government Relations Department

Report Number: 2025-03

Meeting Date: January 28, 2025

Recommendation:

That Development and Government Relations Department Report 2025-03 be received;

That Council approve the Agreement of Purchase and Sale with 1000677999 Ontario Inc. (Rick Armenti) for the sale of the Page Street Road Allowance; and

That the Mayor and City Clerk be authorized to sign the by-law, the Agreement of Purchase and Sale and any and all documents respecting the sale of these lands.

Purpose:

The purpose of this report is to bring forward the Agreement of Purchase and Sale (APS) and by-law to formally approve the sale of the Page Street Road Allowance described as Part of PIN 64150-0070, Part of Bell St PI 785 Humberstone (AKA Page St) Lying Between Main St E & Dolphin St; Port Colborne as shown in Appendix A.

Background:

A City Real Estate Initiative has been underway to identify property that may be declared surplus and marketed for residential, commercial, and industrial development. In addition to this, the Development and Government Relations team has been tasked with coordinating requests submitted to purchase City real estate.

The owner (1000677999 Ontario Inc.) of 20 Main Street East (as shown in Appendix B) has made a request to purchase the City property as shown in Appendices A and C.

The property is the Page Street Road Allowance, described as Part of PIN 64150-0070, Part of Bell St PI 785 Humberstone (AKA Page St) Lying Between Main St E & Dolphin St; Port Colborne.

The subject property was considered a City road. A Stop Up and Close By-Law was approved on December 10th, 2024, creating a separate parcel, and the property was declared surplus by Council. (Report 2024-190 Stop Up and Close and Surplus Declaration).

Discussion:

The subject parcel is not generating any tax revenue for the City, it is not required for operational or maintenance reasons, and it is not zoned. Staff are supportive of the parcel being divested to facilitate and support the commercial business on the adjoining property.

Staff believe that a better use of this property would be achieved through private ownership. Divesting this property to the private sector would fulfill the goals of the surplus land review to support development opportunities and expand the City's tax base.

The divestiture of this property followed the Sale of City Land Policy.

Internal Consultations:

Economic Development staff reviewed the request and circulated it to other departments for comments. Economic Development, Public Works, and Planning staff collaborated on the boundaries for the creation of the parcel that is being sold. City departments have no plans for the property, and do not foresee any future use for the property.

Financial Implications:

This property is being sold to 1000677999 Ontario Inc. (Rick Armenti) at 20 Main Street East for \$4,867.50 (\$2.50 per sq ft for 1,947 sq ft) plus applicable taxes, survey, public notice and City legal closing costs. The sale proceeds will be directed to the Economic Development Land Reserve.

The property currently does not generate any taxes for the City of Port Colborne. Once this property has been sold it will be re-assessed by the Municipal Property Assessment Corporation (MPAC) creating an additional taxpaying property in the City.

Public Engagement:

The Public Meeting notice for the Stop Up and Close Process was posted on the City's website starting on October 21, 2024. The notice was also advertised for four consecutive weeks including October 31st, November 7th, 2024, November 14th, 2024 and November 21st, 2024, in the Welland Tribune as per the Public Notice Policy. The Public Meeting was held on November 26th, 2024. On December 10th, 2024 City Council approved Report 2024-190, Stop Up and Close and Surplus Declaration.

Strategic Plan Alignment:

The initiative contained within this report supports the following pillars of the strategic plan:

- Welcoming, Livable, Healthy Community
 - Economic Prosperity
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Conclusion:

The Page Street Road Allowance is a small piece of surplus City property at Main Street and Page Street. The adjacent property owner at 20 Main Street East has made an offer to purchase the property and staff have no concerns and are supportive of the enhanced commercial development and expansion. Staff have adhered to the City's Sale of Land Policy.

Staff recommend that City Council approve the sale of the Page Street Road Allowance for \$4,867.50 plus applicable taxes, survey, public notice costs and City legal closing costs and that the attached APS and By-law be approved.

Appendices:

- a. Property Map for Purchase
- b. 20 Main Street Property
- c. Page Street Surplus Property to be Conveyed and merged with 20 Main Street
- d. By-law and Agreement of Purchase and Sale

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 review and approval by the Chief Administrative Officer.