



THE CORPORATION OF THE TOWN OF AMHERSTBURG

OFFICE OF THE CAO

MISSION STATEMENT: Committed to delivering cost-effective and efficient services for the residents of the Town of Amherstburg with a view to improve and enhance their quality of life.

Author's Name: Valerie Critchley	Report Date: November 29, 2021
Author's Phone: 519 736 0012 ext. 2238	Date to Council: December 13, 2021
Author's E-mail: vcritchley@amherstburg.ca	Resolution #:

To: Mayor and Members of Town Council

Subject: Declaration of Surplus Properties for Disposition

1. **RECOMMENDATION:**

It is recommended that:

1. In keeping with the Disposal of Surplus Real Property Policy, Section 6.15 the following property **BE DECLARED SURPLUS** to the needs of the Town:

Property known municipally as 300 Victoria Street, Amherstburg, ON, and described legally as Part of Lot 2, Concession 1, and more particularly as Part 2 on Plan 12R 18093, Part of PIN 70557-0111, (the "Subject Property");

2. That the property listed above **BE DISPOSED OF** in keeping with Sections 6.4.1, 6.5, 6.6, 6.7, 6.8.1, 6.8.2, 6.12 and 6.14 of the Disposal of Real Property Policy; and,
3. That the Interim Chief Administrative Officer **BE AUTHORIZED** to sign the required MLS listing agreement for the property listed above.

2. **BACKGROUND:**

The Subject Property, which contains the building known as the Scout Hall, is located at 300 Victoria Street, Amherstburg, ON. For the past several years it has been leased to the Fighting Island Boxing Club, (the "Boxing Club"). As Council is aware, the Boxing Club has recently moved to new leased premises at the Community HUB located at 320 Richmond Street, Amherstburg, ON and, as a result, the Subject Property is now vacant.

3. DISCUSSION:

The building which is situated on the Subject Property would require considerable repairs and upgrades if it were to be offered for lease in the future. In addition, if the Subject Property and the building situated upon it were to be retained by the Town, it would attract further maintenance and up keep costs on an ongoing basis.

Per Sections 6.5.1 and 6.6.1.1 & 6.6.1.2 of the Disposal of Real Property Policy, an appraisal and a CMA will be obtained prior to offering the Subject Property for sale. Per sections 6.8.1.1 & 6.8.1.2 of the Policy this property will be listed on MLS for a period of not less than 10 business days prior to the review and consideration of any offer to purchase. Per Section 6.12.1 of the Policy the MLS list price shall be the appraised/CMA value plus the estimated costs attributable to the sale of this property.

This property should be declared surplus to the needs of the Town as it has little or no value to the operations of the Town and it currently incurs ongoing maintenance costs. Sale of the lot will provide not only the net sale proceeds for Town use but will also generate annual property taxes in perpetuity.

4. RISK ANALYSIS:

Section 6.2 of the Disposal of Real Property Policy outlines why the standardization of disposal is beneficial to the Town. Sections 6.2.1.1 & 6.2.1.3 allow for the Town to divest itself from real property with little or no value to the operations of the Town while at the same time reducing potential risk and liability.

As has been stated, the property is currently vacant and any unauthorized usage presents potential risk and liability to the Town. Section 6.2.1.5 allows for the Town to institute a fair and competitive and transparent bidding process for the property.

5. FINANCIAL MATTERS:

The property identified in this report for disposal is in the Town's Tangible Capital Asset inventory. Upon disposal of the asset the land values will be written off to remove the properties from the TCA inventory.

The net proceeds of disposal from the same of the Subject Property will be deposited to the sale of municipal property account (10-4-1001020-6510).

6. CONSULTATIONS:

Director of Parks, Facilities, Recreation & Culture

7. CONCLUSION:

By declaring the Subject Property surplus to the needs of the Town, Council will allow for Administration to divest the Town of real property with little or no value to the operations of the Town while at the same time reducing risk and liability and maximizing property tax revenue. By appropriately using the Disposal of Real Property Policy, disposal of the Subject Property will be done in a fair and transparent manner and will utilize a competitive process.



Valerie Critchley

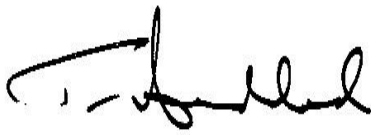
Interim Director of Legislative Services & Town Clerk

Report Approval Details

Document Title:	Declaration of Surplus Property for Disposition - 300 Victoria Street South.docx
Attachments:	
Final Approval Date:	Nov 30, 2021

This report and all of its attachments were approved and signed as outlined below:

Tiffany Hong

A handwritten signature in black ink, appearing to read 'Tiffany Hong', with a stylized, cursive script.

Tony Haddad

A handwritten signature in black ink, appearing to read 'Tony Haddad', with a stylized, cursive script.

Valerie Critchley