

**Municipality of Chatham-Kent**

**Finance, Budget & Information Technology Services**

**Financial Services**

**To:** Mayor and Members of Council

**From:** Steve Brown, CPA, CMA  
Director, Financial Services

**Date:** March 28, 2018

**Subject:** Offer to Purchase – 4405 Middle Line, Merlin

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**Recommendation**

It is recommended that:

1. The offer to purchase from David and Denise Manning in the amount of \$10,000 for 4405 Middle Line, Merlin legally described as Part of Lot 15, North of Middle Road, Geographic Township of Tilbury East, Municipality of Chatham-Kent (Property Identification Number 00817 0019 (LT)), be accepted in the negotiation process on an “As Is, Where Is” basis.

**Background**

This vacant lot fronting on the north side of Middle Line in the geographic Township of Tilbury East (GIS map attached) has a frontage of 41.57 feet and an irregular depth of 187.13 feet. This lot had the Residential tax classification prior to its vesting into the name of the Municipality on June 21, 2017 as a result of a failed tax sale on April 4, 2017. Currently, the property is assessed at \$35,074 in the Exempt tax classification. This property is zoned as “RL1” Residential Low Density.

A subsequent report to Council on May 16, 2017 declared the property as surplus to municipal needs. Since the time of vesting, this property has been offered for sale by: being listed through real estate agents; MLS listings; posted on the Royal LePage Peifer Realty website, Chatham-Kent website and “For Sale” signs being posted on the property as per the requirements of our Disposition of Surplus Property By-Law requirements.

### **Comments**

Administration has received a signed Agreement of Purchase and Sale in the amount of \$10,000 for this property. Administration supports the sale of this property to David and Denise Manning for \$10,000. At the March 5, 2018 closed session meeting, Council directed administration to negotiate the sale.

This property is being offered for sale on an As Is, Where Is basis.

This sale has the potential for future assessment for the Municipality of Chatham-Kent and the ability to generate an overall improvement to the community. This sale will also eliminate the liability and yard maintenance costs currently being charged to the municipal budget.

### **Areas of Strategic Focus and Critical Success Factors**

The recommendation in this report supports the following areas of strategic focus:

- Economic Prosperity:  
Chatham-Kent is an innovative and thriving community with a diversified economy
- A Healthy and Safe Community:  
Chatham-Kent is a healthy and safe community with sustainable population growth
- People and Culture:  
Chatham-Kent is recognized as a culturally vibrant, dynamic, and creative community
- Environmental Sustainability:  
Chatham-Kent is a community that is environmentally sustainable and promotes stewardship of our natural resources

The recommendation in this report supports the following critical success factors:

- Financial Sustainability:  
The Corporation of the Municipality of Chatham-Kent is financially sustainable
- Open, Transparent and Effective Governance:  
The Corporation of the Municipality of Chatham-Kent is open, transparent and effectively governed with efficient and bold, visionary leadership
- Has the potential to support all areas of strategic focus & critical success factors
- Neutral issues (does not support negatively or positively)

### **Consultation**

Building Services confirmed the zoning of this property.

The Technical Advisory Committee confirmed this parcel to be surplus to municipal needs.

Legal Services will assist with closing of the sale once all conditions have been met.

**Financial Implications**

The Property Disposition budget includes lot sales revenue. The sale proceeds offset the legal costs associated with the land transfer. Any surplus from the sale will contribute to the revenue line. The sale of surplus lands creates potential for assessment growth, generation of future tax revenue, and decreases municipal liability and maintenance costs.

Prepared by:

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Amy McLellan, CPA, CGA  
Manager, Revenue

Reviewed by:

Reviewed by:

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Steve Brown, CPA, CMA  
Director, Financial Services

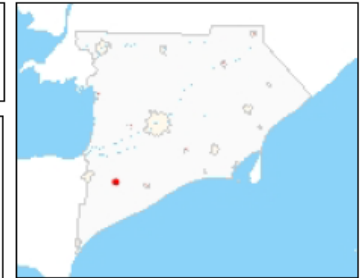
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



Mike Turner, CPA, CMA  
Chief Financial Officer, Treasurer

Attachment: GIS Map of Parcel

P:\RTC\F&PS\Finance\2018\RTC011 – Offer to Purchase – 4405 Middle Line  
Merlin.docx

C: Chief Building Official  
Chief Legal Officer

**Legend**

-  Settlement Areas
-  Address Point
-  Road network
-  Railway
-  Assessment Parcel

**Notes**

0.1 0 0.04 0.1 Kilometers

NAD\_1983\_UTM\_Zone\_17N  
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**