

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: January 9, 2018

Subject: Surplus Property Declaration

Recommendations

It is recommended that:

1. Administration be directed to declare the municipal owned property known as 19 Prospect Street, Tilbury, legally described as: Lot 39, Plan 794, Part 1, as in 24R1631; in the former Town of Tilbury, Municipality of Chatham-Kent as surplus to the needs of the Municipality of Chatham-Kent.
2. Administration be directed to declare the municipal owned property known as Property Identification Number 00936 0140 located on the south side of Talbot Trail, legally described as: Part of the road allowance between Concessions 3 and 4, Lake Erie Survey, Geographic Township of Harwich, lying between the north easterly limit of Lot 4, Concession 2, East of Communication Road (Harwich) and the south westerly limit of Part 6, 24R6309; Municipality of Chatham-Kent.
3. Administration be directed to declare the municipal owned property known as Property Identification Number 00783 0077 located on the east side of Grande River Line, legally described as: Part Lot 5, Concession 1, Geographic Township of Dover, as in DO19468 except forced road; Municipality of Chatham-Kent, as surplus to the needs of the Municipality of Chatham-Kent.
4. Administration be directed to declare the municipal owned property known as Property Identification Number 00783 0044 located on the east side of Grande River Line, legally described as: Part Lot 5, Concession 1, Geographic Township of Dover being forced road; Municipality of Chatham-Kent, as surplus to the needs of the Municipality of Chatham-Kent.

Background

The 19 Prospect Street, Tilbury property came into the name of the Municipality of Chatham-Kent through the vesting process due to a failed tax sale in July of 2010. Previous discussions indicated this 0.18 acre parcel could be used as a parking lot in Tilbury. Recent review of available parking space in Tilbury indicates that additional space is not required and there is no need to retain this land.

Property Identification Number 00936 0140 is a land locked parcel on the south side of Talbot Trail. This parcel is not currently used for any municipal purpose, nor can it be in the future as there is no way to access it publicly. The parcel directly abuts a couple of residential properties on one side and agricultural land on the other side.

Property Identification Numbers 00783 0077 and 00783 0044 are land parcels that were previously required to access the bridge off of Grande River Line prior to the relocation of the bridge to its present location. These remnant parcels have been erroneously assessed to a neighbouring property owner for an undetermined length of time. As this was brought to the attention of administration, an internal review was completed to determine whether or not the Municipality still required these parcels. A determination has been made that these lands are no longer required for municipal needs.

Comments

In an effort to reduce municipal liability and maintenance costs, the property management division of Financial Services is proactively reviewing properties under the ownership of the Municipality to determine which specific properties have a value in remaining under our ownership. As administration determines there is no value in keeping the land for present day use or future planning, land parcels are declared surplus to municipal needs and marketed for sale on the open market through the aid of the realtor on contract with the Municipality.

Areas of Strategic Focus and Critical Success Factors

The recommendations in this report support 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 recommendations in this report support 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 the 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:

Reviewed by:

Amy McLellan, CPA, CGA
Manager, Revenue

Steven Brown, CPA, CMA
Director, Financial Services

Reviewed by:

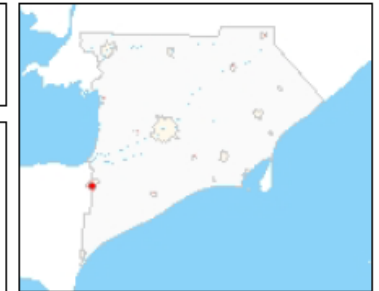
Mike Turner, CPA, CMA
Chief Financial Officer, Treasurer

Attachments: GIS Map – 19 Prospect Street, Tilbury

GIS Map – Property Identification Number 00936 0140 Talbot Trail

GIS Map – Property Identification Number 00783 0077 and 00783 0044

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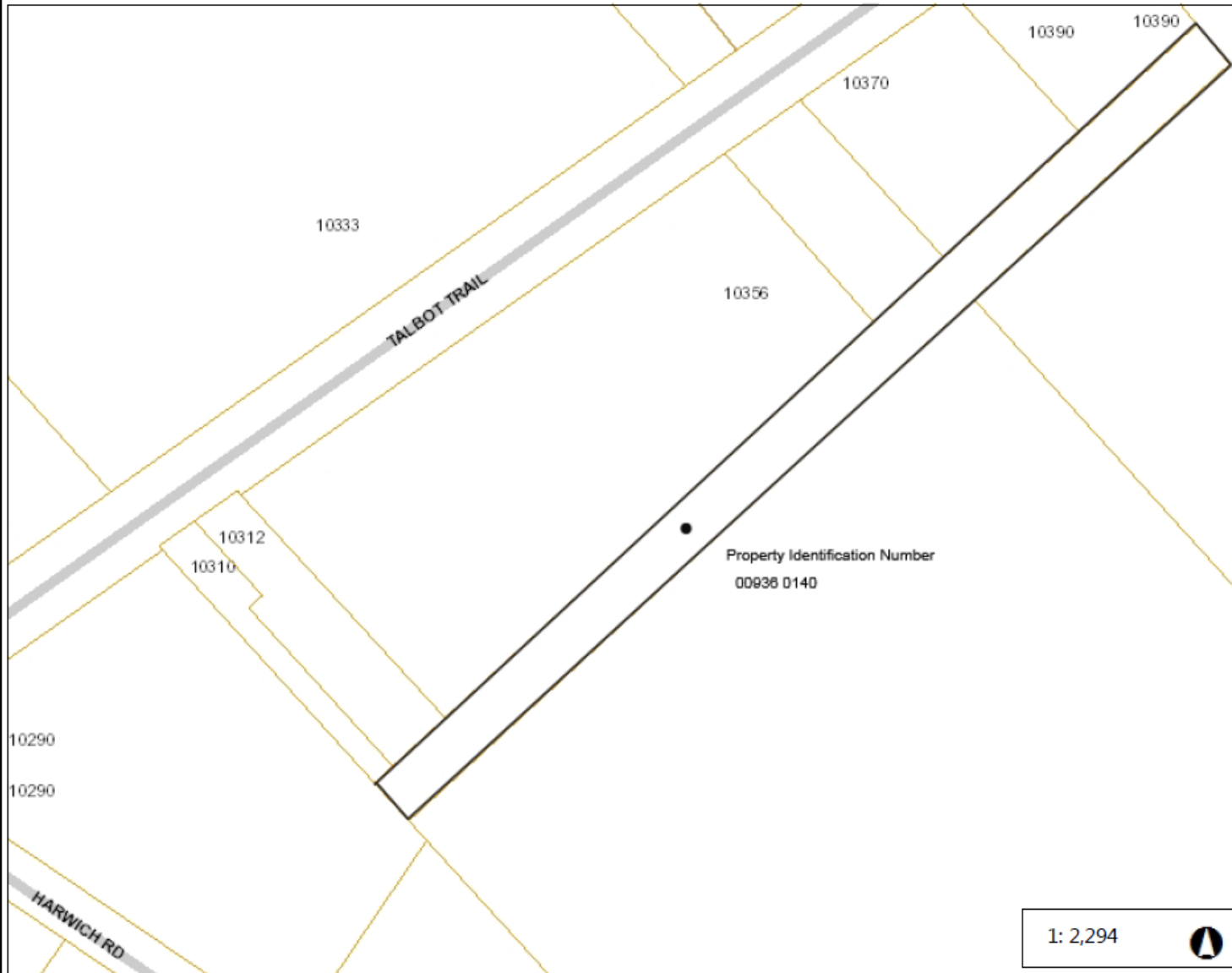
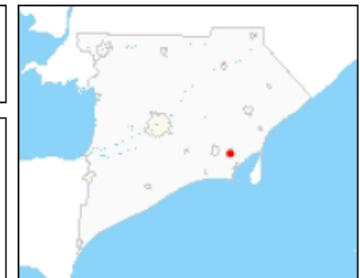
Legend

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







Notes

1: 738 





Legend

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

1: 2,294



0.1 Kilometers

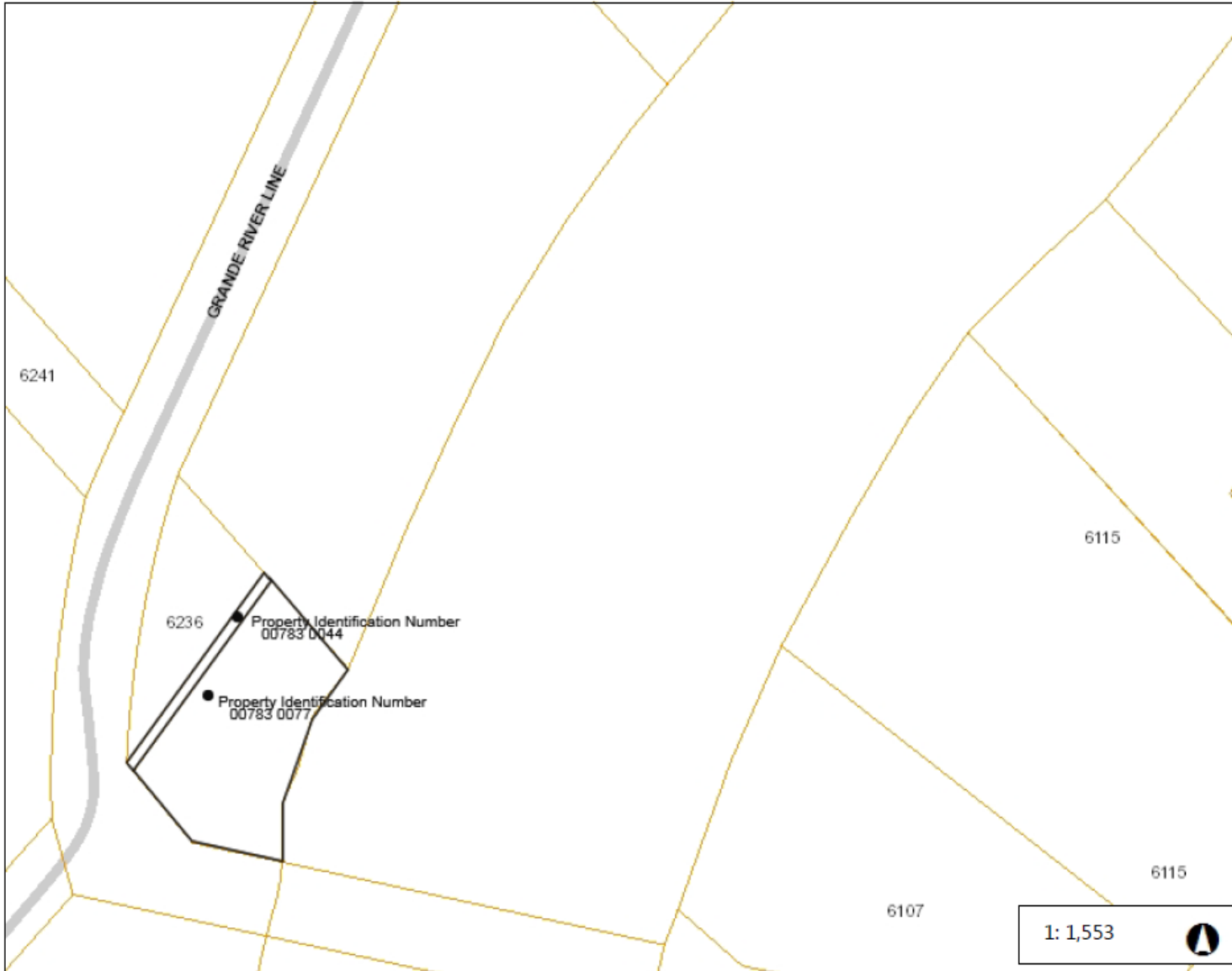
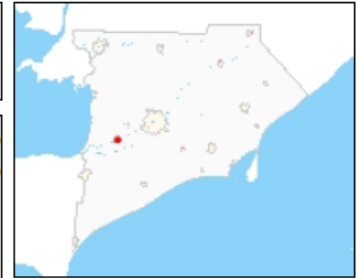


NAD_1983_UTM_Zone_17N
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes




Legend

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

1: 1,553



0.1 Kilometers



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Notes