

**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:** June 12, 2018  
**Subject:** Offer to Purchase – 46 First Street, Wallaceburg

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**Recommendation**

It is recommended that:

1. The offer to purchase from Jerry Gordon Blake in the amount of \$13,000 for 46 First Street, Wallaceburg, legally described as Lot 55, Plan 410: Chatham-Kent, (Property Identification Number 00581 0080 (LT)), be accepted in the negotiation process on an “As Is, Where Is” basis.

**Background**

This vacant lot fronting on the east side of First Street in the community of Wallaceburg (GIS map attached) has a frontage of 50 feet and a depth of 110 feet. This lot had the Residential tax classification prior to its vesting into the name of the Municipality on July 6, 2015 as a result of a failed tax sale on April 9, 2015. Currently, the property is assessed at \$14,700 in the Exempt tax classification. This property is zoned as “RL3” Residential Low Density.

A subsequent report to Council on May 27, 2015 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 \$13,000 for this property. Administration supports the sale of this property to Jerry Gordon Blake for \$13,000. At the June 11, 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\RTC027 – Offer to Purchase – 46 First St  
Wallaceburg.docx

C: Chief Building Official  
Chief Legal Officer


**Legend**

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

1: 1,184



0.1 0 0.03 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**

Notes