

**Municipality of Chatham-Kent**  
**Finance, Budget and Information Technology Services**  
**Financial Services**

**To:** Mayor and Members of Council

**From:** Matt Torrance, MBA, CPA, CGA  
Director, Financial Services

**Date:** October 5, 2020

**Subject:** Offer to Purchase – Vacant Lot, Erie Street North, Ridgetown

---

**Recommendation**

It is recommended that:

1. The offer to purchase from JKB Holdings Inc. in the amount of \$5,000 for a vacant lot at the corner of Erie Street North and Tecumseh Street in the community of Ridgetown, legally described as Part Lot 72, Plan 81, as in 318298; Chatham-Kent, Property Identification Number 00693 - 0478 (LT), be accepted in the negotiation process on an “As Is, Where Is” basis.

**Background**

This property fronts onto the west side of Erie Street North in the community of Ridgetown, at the corner of Erie Street North and Tecumseh Street (GIS map attached). It has a frontage of 61.87 feet and a depth of 129 feet. The property has the Exempt tax classification and is assessed at \$21,000. This lot is zoned as “M1” Industrial.

A report to Council on June 29, 2020 declared the property as surplus to municipal needs. The property has been in the ownership of the Municipality of Chatham-Kent since amalgamation, and prior to that time with the former Town of Ridgetown.

This property has not been actively listed for sale. The abutting owner is looking to expand their current commercial business operation and has approached the Municipality about purchasing the vacant lot.

**Comments**

Administration has received a signed Agreement of Purchase and Sale in the amount of \$5,000 for this property. The intention of the purchaser is to include this lot into the commercial operations of the abutting business. Administration supports the sale of this property to JKB Holdings for \$5,000. At the September 14, 2020 closed session meeting, Council directed administration to negotiate the sale.

The 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 maintenance costs currently being charged to the municipal budget to maintain the property.

### **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:

---

Amy McLellan, CPA, CGA  
Manager, Revenue

Reviewed by:

---

Matt Torrance, MBA, CPA, CGA  
Director, Financial Services

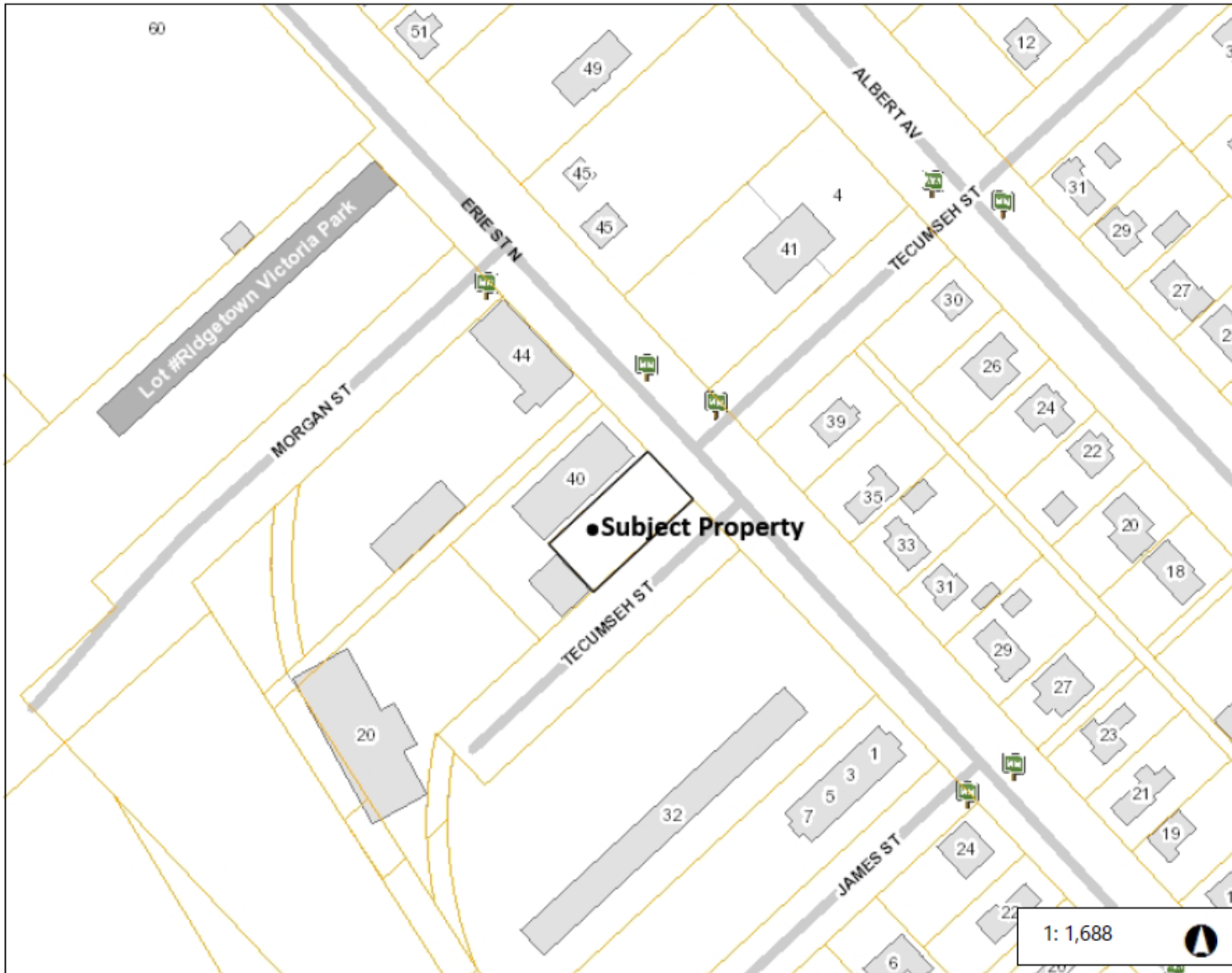
---

Gord Quinton, MBA, CPA, CGA  
Chief Financial Officer, Treasurer

Attachment: GIS Map of Property

C: Chief Building Official

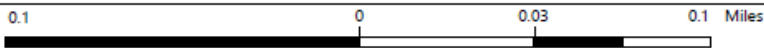
P:\RTC\F&PS\Finance\2020\RTC032 - Offer to Purchase - Vacant Lot, Erie Street North, Ridgetown .docx



Legend

- Ownership Parcel
- Bridges
- Culverts
- Municipal Sign
- Curbs
- Pump Houses
- Parking Lots
- Settlement Areas
- Address Points
- Curbs
- Road Network
- Railway
- Parking Lots
- Footprints
- Assessment Parcel

1: 1,688



Notes