

Municipality Of Chatham-Kent
Community Development
Economic Development Services

To: Mayor and Members of Council
From: Stuart McFadden, Director, Economic Development Services
Date: June 2, 2021
Subject: Tatro Properties Ltd. – Offer to Purchase

Recommendations

It is recommended that:

1. The Offer to Purchase by Tatro Properties Ltd. to purchase approximately 10 acres (Attachment A) of property known as 7620 Seventh Line West and legally described as Part of Lot 7, Concession A located in the Bloomfield Business Park for the price of \$500,000 (\$50,000 per acre) be accepted.

Background

To attract industry, the Bloomfield Business Park was formed in 2002 to provide competitively priced industrial sites to establish greenfield operations in the Municipality of Chatham-Kent.

Tatro Properties Ltd. is proposing to utilize the property for the sale/lease of new and used trucks, trailers and specialty vehicles as well as headquarters office space.

Tatro Trucks is one of Southwestern Ontario's leading medium and heavy truck sales and service providers with a customer base of purchasers all over the world including Canada, United States, Mexico, Central America, South America, Middle East, Far East and Africa.

Comments

Tatro Properties Ltd. will be displaced at the property it currently occupies at 7744 Seventh Line West, Chatham by the Bloomfield Road West interchange construction scheduled for 2023 and is planning to relocate from its current facility to this new location.

Tatro Properties Ltd. also owns Titan Forklifts presently located on Irwin Street in Chatham and will also be relocating this business to the new proposed facility. They plan to house this business in a separate building for this company in the future.

The Company has been informed of necessary site plan and zoning approvals to be obtained for the construction of the proposed facility.

Areas of Strategic Focus and Critical Success Factors

The recommendations 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 recommendations 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

Legal Services was consulted in the preparation of this report.

Financial Implications

If the offer is accepted, the Municipality of Chatham-Kent will receive \$500,000 plus HST for the land sale.

The proceeds from both the property sale and future increased assessment will be used to offset the unfunded liability created to establish the Bloomfield Business Park.

The relocation of the business in Chatham-Kent will result in continued assessment and retention of jobs in the community.

Prepared by:



Stuart McFadden, Director
Economic Development Services

Reviewed by:

Dave Taylor, Director
Legal Services

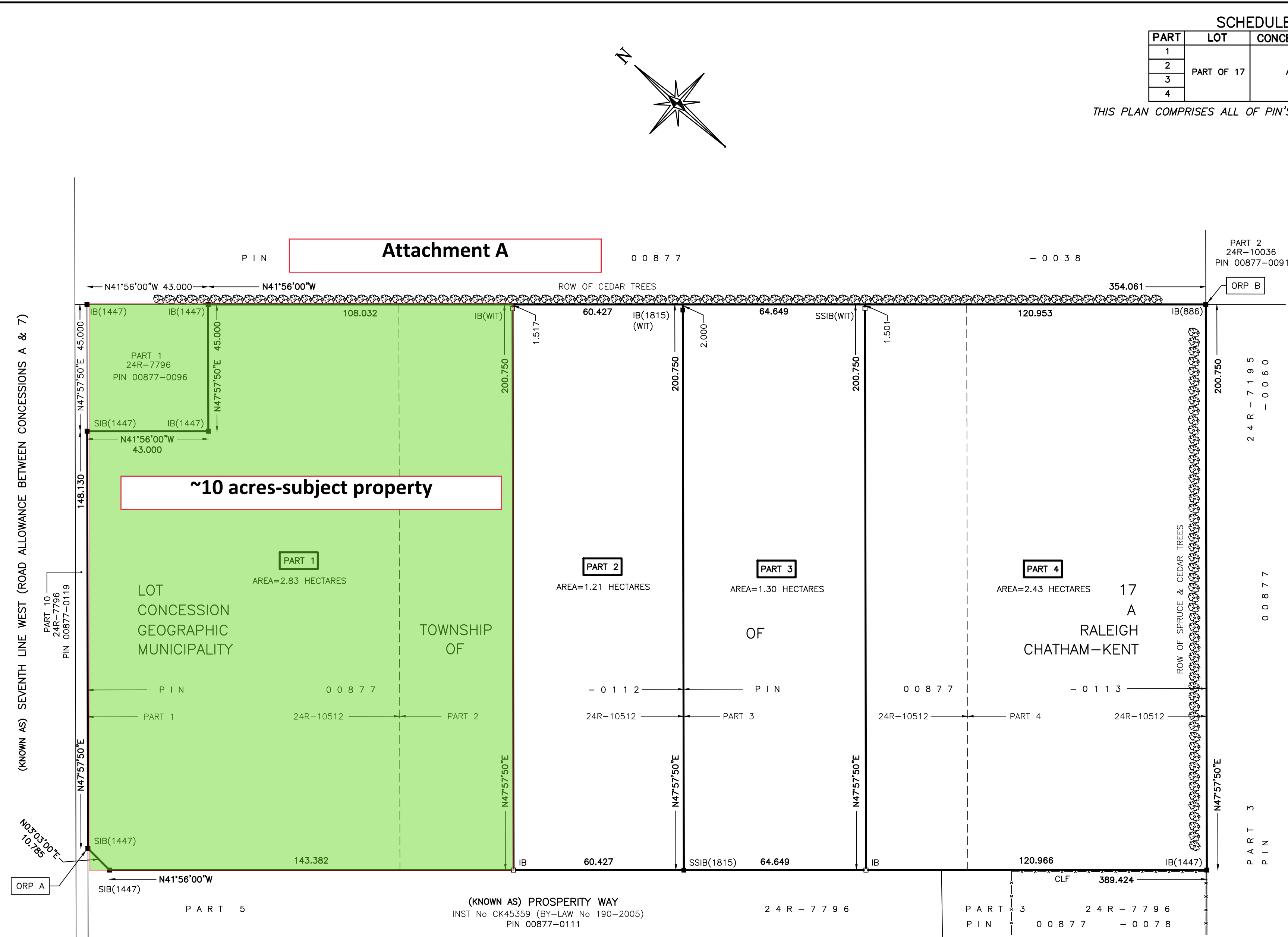
Reviewed by:

Bruce McAllister, General Manager
Community Development

Attachment: Attachment A: Map of Proposed Property

C: Dave Taylor, Manager, Legal Services
Amy McLellan, Manager, Revenue
Matt Torrence, Director, Financial Services

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SCHEDULE OF PARTS			
PART	LOT	CONCESSION	PIN
1	PART OF 17	A	PART OF 00877-0112
2			PART OF 00877-0112
3			PART OF 00877-0113
4			PART OF 00877-0113

THIS PLAN COMPRISES ALL OF PIN'S 00877-0112 & 00877-0113

PLAN OF SURVEY OF
OF PART OF LOT 17
CONCESSION A
GEOGRAPHIC TOWNSHIP OF RALEIGH
MUNICIPALITY OF CHATHAM-KENT

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 9th DAY OF FEBRUARY, 2021.

(DATE)

S.D. HOOK
ONTARIO LAND SURVEYOR

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010) TOPNET.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99974356.

OBSERVED REFERENCE POINTS (ORP) A & B: UTM, ZONE 17, NAD83 (CSRS) (2010).
COORDINATES TO RURAL ACCURACY PER SEC. 14 (2) OF O. REG. 216/10.

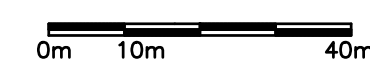
POINT ID	NORTHING	EASTING
ORP A	4688827.57	401909.92
ORP B	4688661.58	402318.59

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

■	DENOTES	FOUND			
□	DENOTES	SET			
IB	DENOTES	IRON BAR			
PB	DENOTES	PLASTIC BAR			
SB	DENOTES	STANDARD IRON BAR			
CM	DENOTES	CONCRETE MONUMENT			
M	DENOTES	MEASURED			
Inst	DENOTES	INSTRUMENT	1815	DENOTES	S.D. HOOK, O.L.S.
S	DENOTES	SET	1447	DENOTES	R.G. HACKETT, O.L.S.
PIN	DENOTES	PROPERTY IDENTIFIER NUMBER	ORP	DENOTES	OBSERVED REFERENCE POINT

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SCALE: 1:1000 METRIC



THE INTENDED PLOT SIZE OF THIS PLAN IS 660.4m IN WIDTH BY 431.8mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500.

DRAWN BY: C.A.	HOOK & TODGHAM SURVEYING INCORPORATED CHATHAM ONTARIO PHONE: 1-519-354-6122 FAX: 1-519-354-6129
CHECKED BY: S.D.H. / C.A.	
PLAN NUMBER: 21049	