



**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Economic Development Division**

<b>TO:</b>	Mayor and Members General Issues Committee
<b>COMMITTEE DATE:</b>	August 8, 2016
<b>SUBJECT/REPORT NO:</b>	Sale of 25 Mill Street North, Waterdown (PED16170) (Ward 15)
<b>WARD(S) AFFECTED:</b>	Ward 15
<b>PREPARED BY:</b>	Frank Albrecht (905) 546-2424 Ext. 2656
<b>SUBMITTED BY:</b>	Jason Thorne General Manager Planning and Economic Development Department
<b>SIGNATURE:</b>	

Discussion of Confidential Appendix “B” to this Report in closed session is subject to the following requirement(s) of the City of Hamilton’s Procedural By-law and the *Ontario Municipal Act, 2001*:

- ◆ A proposed or pending acquisition or disposition of land for City purposes.

**RECOMMENDATIONS**

- (a) That an Offer to Purchase, for the sale of City–owned property, executed on June 27, 2016, and scheduled to close on or before October 7, 2016, for the City to sell 25 Mill Street North, Waterdown, as identified in Appendix “A” attached to Report PED16170, be approved and completed on terms and conditions outlined in Appendix “B” attached to Report PED16170, and the net proceeds be credited to the Account No. 47702-108020 (Unallocated Capital Reserve);
- (b) That \$59,574.30 from the sale proceeds be credited to Account No. 45408-3560150200 (Property Sales and Purchases) for recovery of expenses including Real Estate, Appraisal, Property Management and Legal administration fees, and \$18,130.85 from the sale proceeds be credited to Account No. 54401-791178 (Waterdown Library) for removal of two tombstones which were affixed to an interior wall and relocated and mounted in the new Waterdown Library and Civic Centre;
- (c) That Appendix “B” attached to Report PED16170 remains confidential and not be released as a public document until final completion of the real estate transaction;

- (d) That the Mayor and City Clerk be authorized to execute any necessary documents in a form satisfactory to the City Solicitor.

### **EXECUTIVE SUMMARY**

This Report seeks Council approval for the sale of 25 Mill Street, Waterdown in accordance with City policy.

***Alternatives for Consideration – See Page 3***

### **FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

**Financial:** The proceeds of this sale are to form part of the funding plan contained in Item 20(h), Committee of the Whole (COW) Report 10-022 wherein the subject property be declared surplus and the sale proceeds be credited to Account No. 47702-108020 (Unallocated Capital Reserve) and used to fund the Municipal Service Centre in the new multi-use facility at 163 Dundas Street East.

The sum of \$59,574.30 from the sale proceeds is to be credited to Account No. 45408-3560150200 (Property Sales and Purchases) for recovery of expenses including Real Estate, Appraisal, Property Management and Legal administration fees. \$18,130.85 from the sale proceeds is to be credited to Account No. 54401-791178 (Waterdown Library) for removal of two tombstones which were affixed to an interior wall and relocated and mounted in the new Waterdown Library and Civic Centre.

Any applicable HST will be collected by the City and credited to Account No. 22828-009000 (HST Payable).

**Staffing:** N/A

**Legal:** Legal Services Division will be required to assist in the preparation of the necessary closing documents.

### **HISTORICAL BACKGROUND**

Pursuant to Item 20(h) (PW10074) of COW Report 10-022, passed by Council August 12, 2010, the subject property was declared surplus to the requirements of the City of Hamilton.

The subject property, a two-storey heritage stone building, originally served as the Township of East Flamborough Town Hall and later became the Waterdown Library. When the decision was made to build a new multi-use municipal building at 163 Dundas

Street East, 25 Mill Street was deemed surplus to municipal requirements. Proceeds from the sale of 25 Mill Street will partially fund the new municipal multi-use facility.

## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

### **Portfolio Management Strategy – Real Estate Management Plan:**

City Council, at its meeting of November 24, 2004, adopted the City's Portfolio Management Strategy Plan, which established a formalized process to be consistently applied across all areas of the City to guide the management of the City's real property. In accordance with the City's Portfolio Management Strategy, By-law 14-202, property no longer required for municipal programs is declared surplus by Council and is disposed of in accordance with this policy.

## **RELEVANT CONSULTATION**

- Legal Services Division, City Manager's Office;
- Hamilton Public Library;
- Public Works Department, Corporate Assets and Strategic Planning;
- Planning and Economic Development Department, Zoning;
- Portfolio Management Committee; and,
- Ward Councillor.

## **ANALYSIS AND RATIONALE FOR RECOMMENDATION**

Item 20(h) of COW Report 10-022 declared the property surplus to municipal needs. Following circulation to relevant stakeholders, responses confirmed there was no long-term municipal need for the property except for a 2.5m road widening requirement. Advertisement of the property on the open market drew considerable response. Of the offers received, the best offer is being presented for approval.

Sale of the property will fulfil Item 20(h) of COW Report 10-022, and provide funding for the new multi-use municipal facility.

Real Estate staff considers the terms and conditions of this sale to be fair, reasonable and at market value.

## **ALTERNATIVES FOR CONSIDERATION**

Should Council decide not to approve this sale, the parcel will remain in City ownership for an unknown period of time and continue as a liability and an unproductive asset.

**ALIGNMENT TO THE 2012 – 2015 STRATEGIC PLAN**

**Strategic Priority #1**

A Prosperous & Healthy Community

*WE enhance our image, economy and well-being by demonstrating that Hamilton is a great place to live, work, play and learn.*

**Strategic Objective**

- 1.1 Continue to grow the non-residential tax base.
- 1.6 Enhance Overall Sustainability (financial, economic, social and environmental).

**APPENDICES AND SCHEDULES ATTACHED**

Appendix “A” to Report PED16170 – Location Map

Appendix “B” to Report PED16170 - Terms and Conditions (Confidential)

FA/Im