

Type of Decision									
Meeting Date	Friday, Oct. 7, 2011				Report Date	Wednesday, October 5, 2011			
Decision Required	X	Yes		No	Priority	X	High		Low
Direction	x	Information Only			Type of Meeting	X	Open		Closed
REPORT TITLE									
Chapman Park Sale of Land Report 07/10/11/1001									

Subject: Review and adoption of a resolution to declare the property known as Chapman Park as surplus and to approve the sale.

RECOMMENDATION: That this resolution be adopted declaring the lands known as Chapman Park as surplus and authorizing the beginning of the process to offer said surplus lands for sale.

WHEREAS 38805 Highway 17 known as Part Lot 14, Concession 9 Geographic Township of Head in the United Townships of Head, Clara & Maria commonly known as Chapman Park was purchased in 1978 by the municipality for recreational use;

AND WHEREAS the demand for organized recreation within the municipality has diminished to the point of non-existence;

AND WHEREAS the original file including purchase and sale documents show no conditions on the property indicating free and clear ownership by the municipality;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the United Townships of Head, Clara & Maria does hereby declare the property at 38805 Highway 17 as surplus to municipal purposes and does hereby direct the Clerk to commence the process of sale of that property.

BACKGROUND/EXECUTIVE SUMMARY:

The lot in question is one acre Part Lot 14, Concession 9, Geographic Township of Head now in the Townships of Head, Clara & Maria, in the County of Renfrew, known as 38805 Highway 17 and Chapman Park.

The estimated value for this parcel is \$11,700 based on the assessed value as determined by MPAC.

The property is being offered for sale due to being declared surplus for the needs of the municipality due to changing demographics.

The municipality makes no representation regarding the title to or any other matters relating to the land to be sold. Responsibility for ascertaining these matters rests with the potential purchasers.

It is staff recommendation that the land be valued through a local real estate agent to compare with the assessed value from MPAC. Upon obtaining that valuation a reserved bid would be determined.

The property could then be placed up for bid by sealed tender with the purchase going to the highest bidder. Advertising could include local sources, on-line, the Ontario Gazette, Ottawa Valley Business and through RealTax. All costs for advertising and legal fees would be assumed in the sale price. Alternately a real estate agent could be hired to sell the property.

The proposed sale of land by-law will come before Council for consideration at a subsequent advertised meeting of council once approved by our solicitor and according to our Sale of Land By-Law.

Financial Implications/Budget Impact: Will provide relatively minimal revenue with the sale and future taxes to be collected; taxes could increase significantly depending on the ultimate use of the property.

Policy Impact: As per municipal policy and the Municipal Act.

Other's Consulted: Ruth Morin, Treasurer; Noella Lebreton, Deputy Treasurer

Approved and Recommended by the Clerk

Melinda Reith,

Municipal Clerk

Melinda Reith