

MUNICIPALITY OF CHATHAM-KENT

CORPORATE SERVICES

FINANCIAL SERVICES

TO: Mayor and Members of Council

FROM: Stuart Wood, CMA
Director, Financial Services/Treasurer

DATE: January 28, 2010

SUBJECT: Surplus Property – 254 King St. S., Community of Highgate

RECOMMENDATIONS

It is recommended that:

1. The property located at 254 King St. S., (Plan 150, Blk B Lot 11) in the Community of Highgate be declared surplus to Municipality of Chatham-Kent requirements and advertised for sale according to municipal policy.
2. The results of advertising this parcel for sale be presented to Council at a subsequent meeting.

BACKGROUND

This property is a .25 acre vacant lot with a frontage of 66 feet and depth of 165 feet. There are several mature trees located on the lot. The assessed value of this lot is \$5,375 at the residential tax class. The property is adjacent to the Legion parking lot to the north and a private residential home to the south.

The parcel has an R1 Residential Zone which permits a single family dwelling, a mobile home secured to a permanent foundation, home occupation, and buildings, and uses accessory to the foregoing permitted uses.

The property was offered for sale by Public Auction under the Tax Sale Process on October 1, 2009, and subsequently vested into the Municipality's ownership. An abutting neighbor was the successful bidder at the auction; however, the sale was voided as they were unable to present the required funds at the auction.

COMMENTS

Prior to the sale of any municipally owned property, the land must be declared surplus by Council and advertised as such with the intent of being sold.

According to Municipal policy, an advertisement will appear in the Chatham-Kent Matters and the listing added to the Municipal Surplus Property Register located on the Chatham-Kent website to notify the public of the intent to sell these surplus properties “as is”. An appraisal will be obtained to ascertain the fair market value of the land as per municipal policy.

All offers that are received during the sale period will be presented to Council for consideration to determine to whom the property should be sold.

COMMUNITY STRATEGIC PLAN

The recommendation in this report supports the following objective and strategic direction:

B: Economy – We are a prosperous community.
We are working aggressively to develop a diversified economic base.

B1: Promote and market Chatham-Kent.

Expected Results:

- Increase in the diversity of our economic base.

The recommendations will not adversely impact on the remainder of the Community Strategic Plan.

CONSULTATION

The Technical Advisory Committee reviewed this request and no objections were received to the property being declared as surplus to Municipal needs.

FINANCIAL IMPLICATIONS

The Property Disposition budget includes lot sale revenue. The proceeds from the sale of this property will contribute to that revenue line, provide future tax revenues for the municipality and increase the tax base for future years. The sale of this property would also decrease municipal liability and maintenance costs.

Prepared by:

Reviewed by:

Bonnie Drewery
Collections Officer/Property Manager

Stuart Wood, CMA
Director, Financial Services/Treasurer

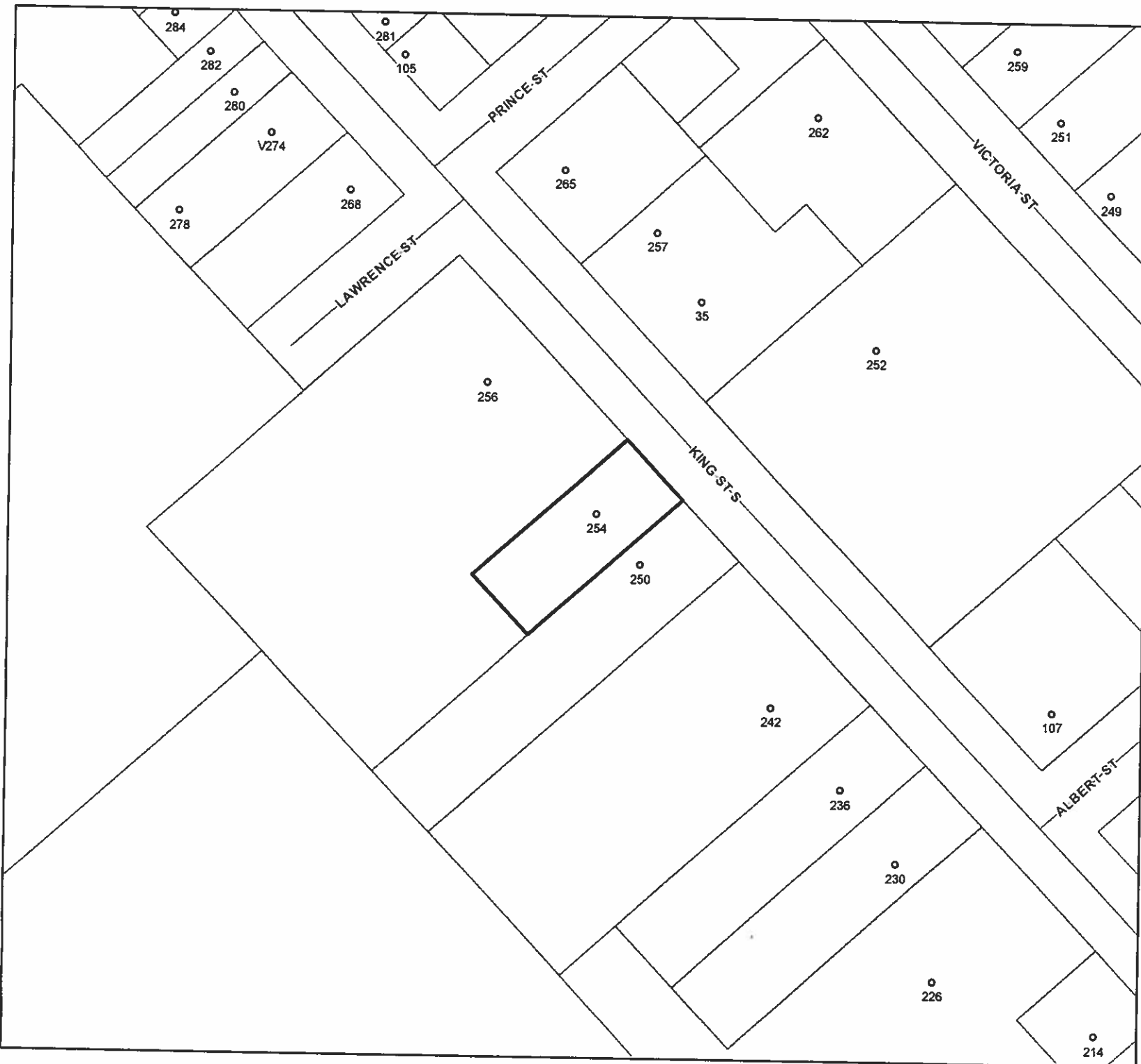
Reviewed by:

Reviewed by:

Gerry Wolting, B.Math, CA.
General Manager, Corporate Services

Rob Browning
Chief Administrative Officer

Attachments: Aerial View of King St S Properties
GIS Mapping of Properties

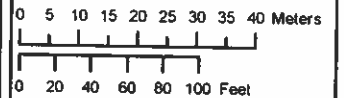


**254 KING ST,
HIGHGATE**

Roll# 365028000106500

Legend

- Address Point
- +— Railway
- Roads
- ⊕ Property Lines



PROJECTION: For Business.
NAD83 ZONE 17N For Life.

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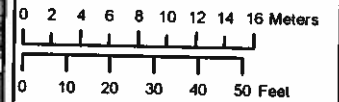


**254 KING ST,
HIGHGATE**

Roll# 365028000106500

Legend

-  Address Point
-  Railway
-  Roads
-  Property Lines



PROJECTION: **For Business.**
NAD83 ZONE 17N **For Life.**

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