



Report To:	Property Committee
From:	Connie Morphet, Director of Finance & Administration Patrick Wittmann, Supervisor of Infrastructure and Asset Management
Date:	September 23, 2015
Re:	Mindemoya EMS Property Purchase- Issue Report

Purpose

To inform the Board of the Mindemoya EMS property purchase completion.

Background

The Municipality of Central Manitoulin and the DSB began informal discussions in 2013 with regard to constructing a new EMS/Fire building together. The discussions and meetings during this period did not develop into a formalized plan or agreement. The owner of the Mindemoya EMS property opened a line of communication with the DSB this year and offered the property for sale. The Supervisor of IAM entered into discussions with the owner to gain an understanding of his interest in selling the building and property.

During the June 24, 2015 Property Committee Meeting, an update regarding the Mindemoya EMS property purchase was provided by the CAO. At the June 25, 2015 Board meeting, the Board provided the CAO with authority to make an offer to purchase the property and buy out the lease.

The CAO negotiated the sale of property for \$210,000 plus the buyout of the remaining 24 month lease at \$76,104 for a total of \$286,104. These amounts are within the authority provided to the CAO in-camera at the June 2015 Board meeting.

Completion of the Sale

The only condition on the sale was a Phase 1 environmental which was completed and there were no issues found on the property or impacts from neighboring properties.

The sale was completed on July 15th when the condition was removed. The DSB has officially purchased the Mindemoya EMS property.

Conclusion

The \$210,000 purchase price plus the \$5,109 closing costs will be funded by the Working Funds Reserve which will be repaid annually over a 10 year period at 3% interest. The MOHLTC will fund this amount including interest through amortization over ten (10) years. The payout of the remainder of the lease (\$76,104 including HST) will be expensed in 2015, funded by \$15,543 of deferred MOHLTC Lease Funding and \$60,000 through regular MOHLTC 50/50 funding.