

	<p style="text-align: center;">City of Lloydminster Request for Decision (RFD)</p>
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<p>Subject Matter: Proposed Offer to Purchase – 12 Street and 50 Avenue; Saskatchewan</p>
<p>Department: Operations</p>
<p>Presented By: Natasha Pidkowa</p>
<p>Council Meeting Date: January 19, 2023</p>

Recommendation:

That Council directs Administration to proceed with the necessary steps to complete the Offer to Purchase of approximately 0.82 ha (0.20 ac) as part of Lane, Block 3, Plan BX4535 within S.E.¼ Sec.27-Twp.49-Rge.28-W3M to Musgrave Developments Ltd. for a total of twenty five thousand nine hundred dollars (\$25,900.00), plus GST.

Issue: Musgrave Developments Ltd. (Developer/Purchaser) has expressed interested in purchasing approximately 0.082 ha (0.20 ac) located between 1201-13 50 Avenue and 1202-16 49 Avenue legally described as part of Lane, Block 3, Plan BX4535 in the S.E.¼ Sec.27-Twp.-49-Rge.28-W3M containing 0.082ha (0.20 acres) and would like to enter into a purchase agreement with the City of Lloydminster.

Background: On September 19, 2022 Council approved Bylaw 20-2022, a Bylaw which closed the portion of road legally described above. The intention of the Developer/Purchaser is to consolidate the purchased lands with the adjacent to facilitate the development of one large commercial site. The lands are currently Districted as C2 – Highway Corridor Commercial District within Land Use Bylaw No. 5-2016.

Administration completed an Independent Appraisal (Appraisal) of the lands in accordance with the Land Sales Policy No. 630-01. The proposed sale value is calculated based on the finding of the Appraisal and takes into consideration the dedication of the new Lane.

As the road closure and sale removes an access point to the site, Administration and the Developer/Purchaser have been working together to ensure that traffic flow on the site and within the area is not negatively impacted. Through future subdivision and development an additional lane will be dedicated and titled to His Majesty the King to ensure access is maintained. The plan of proposed subdivision which has a conditional approval has been attached for information.

Options:

1. That Council directs Administration to proceed with the necessary steps to complete the Offer to Purchase of approximately 0.82 ha (0.20 ac) as part of Lane, Block 3, Plan BX4535 within S.E.¼ Sec.27-Twp.49-Rge.28-W3M to Musgrave Developments Ltd. for a total of twenty five thousand nine hundred dollars (\$25,900.00), plus GST.
2. That Council not approve the proposed Offer to Purchase.
3. That Council request further information and that the item be brought forward to a future Regular Council Meeting for decision.

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Alignment with Strategic Plan: This item is in alignment with the following strategic area: Building Economic Resilience. The land sale encourages growth in our community, diversifying our existing industries and the development of vacant land.

Legal Review: The proposed land sale agreement has been reviewed by legal, and their recommendation has been incorporated into the purchase agreement. Legal will be a part of the execution of the agreement and land transfer.

Governance Implications: In accordance with Land Sales Policy No.630-01, the sale of City owned lands shall be approved by Council.

Budget/Financial Implications: Revenue from sale to cover any costs incurred on sale of parcels.

Environmental Implications: N/A

Report Approval Details

Document Title:	Proposed Offer to Purchase - 12th Street and 50th Avenue.docx
Attachments:	- Bylaw 20-2022.pdf - Plan of Proposed Subdivision.pdf
Final Approval Date:	Jan 13, 2023

This report and all of its attachments were approved and signed as outlined below:

Don Stang

Doug Rodwell

Dion Pollard