



**City of Lloydminster
Information Report (IR)**

Subject Matter: Draft Land Sales Policy

Department: City Manager's Office

Presented By: Wendy Wagner

GPC Meeting Date: April 22, 2024

Topic: To inform the Committee on updates to the Draft Land Sales Policy.

Background: The current Land Sales Policy 630-01 was adopted by Council on May 25, 2020. The Policy is very simple in nature and does not reflect the diverse inquiries that Administration reviews. As Administration pursues and responds to direct purchase inquiries, the Policy needs to reflect streamlined processes and provide Administration with the ability to move at the pace of business when conducting land sales.

Two substantial changes proposed are to allow Administration to facilitate city-owned industrial land leases, with the option to purchase. This change aims to attract new and expanding industries while increasing the tax base and achieving an economic and social advantage for the City when selling industrial land.

Secondly, a Land Sales Listing Price Committee will be established. The committee will consist of seven members, including one member of Council. It will follow all applicable legislation, including *The Lloydminster Charter* and the *Municipal Government Act*, to establish the listing price.

Objective: To update the Land Sales Policy and receive feedback from the Committee on the changes made to the Draft Land Sales Policy.

Options:

1. That the Committee accept this report as information and that the item be brought forward to a future Regular Council meeting for decision.
2. That the Committee request more information and that the item be brought forward to a future Regular Council meeting for decision.
3. That the Committee request more information and that the item be brought forward to a future Governance & Priorities Committee meeting.

Alignment with Strategic Plan: This item is in alignment with the following strategic area: Delivering Good Governance. The Land Sales Policy is vital to ensure that there is an established framework for selling City-owned land and establish a transparent process for establishing pricing and operational efficiency when pursuing sales and responding to direct requests.



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Governance Implications: Upon Council approving this item, Land Sales Policy 630-01 will be amended to reflect the updates. Administration will need to update and adopt procedures to accompany the updated Land Sales Policy.

Budget/Financial Implications: Land sold below the listing price may result in lower profits. However, the ability to negotiate listing prices may result in more land sales. Long-term industrial leases may delay the closing of industrial land sales. However, the leases will generate an additional industrial tax base.

Environmental Implications: N/A

Report Approval Details

Document Title:	Land Sale Policy .docx
Attachments:	- 2024 Draft-630-01-Land-Sales-Policy-V5.docx - Flowchart - Land Negotiation Process draft.pdf
Final Approval Date:	Apr 17, 2024

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

Task assigned to Dion Pollard was completed by delegate Tracy Simpson

Marilyn Lavoie