



RPT 21-200

TITLE: Land Sale - 1650 6th Avenue West to S.H.A.R.E. Community Enhancement Proposal

DATE: April 22, 2021

TO: City Council

PUBLIC: X

INCAMERA:

RECOMMENDATION:

1. That the Offer to Purchase from Self Help And Recreation Education PA Inc. known as S.H.A.R.E. for the city owned land located at civic address 1650 6th Avenue West and legally described as Lot AA, Block S, Plan 86PA22152 Ext. 1, for the amount of \$32,000 be accepted; and,
2. That the Mayor and City Clerk be authorized to execute the Sale and Development Agreement and Transfer Authorization once prepared.

TOPIC & PURPOSE:

To accept the offered amount of \$32,000, from Self Help And Recreation Education PA Inc. known as S.H.A.R.E., on 1650 6th Avenue West with no build commitment.

BACKGROUND:

The property in question is civic address of 1650 6th Avenue West, was obtained through Tax Title Enforcement in 2000. The building and tower that were on site were demolished in 2001 and to bring the costs down the basement remained and was filled in.

Neither a Phase I or Phase II Environmental Assessment has been completed by the City of Prince Albert.

The property does have a number of hindrances for redevelopment, such as:

1. Foundation remaining from former building on site, this was not removed at the time of the demolition in 2001, leaving substantial debris.
2. City utilities and easements remain and would need to be relocated.
3. Access is limited to the property and may not be conducive to semi-truck deliveries.
4. The proximity to the rail line is not the most desirable location for many businesses.

The property has been on the open market for sale and development, but no valid offers have been received to date.

In May 20, 2016 the City entered into a License Agreement with Prince Albert Share a Meal/Food Bank Inc., to create a community garden on a portion of the parcel. The lease expired April 30, 2021 and Prince Albert Share a Meal/Food Bank Inc. is not interested in continuing with the lease due to other commitments and projects.

PROPOSED APPROACH AND RATIONALE:

Administration has received an Offer to Purchase from S.H.A.R.E., for the city owned land located at civic address 1650 6th Avenue West, for the amount of \$32,000. S.H.A.R.E. is a non-profit/charitable Community Based Organization, in Prince Albert, that offers vocational, recreational residential and educational programs to adults living with a mental illness in Prince Albert and surrounding area.

S.H.A.R.E. is proposing *“to continue with the community garden in perpetuity in part to give back to the community”*. The garden area would remain where Prince Albert Share a Meal/Food Bank Inc., has prepared the lands and the remainder of the parcel (where the debris field is located) would be landscaped into a green space that would benefit not only their program, but would enhance the local neighbourhood. S.H.A.R.E. understands that there has not been an environmental assessment or clean up performed on the parcel of land.

The City may continue to retain the property in holdings until a more suitable offer/development is proposed but that may be well into the future and until then the City is responsible for the continued upkeep and maintenance of the property beginning May 1, 2021. With the current real estate market and economic conditions, it is not in the best interest of the City to retain the property in its holdings, due to the state of the property being a brownfield with limited redevelopment potential.

Community gardens are a permitted use in the M2 – Small Lot Light Industrial zoning district, where the purpose of the district is to provide land for a mix of small scale industrial uses. Improving the condition of this existing brownfield by maintaining a community garden and developing informal park space would be a well suited use of this particular property due to the existing redevelopment challenges.

CONSULTATIONS:

Administration has received correspondence from S.H.A.R.E.

Internal review with departments: Planning & Development Services, Public Works, Community Services and Financial Services.

COMMUNICATION AND/OR ANNOUNCEMENT PLAN:

Administration will advise the purchaser of Council decision.

FINANCIAL IMPLICATIONS:

Factors to take into consideration

Current listed selling price	\$144,248.00
<i>(Based upon appraised value from 2009 by Larry Krakalovich Appraisals, land was appraised at \$98,800/acres or \$2.27 per square foot. There is approximately 1.43 acres.)</i>	

City Assessed Value	\$324,000.00
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Tax Enforcement costs incurred:

2000 to 2009	\$394,481.39
<i>(Based upon outstanding Public School Taxes, Municipal Taxes, administrative costs, insurance, upkeep of a building, demolition costs, and appraisal. Revenues generated from lease and sale of portion of original parcel are included.)</i>	

Offered Price	<u>\$ 32,000.00</u>
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Loss	<u>\$362,481.39</u>
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Consideration has been given in the past for Tax Title Lands to be reduced in order to accommodate development or create incentives.

OTHER CONSIDERATIONS/IMPLICATIONS:

There is no policy, privacy or other consideration or implications.

STRATEGIC PLAN:

This report addresses the "Economic Development" Strategic Strategy, specifically the Planning and Implementation Goal. It also addresses "Sustainable Growth" specific to review of vacant land inventory and develop strategies and guidelines to determine the best use of vacant land.

OFFICIAL COMMUNITY PLAN:

Section 11.3 Urban Renewal and Redevelopment of the Official Community Plan discusses identifies a number of Goals and Policies, all of which support the suggested recommendations, more specific to policy 4: When considering the reuse/conversion of vacant buildings/lands ensure issues related to land use conflicts, potential environmental contamination, parking, National Building Code requirements, fire safety, etc. can be resolved.

PUBLIC NOTICE:

Public Notice pursuant to the Public Notice Bylaw No. 24 of 2015 is not required.

PRESENTATION:

none

ATTACHMENTS:

1. Letter from S.H.A.R.E.
2. Location Plan
3. Information Sheet

Written by: Leanne Fyrk, Property Coordinator II

Approved by: Director of Planning and Development Services & City Manager