



Corporation of the Township of Brock

Staff Report to the Mayor and Members of Council

From: Fernando Lamanna

Position: Clerk/Deputy CAO

Title / Subject: Tender Award for QUOTE B-2021-GG-001 for Real-Estate Services

Date of Report: November 16, 2021

Date of Meeting: November 22, 2021

Report No: 2021-GG-07

1.0 Issue / Origin

Review of tender submissions and award of tender B-2021-GG-001 for Real-Estate Services to sell the subject lands being disposed of and legally described as follows:

Part of Lots 5 & 6, Concession 4 (Thorah), and part of road allowance between Lots 5 & 6, Concession 4 (Thorah), Part 1 & Part 2, Plan 40R-31510 (Thorah Side Road).

2.0 Background

- Interested residents made a written request to Council on March 30, 2021 regarding their interest in purchasing the lands as shown on the survey attached.
- May 10, 2021 Council considered staff report 2021-GG-05 entitled and passed the resolution # 44-6:
 “That the Committee of the Whole proceed with the process to declare the lands surplus subject to an agreement between the interested party to post a deposit to initiate the process.”
- June 2021 the services of C.T. Strongman Surveying Ltd were solicited in order to survey the subject lands. The survey was registered with the Land Registry Office September 2021.
- In accordance with By-law No. 1480-97-AP (being a by-law to govern the sale of real property) the services of McLean-Associates, qualified appraisers were solicited September 2021 to carry out a fair market appraisal of the subject lands, and evaluated the property to have an appraised value of \$300,000.
- In accordance with By-law No. 1480-97-AP and the Township's Public Notice Policy, a Notice of Public Meeting was sent out on October 13, 2021 to neighbouring property owners within 200 metres and posted on the Township's website and in the local newspaper. The public meeting to take place on Monday, November 22, 2021 @ 5:00 p.m.

- In accordance with By-law No. 1480-97-AP and the Township's Public Notice Policy, a Notice of Intention to pass the by-law to stop-up, close and declare surplus will be sent on Monday, November 1, 2021 to the same neighbouring property owners, posted on the Township's website and in the local newspaper.
- Council considered a closed session memorandum on October 25, 2021 and directed staff to proceed with selling the subject property on the open market and obtain quotations for real-estate services.
- The subject lands, together are approximately 3.25 acres, zoned rural and would be considered a residential building lot on private services, subject to zoning setback restrictions, entrance approval, lot grading approval and possibly Lake Simcoe Region Conservation Authority approval (depending on location of proposed structures).

3.0 Analysis

Staff prepared QUOTE B-2021-GG-001 for Real-Estate Services for the sale of the subject property and posted the request for quotations on the Township's website on October 29, 2021 with a closing date of Tuesday, November 16, 2021 @ 2:00 p.m.

A total of six sealed submissions were received and reviewed by the evaluation committee and outlined in the table below:

Quotation Submitted By	Suggested sale price of subject lands	Commission
Gerry Lodwick of Team Lodwick with Royal LePage Kawartha Lakes Realty Inc.	\$339,900	5%
Erik Jacobsen with Century 21 Leading Edge Realty Inc.	\$319,900	3.85%
Karen McKenna with Re/Max All-Stars Realty Inc.	\$250,000 - \$275,000	4.5%
Marty & Braydon Leeking with Re/Max Country Lakes Realty	\$249,000	5%
Reine Schichedanz with Re/Max All-Starts Realty Inc.	\$249,000	5%
Jan Cipra with COLDWELL BANKER R.M.R. Real Estate	\$200,000	5%

4.0 Related Policies / Procedures

- Sections 34 & 270 of the Municipal Act SO 2001, c 25
- By-law No. 1480-97-AP and the Township's Public Notice Policy

5.0 Financial / Budget Assessment

To date the Township has spent \$5,814.64 with respect to the survey, \$3,234.06 for the appraiser and Legal costs are estimated to be approximately \$1,000.

Real-Estate commission is appropriated through the disbursements from the sale of the land.

6.0 Climate Change Impacts

Not applicable with respect to this report.

7.0 Communications

This report is being presented on a public agenda.

8.0 Conclusion

Staff seek authorization from Council to enter into a listing agreement with Gerry Lodwick of Team Lodwick with Royal LePage Kawartha Lakes Realty Inc.

9.0 Recommendation

BE IT RESOLVED THAT report No. 2021-GG-07 entitled "Tender Award for QUOTE B-2021-GG-001 for Real-Estate Services", be received; and

THAT Council authorize the Mayor and Clerk to enter into a listing agreement with Gerry Lodwick of Team Lodwick with Royal LePage Kawartha Lakes Realty Inc.; and

THAT Council pass a by-law authorizing the Mayor and Clerk to facilitate all required actions with respect to the sale of the subject lands legally known as Part of Lots 5 & 6, Concession 4 (Thorah), and part of road allowance between Lots 5 & 6, Concession 4 (Thorah), Part 1 & Part 2, Plan 40R-31510 (Thorah Side Road).