
REPORT NAME

Land Sale of Leduc County property Plan 012 4826 Block 2 Lot 6 Roll 6319110 located in Nisku Business Park.

RECOMMENDATION

Council approve the disposal of Plan 012 4826 Block 2 Lot 6 Roll 6319110 (corner of 12 Street and 15 Avenue Nisku Business Park) for fair market value of \$1,290,000.00 to CJ Manuel Holdings Ltd. The proceeds of this land sale shall be allocated to the Statutory Capital Fund reserve.

Options (if available):

Council directs administration to inform the interested purchaser that we do not wish to proceed with the sale of this property.

IMPLICATIONS

Reason: The interested purchaser owns the adjacent parcel and wishes to expand their current business and develop this property with a commercial building which would utilize the property to its highest and best use. The commercial development would be a benefit to the Nisku Business Park.

Authority: MGA S70 and AM-03 Land Disposal

BACKGROUND

At the March 14, 2023 meeting of Council, Council directed Administration to advertise for a public hearing pursuant to S. 674 *Municipal Government Act* to remove the reserve designation from Plan 0124826, Block 2, Lot 6MR (Roll 6319110) for the subsequent sale of a portion of the parcel by means of a competitive bid process.

On May 9, 2023, a public hearing to remove MR designation was held and Council approved the removal of the designation and directed the County Manager to notify the Registrar that the provisions of Part 17, Division 9 of the MGA have been complied with and request the Registrar to remove the designation of municipal reserve from the County Property legally described as Plan 0124826, Block 2, Lot 6 MR containing 7.39 acres.

The north portion of the property as outlined on the map was severed and consolidated with the 15 Avenue road plan and will be retained by Leduc County. The parcel being sold is +/- 3.97 acres.

The balance of the parcel was advertised for sale in the Leduc Rep for one month starting August 18, 2023 as well as the parcel was posted for sale on the site as well as at the corner of Nisku Spine Road and 15 Avenue.

As per policy AM-03 Land Disposal, Leduc County completed a 3rd party appraisal, advertised the property for sale by means of a competitive bid process and exposed the property to the market for an appropriate amount of time. The third-party appraisal took into account the current location and state of the parcel which requires an approach, stripping and grading, and the purchase agreement construction requirements.

Two offers were received. One offer was not considered fair market value. The offer presented to you for consideration is for fair market value.

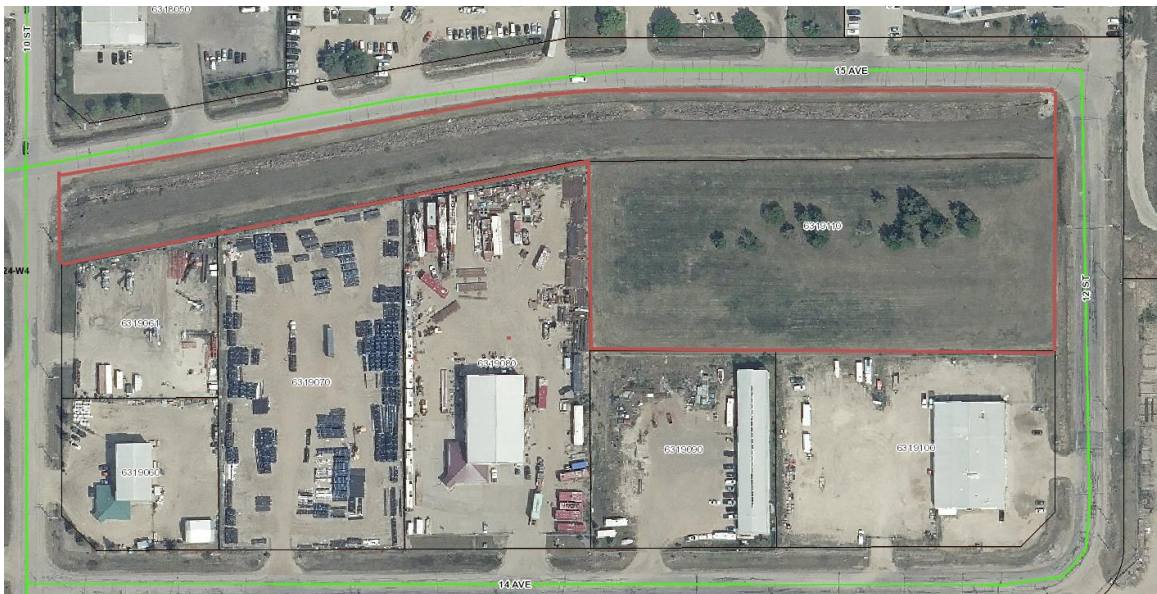
Submitted by: Karen Burnand, Manager of Assessment Services

Reviewed by: Renee Klimosko, General Manager - Financial and Corporate Services

Date: 03/26/24

The purchase agreement includes conditions of sale that require construction of a commercial building within 48 months of the closing date of the agreement. Failure to develop the property and fulfill the terms of the purchase agreement will result in the ability for Leduc County to buy back the property for 90% of the original sale price.

Original Parcel:



New Parcel:



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