

**Town of Fort Frances  
Administrative Report**

**TO:** Mayor and Council  
**FROM:** Cody Vangel, Chief Building Official & Municipal Planner  
**SUBJECT:** Lot 26 Industrial Park – Surplus Declaration for Disposition  
**DATE:** August 8, 2022

**Issue:**

To consider passing a resolution to declare Lot 26 in the Industrial Park as surplus for the purpose of disposition by direct sale.

**Strategic Impact:**

1. Attracting new industry and attracting investment for local business development.

**Options/Alternatives:**

1. Pass a resolution to declare Lot 26 as surplus with intent for direct sale; or
2. Amend resolution; or
3. Abort passing resolution.

**Administrative Recommendation:**

Recommend declaring Lot 26 in the Industrial Park, legally described as LOTS 26 PL 48M353 MCIRVINE; TOWN OF FORT FRANCES (PIN 56019-1146), as surplus for the purpose of direct sale, and that notice be provided once in the Fort Frances Times.

**History:**

The Town of Fort Frances has a number of serviced, unserved, grade and ungraded industrial lots available for sale in the Industrial Park located in the in the North end of Town, as shown in the attached map.

General terms for most of the properties are as follows:

- Price is \$3,500 per acre
- In addition to the \$3,500 price, a development guarantee of \$10,000 per acre or lot, whichever is lesser, will be added to the purchase price
- The purchaser will pay all costs associated with the sale of the property
- All lots are sold "as is"

The general intent of the low-cost sales is to generate development and increase the tax base.

Properties are to be declared surplus prior to entering into agreement of purchase and sale.

**Analysis:**

An interested private party has approached the Town of Fort Frances with interest to purchase and develop on Lot 26. Council considered this matter during an in-camera session where it was agreed to

proceed with bringing a report to the public agenda to pass a resolution to declare Lot 26 as surplus and to further proceed with entering into an Agreement of Purchase and Sale with the proponent.

**Consultation:**

- Fort Frances Power Corporation
- Treasury Department

**Supporting Document / Financial Documents:**

- Industrial Lot Map
- By-law 23/95