
Subject: Property Transactions Under Delegated Authority (2017 and 2018)

Report to: Corporate Services Committee

Report date: Wednesday, May 8, 2019

Recommendations

That this report **BE RECEIVED** for information.

Key Facts

- The purpose of this report is to provide Council with a list of property transactions undertaken by delegated authority (By-Law 09-2016).
- Attached as Appendix I is a summary of such property transactions during the period of January 1, 2017 to December 31, 2017.
- Attached as Appendix II is a summary of such property transactions during the period of January 1, 2018 to December 31, 2018.

Financial Considerations

As outlined in Appendix I, there were 69 property transactions in the reporting period in which Niagara Region acquired property or an interest in property. The total acquisition cost (or in the case of leases, the annual cost) for the transactions was \$1,036,122.42. During this period, 15 transactions were undertaken in which Niagara Region sold a property or an economic interest in a property. These transactions totaled \$154,404.67.

As outlined in Appendix II, there were 22 property transactions in the reporting period in which Niagara Region acquired property or an interest in property. The total acquisition cost (or in the case of leases, the annual cost) for the transactions was \$1,403,753.28. During this period, 6 transactions were undertaken in which Niagara Region sold a property or an economic interest in a property. These transactions totaled \$31,780.44.

Analysis

For the two year period (2017 and 2018), 65% of acquisitions related to land purchases, 25% leases & licenses, and 10% permission to enter agreements.

For income-generating activities, 62% related to leasing, 24% sale of land, and 14% permission to enter or encroachment agreements.

Alternatives Reviewed

Not applicable.

Relationship to Council Strategic Priorities

These transactions facilitate critical infrastructure projects or operations for Niagara Region.

Other Pertinent Reports

There are no other pertinent reports.

Prepared by:

Craig Mustard
Real Estate Coordinator
Enterprise Resource Management
Services

Recommended by:

Todd Harrison, CPA, CMA
Commissioner/Treasurer
Enterprise Resource Management
Services

Submitted by:

Ron Tripp, P.Eng.
Acting Chief Administrative Officer

This report was prepared in consultation with Bart Menage, Director, Procurement & Strategic Acquisitions.

Appendices

Appendix I	Summary of 2017 Property Transactions	page 3-4
Appendix II	Summary of 2018 Property Transactions	page 5

Date	Capital Project / Operating Account	Project / Property type	Market Value ACQUISITION Cost or Annual Value	Department
February 27, 2017	10RC0812	West Lincoln - road widening acquisition	\$ 13,000.00	Public Works - Transportation
March 20, 2017	10RC0933	Niagara Falls - road widening acquisition	\$ 3,568.23	Public Works - Transportation
March 21, 2017	DEPT 50702	Welland - parking agreement	\$ 2,160.00	Public Health - Family Health
March 22, 2017	20000518-60251-44638	Thorold - road widening acquisition	\$ -	Public Works - Transportation
April 6, 2017	20000518-60251-44638	Thorold - road widening acquisition	\$ -	Public Works - Transportation
April 11, 2017	10RC0933	Niagara Falls - road widening acquisition	\$ 10,151.17	Public Works - Transportation
May 9, 2017	10RC0905	St. Catharines - road widening acquisition	\$ 6,000.00	Public Works - Transportation
May 9, 2017	10RC0812	West Lincoln - road widening acquisition	\$ 50,000.00	Public Works - Transportation
May 19, 2017	-	St. Catharines - permission to enter x 3	\$ -	Public Works - Transportation
May 30, 2017	DEPT 36004	St. Catharines - lease extension	\$ 437,198.40	Community Services - SAE0
May 31, 2017	10RC1447	St. Catharines - road widening acquisition	\$ 950.00	Public Works - Transportation
June 7, 2017	10RC1555	Pelham - road widening acquisition	\$ 1,500.00	Public Works - Transportation
June 7, 2017	10RC1555	Pelham - road widening acquisition	\$ 3,000.00	Public Works - Transportation
June 16, 2017	-	St. Catharines - permission to enter x 2	\$ -	Public Works - Transportation
June 16, 2017	-	West Lincoln - permission to enter	\$ -	Public Works - Transportation
June 21, 2017	10RC0944	St. Catharines - permission to enter	\$ 25,000.00	Public Works - Transportation
June 29, 2017	10RC0944	St. Catharines - permission to enter x 2	\$ -	Public Works - Transportation
July 5, 2017	DEPT 45155	Grimsby - license extension	\$ 19,994.59	NRPS
July 7, 2017	10RC1438	Niagara Falls - road widening acquisition	\$ 3,763.00	Public Works - Transportation
July 7, 2017	10RC1438	Niagara Falls - road widening acquisition	\$ 4,158.00	Public Works - Transportation
July 11, 2017	DEPT 24101	Thorold - lease extension	\$ 51,669.12	Administration - Facilities
July 11, 2017	10RC1555	Pelham - road widening acquisition	\$ 13,000.00	Public Works - Transportation
July 11, 2017	-	St. Catharines - permission to enter	\$ -	Public Works - Transportation
July 14, 2017	10RC0627	St. Catharines - road widening acquisition	\$ 1,000.00	Public Works - Transportation
July 18, 2017	DEPT 45155	St. Catharines - license extension	\$ 3,780.00	NRPS
July 31, 2017	-	West Lincoln - permission to enter	\$ -	Public Works - Transportation
August 2, 2017	10RC1244	Niagara-on-the-Lake - road widening acquisition	\$ 3,091.84	Public Works - Transportation
August 14, 2017	DEPT 33860	Grimsby - lease extension	\$ 17,160.00	Community Services - Seniors
August 15, 2017	10RC1244	Niagara-on-the-Lake - road widening acquisition	\$ 9,995.35	Public Works - Transportation
August 22, 2017	10RC1244	Niagara-on-the-Lake - road widening acquisition	\$ 925.45	Public Works - Transportation
August 22, 2017	10RC1244	Niagara-on-the-Lake - road widening acquisition	\$ 11,287.83	Public Works - Transportation
August 22, 2017	10RC1244	Niagara-on-the-Lake - road widening acquisition	\$ 3,943.67	Public Works - Transportation
August 22, 2017	10RC1244	Niagara-on-the-Lake - road widening acquisition	\$ 24,208.67	Public Works - Transportation
August 24, 2017	10RC1244	Niagara-on-the-Lake - road widening acquisition	\$ 11,126.04	Public Works - Transportation
August 24, 2017	10RC1244	Niagara-on-the-Lake - road widening acquisition	\$ 2,213.91	Public Works - Transportation
August 28, 2017	10RC1244	Niagara-on-the-Lake - road widening acquisition	\$ 17,031.97	Public Works - Transportation
August 28, 2017	10RC1244	Niagara-on-the-Lake - road widening acquisition	\$ 15,544.68	Public Works - Transportation
August 31, 2017	10RC1244	Niagara-on-the-Lake - road widening acquisition	\$ 1,923.70	Public Works - Transportation
August 31, 2017	10RC1244	Niagara-on-the-Lake - road widening acquisition	\$ 4,092.09	Public Works - Transportation
August 31, 2017	10RC1244	Niagara-on-the-Lake - road widening acquisition	\$ 19,931.12	Public Works - Transportation
August 31, 2017	10RC1244	Niagara-on-the-Lake - road widening acquisition	\$ 9,051.35	Public Works - Transportation
August 31, 2017	10RC1244	Niagara-on-the-Lake - road widening acquisition	\$ 22,139.68	Public Works - Transportation
September 13, 2017	10RC1244	Niagara-on-the-Lake - road widening acquisition	\$ 2,500.83	Public Works - Transportation
September 13, 2017	10RC1244	Niagara-on-the-Lake - road widening acquisition	\$ 2,045.68	Public Works - Transportation

Date	Capital Project / Operating Account	Project / Property type	Market Value ACQUISITION Cost or Annual Value	Department
September 13, 2017	10RC1244	Niagara-on-the-Lake - road widening acquisition	\$ 8,509.81	Public Works - Transportation
September 13, 2017	10RC1244	Niagara-on-the-Lake - road widening acquisition	\$ 2,761.58	Public Works - Transportation
September 14, 2017	10RC1244	Niagara-on-the-Lake - road widening acquisition	\$ 1,327.35	Public Works - Transportation
September 14, 2017	10RC1244	Niagara-on-the-Lake - road widening acquisition	\$ 295.15	Public Works - Transportation
September 14, 2017	10RC1244	Niagara-on-the-Lake - road widening acquisition	\$ 1,416.02	Public Works - Transportation
September 15, 2017	10RC1244	Niagara-on-the-Lake - road widening acquisition	\$ 899.05	Public Works - Transportation
September 19, 2017	10RC1244	Niagara-on-the-Lake - road widening acquisition	\$ 9,841.08	Public Works - Transportation
September 19, 2017	10RC1244	Niagara-on-the-Lake - road widening acquisition	\$ 12,125.58	Public Works - Transportation
September 26, 2017	DEPT 24201	St. Catharines - lease extension	\$ 87,205.75	ERMS - Court Services
September 28, 2017	10RC1244	Niagara-on-the-Lake - road widening acquisition	\$ 20,220.89	Public Works - Transportation
September 28, 2017	10RC1244	Niagara-on-the-Lake - road widening acquisition	\$ 1,586.02	Public Works - Transportation
September 28, 2017	10RC1244	Niagara-on-the-Lake - road widening acquisition	\$ 13,481.25	Public Works - Transportation
September 29, 2017	20000457	Niagara-on-the-Lake - property acquisition	\$ -	Public Works - Water & Wastewater
September 29, 2017	-	Fort Erie - license termination	\$ -	ERMS - Court Services
October 2, 2017	10RC1244	Niagara-on-the-Lake - road widening acquisition	\$ 6,980.47	Public Works - Transportation
October 4, 2017	DEPT 33859	Niagara Falls - license agreement	\$ 27,345.13	Community Services - Seniors
October 11, 2017	10RC0627	St. Catharines - road widening acquisition	\$ 2,110.00	Public Works - Transportation
October 17, 2017	10RC1244	Niagara-on-the-Lake - road widening acquisition	\$ 709.07	Public Works - Transportation
October 20, 2017	10RC1244	Niagara-on-the-Lake - road widening acquisition	\$ 304.55	Public Works - Transportation
November 10, 2017	-	St. Catharines - permission to enter	\$ -	Public Works - Transportation
November 27, 2017	10RC1538	West Lincoln - road widening acquisition	\$ 2,000.00	Public Works - Transportation
November 28, 2017	10RC1244	Niagara-on-the-Lake - road widening acquisition	\$ 4,213.03	Public Works - Transportation
December 1, 2017	10RC1244	Niagara-on-the-Lake - road widening acquisition	\$ 4,034.27	Public Works - Transportation
December 12, 2017	10RC1244	Niagara-on-the-Lake - road widening acquisition	\$ 550.00	Public Works - Transportation
December 13, 2017	10PR1404	Niagara-on-the-Lake - road widening acquisition	\$ 100.00	Public Works - Transportation
Total			\$ 1,036,122.42	

Date	Capital Project / Operating Account	Project / Property type	Market Value REVENUE Cost or Annual Value	Department
February 1, 2017	-	Niagara Falls - license agreement	\$ -	Community Services - SAEO
February 22, 2017	-	Niagara Falls - declare surplus	\$ -	Public Works - Waste Management
March 20, 2017	-	St. Catharines - lease termination x 3	\$ -	Public Works - Transportation
April 25, 2017	-	Welland - license extension	\$ 61,866.00	Community Services - SAEO
April 27, 2017	DEPT 24314	Port Colborne - residential tenant rent increase	\$ 8,523.96	Administration - Facilities
May 16, 2017	DEPT 10451	Niagara Falls - license extension	\$ 630.67	Public Works - Water & Wastewater
May 30, 2017	DEPT 24101	Thorold - license extension	\$ 40,680.00	Administration - Facilities
May 31, 2017	DEPT 24104	Welland - license renewal	\$ 2,360.04	Community Services - SAEO
June 21, 2017	-	Thorold - permission to enter x 2	\$ -	Public Works - Water & Wastewater
July 7, 2017	DEPT 10451	Niagara Falls - sale of land	\$ 7,418.00	Public Works - Transportation
July 7, 2017	DEPT 10451	Niagara Falls - sale of land	\$ 13,076.00	Public Works - Transportation
August 29, 2017	DEPT 24103	Niagara Falls - license agreement	\$ 3,900.00	Community Services - SAEO
September 22, 2017	-	Wainfleet - permission to enter	\$ -	Public Works - Waste Management
September 22, 2017	DEPT 65177	Grimsby - license agreement	\$ 200.00	Public Works - Waste Management
October 23, 2017	DEPT 10451	Niagara Falls - sale of land	\$ 15,750.00	Public Works - Transportation
Total			\$ 154,404.67	

Date	Capital Project / Operating Account	Project / Property type	Market Value ACQUISITION Cost or Annual Value	Department
January 15, 2018	10RC0627	St. Catharines - road widening acquisition	\$ 37,000.00	Public Works - Transportation
March 15, 2018	10RC0627	St. Catharines - road widening acquisition	\$ 34,200.00	Public Works - Transportation
April 5, 2019	DEPT ID 24101	Thorold - lease extension	\$ 52,070.52	ERMS - Finance
April 19, 2018	DEPT ID 50703	Thorold - lease extension	\$ 24,272.10	Public Health - Mental Health
April 19, 2018	DEPT ID 50704 & 50702	Thorold - lease extension	\$ 54,601.05	Public Health - Mental Health
April 30, 2018	10RC0816	Niagara Falls - road widening acquisition	\$ 464,638.00	Public Works - Transportation
May 2, 2018	10RC0627	St. Catharines - road widening acquisition	\$ 87,000.00	Public Works - Transportation
May 2, 2018	10RC0627	St. Catharines - road widening acquisition	\$ 55,000.00	Public Works - Transportation
May 15, 2018	DEPT ID 15203	Port Colborne - lease extension	\$ 32,907.00	Community Services - SAEO
May 17, 2018	DEPT ID 33860	Grimsby - lease amendment	\$ 17,400.00	Community Services - Seniors
May 22, 2018	10RC0627	St. Catharines - road widening acquisition	\$ 26,000.00	Public Works - Transportation
June 12, 2018	-	Niagara-on-the-Lake - property acquisition	\$ 2.00	ERMS - Real Estate
June 15, 2018	-	St. Catharines - permission to enter x 3	\$ -	Public Works - Water & Wastewater
July 10, 2018	DEPT ID 15331	Niagara-on-the-Lake - lease extension	\$ 33,615.84	Public Health - EMS
July 30, 2018	DEPT ID 45155	St. Catharines - lease amendment	\$ 12,000.00	NRPS
September 25, 2018	DEPT ID 15343	Lincoln - lease extension	\$ 12,900.00	Public Health - EMS
September 25, 2018	DEPT ID 55202	Niagara-on-the-Lake - lease agreement	\$ 41,122.80	Public Health - EMS
October 9, 2018	DEPT ID 15151	St. Catharines - lease extension	\$ 87,205.75	ERMS - Court Services
November 15, 2018	DEPT ID 15300	St. Catharines - lease extension	\$ 95,862.00	Public Health - Sexual Health
November 21, 2018	DEPT ID 15204	Fort Erie - lease agreement	\$ 74,632.32	Community Services - SAEO
December 4, 2018	DEPT ID 15300	St. Catharines - lease extension	\$ 108,696.00	Public Health - Sexual Health
December 17, 2018	DEPT ID 15100	Thorold - lease extension	\$ 52,628.00	ERMS - Finance
Total			\$ 1,403,753.38	

Date	Capital Project / Operating Account	Project / Property type	Market Value REVENUE Cost or Annual Value	Department
January 9, 2018	-	Wainfleet - encroachment	\$ 500.00	Public Works - Transportation
April 2, 2018	DEPT ID 24314	Port Colborne - residential tenant rent increase	\$ 8,677.44	Administration - Facilities
June 15, 2018	DEPT ID 10451	St. Catharines - sale of land	\$ 22,600.00	ERMS - Real Estate
July 25, 2018	-	St. Catharines - land lease	\$ 1.00	ERMS - Real Estate
September 27, 2018	-	Niagara Falls - license agreement	\$ 1.00	Community Services - Childrens
November 14, 2018	-	St. Catharines - license agreement	\$ 1.00	Community Services - Childrens
Total			\$ 31,780.44	