



**ECONOMIC DEVELOPMENT STANDING COMMITTEE
AGENDA**

**Monday, September 19, 2022, 3:00 pm
COUNCIL CHAMBERS**

Pages

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. DECLARATION OF CONFLICT OF INTEREST**
- 4. MINUTES OF THE PREVIOUS MEETINGS**
 - 4.1. August 1, 2022** 2
- 5. PUBLIC INPUT SESSION**
- 6. PUBLIC PRESENTATIONS**
- 7. INTRODUCTION AND CONSIDERATION OF CORPORATE REPORTS**
 - 7.1. Memo from the Manager of Economic Development** 4
Re: Department Update
 - 7.2. Report from the Manager of Economic Development** 8
Re: Process to accept offers on 255 Highway 108
- 8. PRESENTATION OF COMMITTEE REPORTS**
- 9. UNFINISHED BUSINESS**
- 10. NEW BUSINESS**
- 11. CORRESPONDENCE**
- 12. ADDENDUM**
- 13. CLOSED SESSION**
- 14. SCHEDULING OF NEXT MEETING**
Tuesday October 11, 2022
- 15. ADJOURNMENT**



**ECONOMIC DEVELOPMENT STANDING COMMITTEE
MEETING MINUTES**

Tuesday, August 2, 2022, 3:30 pm
COUNCIL CHAMBERS

Present: T. Turner, Chair
D. Marchisella, Member Ex-Officio
E. Pearce, Councillor
S. Finamore, Councillor
C. Patrie, Councillor

Resources: D. Gagnon, CAO
S. Antunes, Manager of Economic Development
L. Doyle, Tourism Coordinator
M. Heard, Economic Development Associate

1. CALL TO ORDER

2. ROLL CALL

The meeting was called to order by the Chair at 3:30 pm.

3. DECLARATION OF CONFLICT OF INTEREST

4. MINUTES OF THE PREVIOUS MEETINGS

4.1 June 7, 2022

Res#: 23/22

Moved By: S. Finamore

Seconded By: E. Pearce

That the minutes of the Economic Development Committee meeting held June 7, 2022 be accepted.

Carried

5. PUBLIC INPUT SESSION

Mr. Thomas spoke to Item 7.1 & 7.2.

6. PUBLIC PRESENTATIONS

7. INTRODUCTION AND CONSIDERATION OF CORPORATE REPORTS

7.1 Memo from the Manager of Economic Development re monthly departmental report

Res#: 24/22

Moved By: E. Pearce

Seconded By: S. Finamore

That the report from the Economic Development Manager be received and forwarded to Council;

Carried

7.2 Report from the Economic Development Manager re Business Retention and Expansion Program

Re: Business Retention and Expansion Program

Res#: 25/22

Moved By: E. Pearce

Seconded By: D. Marchisella

That the report from the Economic Development Manager be received

And that Council approve the undertaking of a community Business Retention and Expansion Program;

And that it be forwarded to Council for consideration.

Carried

8. PRESENTATION OF COMMITTEE REPORTS

9. UNFINISHED BUSINESS

10. NEW BUSINESS

11. CORRESPONDENCE

12. ADDENDUM

14. SCHEDULING OF NEXT MEETING

The Date of the next meeting will be September 13, 2022

15. ADJOURNMENT

Res#: 26/22

Moved By: S. Finamore

Seconded By: E. Pearce

That the meeting be adjourned at the hour of 4:27pm.

Carried



MEMO

To: The Economic Development Standing Committee

From: The Manager of Economic Development

Date: September 13, 2022

Subject: Monthly Department Report

Attached is the September Departmental Activity Report for the review of the Committee.

Respectfully submitted,

A handwritten signature in black ink that reads "Steve Allen". The signature is written in a cursive, flowing style.

Report of the Manager of Economic Development

September
2022

CITY OF ELLIOT LAKE

Report of Manager of Ec Dev Sept 2022.docx

August 2022

Staff

Mr. Heard – Main source for content creation for multiple departments, monitors and facilitates all social media content and is serving as the facilitator of the City's upcoming BR&E Program

Mrs. Doyle – Serving as event support for the Recreation department, Departmental duties as required and is preparing the upcoming Strategic Tourism Plan.

Projects

Fox Drive Project

- Staff are still working with Public Works to get an updated cost and timeline to service the area from hydro.

D4 & Phase One Environmental Esten/Pearson Area

- Staff continue to work with service providers to complete the next phase of the study.

Business Retention and Expansion Project

- Survey being prepared
- Great volunteer response
- Expect to launch the project in early to mid-October

Tourism Initiatives

- Staff are in late stages of preparing a tourism strategy.
- Staff have met with Destination Northern Ontario and the Algoma Kinnawabe Travel association and are working on initiatives to increase tourism to the City.
- The department will be working very closely with the Snowbirds and Mt Dufour to maximize exposure of these tourism draws going into winter 2022.
- Preparing new tourism collateral for Spring 2023.

Updating Economic Development Department's Resources

- Staff is continuing to update/create the following:
 - Available residential and commercial properties listing (private and city owned)
 - Economic development web page
 - Available land information package (tax rates, utilities contacts, ect)
 - Community profile and marketing collateral.
 - New Map and Discover Elliot Lake piece.

Business Outreach

- Staff are consistently working to strengthen the Municipality's relationship with business owners. The BR&E Program will only further strengthen the Municipality's relationship with our business sector.

Land Sales/Investment Inquiries

- Staff are looking to increase the availability of commercial land.
- Staff are expecting to bring 2 new agreements of purchase and sale to Council in October.

Collaboration

- Communicating regularly ELNOS, CFDC and the NOHFC.



STAFF REPORT

REPORT FROM THE MANAGER OF ECONOMIC DEVELOPMENT

DESCRIPTION

Re: Process to accept offers on 255 Highway 108

RECOMMENDATION

THAT the report of the Manager of Economic Development be received
AND THAT Council direct staff to accept letters of intent on 255 Highway 108 until October 30, 2022
and bring them forth to council at the earliest opportunity

BACKGROUND

255 Highway 108 was the site of the City's former Civic Center. The site stands at 3.58 acres and is zoned C2 (SE portion) and I-3 (NW portion). After a partial roof collapse, the decision was made to clear the site and look at options for future development. At a previous meeting, Council made the decision to declare the site surplus.

ANALYSIS

The last 12 months has seen several investors express interest in the property. As the land was part of a grant application for an arts centre, interested parties were told that the lot was unavailable. In June, the Municipality was turned down for the GICB grant and Council made the decision to declare the lot surplus. In doing so, requests to purchase the property have commenced.

Staff feel that the most effective way for Council to evaluate proposals for the property would be through a simultaneous presentation of offers from all interested proponents. Ideally, this process would mirror the standard Letter of Intent process for any land purchase. This document would include information on the proponent, their plans for the land, purchase price and build covenants (time, size etc) Once presented with all of the offers, Council can then make a decision to move forward or not, with any of the interested parties.

Staff would promote the City's interest in accepting offers through a press release and through the City's web site.

To further assist Council with their decision, staff have obtained an appraisal on the lot. Staff's recommendation is to keep the appraised value confidential from the public and bidders during this process as public knowledge of the appraised value may lead to lower bids. Ultimately, Council wants to have the property developed into a tax paying enterprise, but also to generate as much revenue as possible from the initial sale to offset other municipal operations. The appraised value would then be presented in the final report with the bylaw approving the Agreement of Purchase and Sale in order to ensure public transparency.

FINANCIAL IMPACT

The financial impact would depend on the sale price of the land in question.

SUMMARY

Staff are recommending that Council give direction to begin accepting offers and present any offers as soon as possible after October 31, 2022.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

PLAN 1R-9089

DATE 1995-08-10

RECEIVED AND DEPOSITED

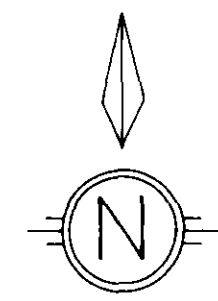
Paul Torrance

DATE August 17, 1995

CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ALGOMA

SCHEDULE	
PARTS 1, 2 & 3	PART OF PARCEL 7376 A.E.S.
PARTS 4 & 5	PART OF PARCEL 7111 A.E.S.
PARTS 6, 7, 8 & 9	ALL OF PARCEL 4235 A.E.S.
PARTS 10 & 11	ALL OF PARCEL 4860 A.E.S.
PART 2	SUBJECT TO AN EASEMENT BY TRANSFER No. 105414
PARTS 4, 7 & 8	SUBJECT TO A RIGHT-OF-WAY BY TRANSFER No. 113514
PARTS 6 & 9	SUBJECT TO AN EASEMENT BY TRANSFER No. 39836
PART 11	SUBJECT TO AN EASEMENT BY TRANSFER No. 41934



PLAN OF SURVEY OF
PART OF MINING CLAIM S-66593
AND BLOCKS Q & R,
REGISTERED PLAN M-151.
TOWNSHIP OF GUNTERMAN
NOW IN THE CITY
OF ELLIOT LAKE
DISTRICT OF ALGOMA

SCALE
1 : 500

P.H. TORRANCE, O.L.S., C.L.S., 1995

LEGEND

- denotes Survey Monument Set
- denotes Survey Monument Found
- IB denotes Iron Bar
- SSIB denotes Standard Iron Bar
- SSIB denotes Short Standard Iron Bar
- CM denotes Concrete Monument
- WT denotes Witness
- M denotes Measured
- A.E.S. denotes Algoma East Section
- Pl denotes Registered Plan M-151
- P1 denotes Plan 1R-5635
- P2 denotes Plan 1R-3835
- P3 denotes Plan 1R-3949
- P4 denotes Plan 1R-3835
- P5 denotes Plan 1R-4300
- P6 denotes Plan 1R-4849
- 1340 denotes Paul H. Torrance O.L.S.
- MMM denotes Marshall Macklin Monaghan
- RRM denotes R.R. Mulcahy O.L.S.
- M.T.O. denotes Ministry of Transportation Ontario
- S denotes Set

METRIC

Distances shown on this plan are in metres and can be converted to feet by dividing by 0.3048.

NOTE

Bearings are astronomic and are referred to the Westerly limit of Blocks Q & R, Registered Plan M-151, having a bearing of N43°34'20"W.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY'S ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER.
 - THIS SURVEY WAS COMPLETED ON THE 31st DAY OF JULY, 1995

1995-08-10 *Paul Torrance*
DATE
PAUL H. TORRANCE
Ontario Land Surveyor

AREA TABLE	
PART 1	0.1465 ha
PART 2	0.0463 ha
PART 3	0.3173 ha
PART 4	0.0086 ha
PART 5	0.0494 ha
PART 6	0.5120 ha
PART 7	0.0048 ha
PART 8	0.0057 ha
PART 9	0.0427 ha
PART 10	0.2838 ha
PART 11	0.0517 ha

PAUL H. TORRANCE SURVEYING LTD.
GEOMATIC SERVICES
3A Elizabeth Walk, Elliot Lake, Ontario P5A 1Z2 (705) 848-9175

PLAN	CHECKED	REFERENCE NUMBER
K.S.W.	P.H.T.	95063

