



Town of Amherst
Special Council Meeting
Agenda

Date: **Tuesday, February 13, 2024**
Time: **12:00 pm**
Location: **Council Chambers, Town Hall**

Pages

1. CALL TO ORDER

1.1 TERRITORIAL ACKNOWLEDGMENT

“I would like to acknowledge that our gathering today is taking place in (MEEG-MA-GEE), the traditional, unceded and ancestral territory of the Mi’kmaq people. I would also like to acknowledge that Nova Scotia has another unique people. These are the Indigenous Blacks of Nova Scotia whose legacy and contributions date back over 400 years predating confederation of this land. We are all treaty people.”

2. REQUEST FOR DECISION

2.1 Marshview Drive Land Purchase - Fawthrop

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3. ADJOURNMENT

SYNOPSIS

Marshview Drive Land Purchase

A strategic priority for the Town of Amherst is to facilitate the development of more housing within the Town. The Town has made great strides in this regard, specifically for emergency / overnight shelters, affordable housing, apartment buildings and entry level home ownership. The purchase, development and sale of lots on Marshview Drive Extension will facilitate the development of approximately 30 executive level houses which is also needed within the Town.

The purchase price of the property is \$400,000, to be paid out over three years, plus all real estate fees associated with the purchase (to be paid on closing). There will be no interest charged by the seller.

The land will be developed in phases, with a total development cost including land purchase and infrastructure being recouped by the sale of the newly developed lots. In addition, property tax paid by homeowners will positively impact the Town finances in future years.

The lots in question will be designed and laid out in the same fashion as the existing properties on Marshview Drive. The lots will be of a similar size and will be marketed as a location to build homes that are similar to those already in the area.

MOTION:

That Council amend the 2023/24 capital budget to include \$200,000 for the 2024 costs associated with the purchase of Marshview Drive Extension, to be funded from reserves, and authorize the CAO to complete the property purchase.



AMHERST TOWN COUNCIL

RFD# 2024011

Date: February 13, 2024

TO: Mayor Kogon and Members of Amherst Town Council

SUBMITTED BY: Jason MacDonald, Chief Administrative Officer

DATE: February 13, 2024

SUBJECT: Marshview Drive Land Purchase

ORIGIN: At the January 15, 2024 Committee of the Whole, the following motion was passed: *That the CAO be directed to negotiate the purchase of the property with an offer of \$400,000, and be authorized to negotiate up to \$450,000 and, if possible, to be paid out over three years.*

RECOMMENDATION: That Council amend the 2023/24 capital budget to include \$200,000 for the 2024 costs associated with the purchase of Marshview Drive Extension, to be funded from reserves, and authorize the CAO to complete the property purchase.

BACKGROUND: A strategic priority for the Town of Amherst is to facilitate the development of more housing within the Town. The Town has made great strides in this regard, specifically for emergency / overnight shelters, affordable housing, rental housing and entry level home ownership. The purchase, development and sale of lots on Marshview Drive Extension will facilitate the development of executive level housing which is also needed within the Town.

FINANCIAL IMPLICATIONS: The purchase price of the property is \$400,000, to be paid out over three years - \$150,000, \$150,000 and \$100,000, plus all real estate fees associated with the purchase (to be paid on closing). There will be no interest charged by the seller. The land will be developed in phases, with a total development cost (including land purchase) of approximately \$1,300,000 and total revenue from the sale of lots to of approximately \$1,500,000. In addition, property tax paid by homeowners will positively impact the Town finances in future years.

The current \$200,000 of funding requested includes \$150,000 for the land purchase, \$15,000 in engineering design services, and other associated closing costs. Future years purchase costs and land development costs will be included in future capital budgets as required, starting in 2024/25.

While the current source of funding is 'reserves' once we know the status of our applications to the Housing Accelerator Fund (HAF), the Municipal Capital Growth Fund (MCGF) and the status of other housing projects we are involved in, additional portions of this project could be funded from HAF or the Sustainable Services Growth Fund, which must be spent by March 31, 2025.



Additionally, as outlined in the January 15 memo, a portion of these costs will be offset by the \$200,000 in revenue generated by the sale of the “Blaine Street” property.

SOCIAL JUSTICE IMPLICATIONS: There are no direct social justice implications however, it is anticipated that this project will provide much needed homes for health care, teachers and other such professionals that provide much needed services to all residents of our community.

COMMUNITY ENGAGEMENT: The community was not engaged prior to the acceptance of our offer to purchase. Subsequent to the acceptance of our offer, residents in the area have been provided a notice explaining the project. A media release will be issued subsequent to the Council decision.

ENVIRONMENTAL IMPLICATIONS: Residential development within the Town, which is close to employment, education, business and social services is better for the environment than houses built farther away from these services due to lower carbon emissions resulting from lower automobile travel.

ALTERNATIVES: With an accepted purchase and sale agreement in place, there are no viable alternatives without breaking the contract with the seller.

ATTACHMENTS: None.

Report prepared by
Report and Financial approved by: