

STAFF REPORT: Office of the Chief Administrative Officer



REPORT TO: Council
MEETING DATE: May 25, 2009
REPORT NO.: CAO.09.03
**SUBJECT: Acquisition of 177 Bruce Street,
Thornbury, Ontario**

**PREPARED BY: Paul Graham,
Chief Administrative Officer**

A. Recommendation

THAT Council authorize the purchase of 177 Bruce Street in Thornbury at a cost of approximately \$244,000 as offered by the estate of the owner and;

THAT Council authorize the Chief Administrative Officer to arrange for the acceptance of the owner's offer and;

FURTHER THAT Council authorize the Mayor and Clerk to execute the necessary documents to transfer the property into the Town's ownership.

B. Background

The Town has been involved in negotiations for the purchase of 177 Bruce Street in Thornbury over the past several days. Representatives of the Estate for the Owner have recently brought the Town an offer to purchase this property at a price of \$240,000. This property is located immediately to the south of the L.E. Shore Memorial Library. This property is being assembled to accommodate future expansion of the Library and its parking facilities. A location map is attached to this Report for information purposes.

Town staff recently carried out an inspection of the house on this property and the building is in good structural condition. This will allow the Town and/or the Library to put this property to good use over the next several years until it is required for Library expansion.

The CAO recommends that Council proceed with the purchase of this property as recommended above.

C. The Blue Mountains' Strategic Plan

Strategic Action 4.5 identifies the need to encourage and promote library services across the entire municipality. The Library Board has been considering options and is putting the final touches on a Plan. We know at this time that there will be long term need to expand the existing L.E. Shore Memorial Library in Thornbury.

The purchase of this property, which has recently become available, facilitates this long term goal.

D. Environmental Impacts

None

E. Budget Impact

The Library Development Charges Reserve Fund currently has a balance of \$375,662.04.

In the case of libraries, development charges can be used for property acquisition and, therefore, it is recommended that the cost of purchasing this property be taken from this Reserve Fund.

We anticipate that the total cost will be approximately as outlined below:

Purchase Price	\$240,000
Legal Fees	1,500
Land Transfer Fees	<u>2,500</u>
Estimated Total:	\$244,000

F. Attached

Location map.

Respectfully submitted,

J.P. (Paul) Graham, P.Eng.
Chief Administrative Officer

For more information, please contact:

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Location Map - 177 Bruce Street South



Subject Lands

The Blue Mountains
Public Library

Beaver Valley
Community School



1:1,500