

**THE CORPORATION OF THE
TOWN OF GEORGINA**

**COUNCIL AGENDA
*ADDENDUM***

Wednesday, January 29, 2020
9:00 AM

12. REPORTS

(2) REPORTS REQUIRING SEPARATE DISCUSSION

(D) Verbal Update – Sutton Rail Trail

Head Office

One Dundas Street West
Suite 2000, Toronto, ON
M5G 1Z3

Siège de direction

1, rue Dundas Ouest
bureau 2000, Toronto, ON
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**Infrastructure
Ontario**

January 22, 2020

Ken McAlpine,
Manager of Parks Development and Operations
Town of Georgina
26557 Civic Centre Road, R.R. #2
Keswick, ON L4P 3G1

Sent via e-mail to kmcalpine@georgina.ca

Re: D1075994 – Georgina – Sutton Hill Trail – ARROW

Dear Mr. McAlpine,

This letter serves as acknowledgement of your interest in the above noted property (illustrative site map attached).

In selling government assets, Infrastructure Ontario's (IO) first step in the process is to circulate the property to provincial ministries and agencies, other levels of government, school boards, as well as eligible non-profit corporations. This process officially ended on January 2, 2020. In addition to your expression of interest, IO also received formal expressions of interest from other parties.

IO is able to facilitate a direct transaction with the Town of Georgina, if:

1. The transaction is at fair market value;
2. The purpose of the purchase of the property is for a public use;
3. The Town of Georgina and The Regional Municipality of York have mutually recognized that it is in the public's best interest for the Town of Georgina to transact with IO for the subject property (in light of both organizations expressing interest in acquiring the subject property).

In preparing a property for disposition, IO will complete due diligence work for the subject property, which includes, but is not limited to, the following: legal/title opinion, appraisal(s), environmental, planning, heritage and archeological assessments. IO will incur these transaction costs up front, and, as such, will seek to recover any appraisal and legal costs from the Purchaser. As IO can only transfer the lands at current fair market value, the appraisals may need to be updated depending on timing of the transaction. Similar to industry practice, the appraisals will only be for internal IO information and will not be shared with the purchaser. Should you plan to undertake or have any existing property details related to the above-mentioned disciplines, please advise us as soon as possible so that this information may be considered in IO's project planning.

Prior to sale, IO must obtain an Order-in-Council (sale approval) for the disposition of the property, granted by the Treasury Board/Management Board of Cabinet and the Lieutenant Governor in Council. IO had submitted the standard Order-in-Council (OIC) package and its approval remains pending.

Please note that your expression of interest can be released at any time prior to executing an Agreement of Purchase and Sale (APS). Similarly, IO at any time can revoke its choice to sell the property prior to executing the APS. IO's standard APS document will be provided to you after all of the due diligence is completed. Please be aware that, depending on the complexity of the property, this process can take between 5 to 12 months to complete.

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At present, IO is awaiting property appraisal reports from its vendor, as well as an OIC. IO commits to keeping you updated throughout the duration of the projects.

In order to confirm your interest, we require you sign and return the 'Acknowledgement of Interest' section of this letter below, within 10 business days of receipt of this letter. The acknowledgement will provide us information on the intended public use and confirm that your organization will sign a 20-year Participation Agreement as part of the APS. A 20-year Participation Agreement is a 'no-flip clause' whereby an entity cannot resell the property for 20 years. If the purchaser wishes to sell a property within those 20 years, the Province has a right to purchase the property back at the same transferred value or take 100% of the profit.

For more information on the sales process, please visit our IO Properties for Sale website at www.infrastructureontario.ca.

Thank you for your interest and please do not hesitate to contact me if you have any questions.

Sincerely,

Radek Pindiur

Real Estate Transaction Manager, Sales, Easements and Acquisitions

Phone: 416-200-0667

Email: radek.pindiur@infrastructureontario.ca

Acknowledgment of Interest:

I, _____, of/on behalf of the Town of Georgina, hereby confirm and acknowledge the following:

- (a) The Interested Party has expressed interest in acquiring the Property for the purpose of _____ (intended public use);
- (b) The Interested Party is aware there will be a 20-year Participation Agreement in place.

Signed, x _____

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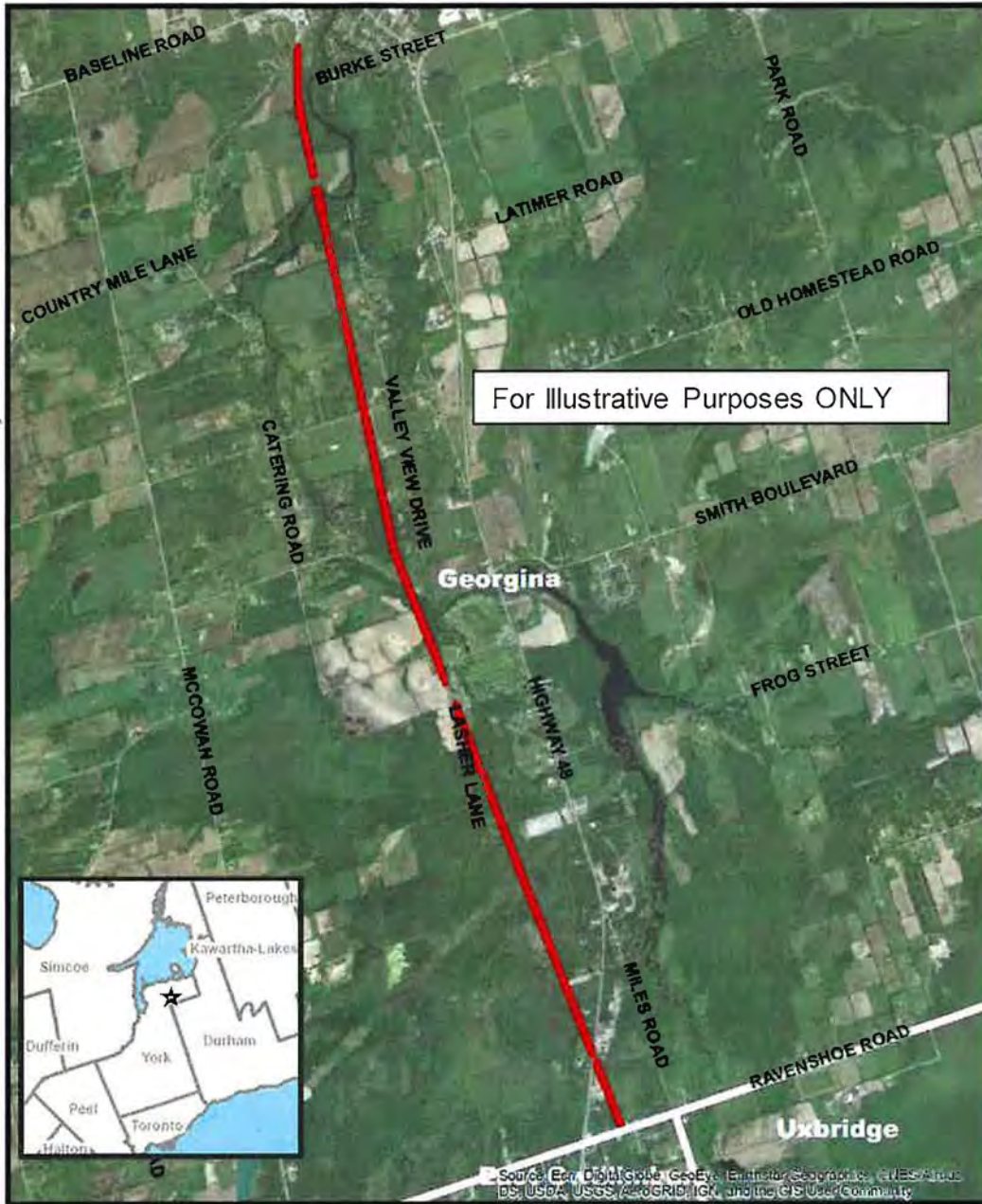


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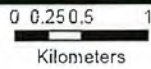
SITE MAP



D1075994 - Georgina – Sutton Hill Trail – ARROW



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Areas and Limits to be confirmed by survey.



Name: D1075994
Date: 12/4/2019

