



Multiple Land Decision Summary

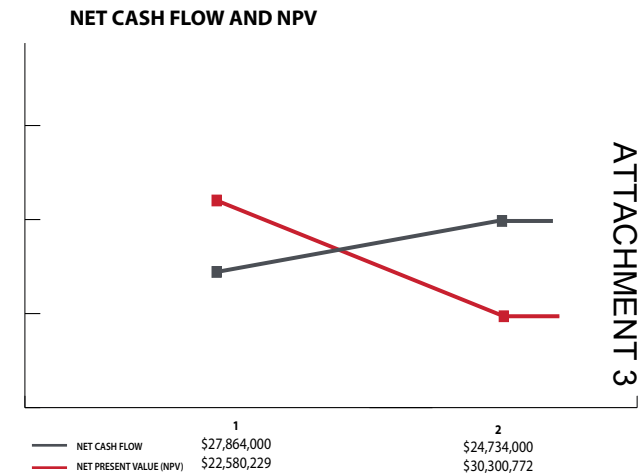
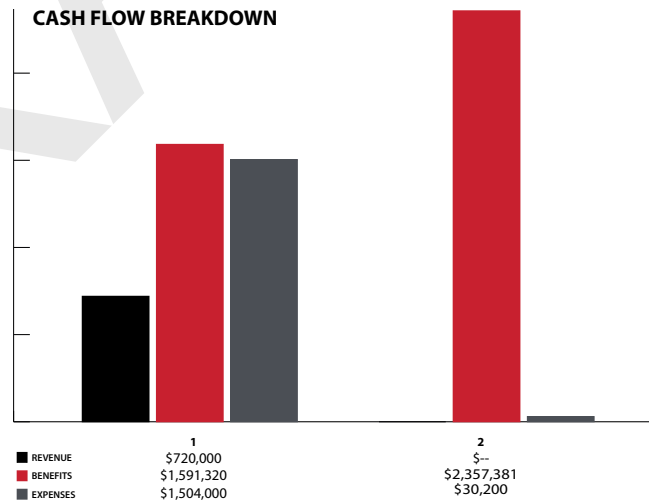
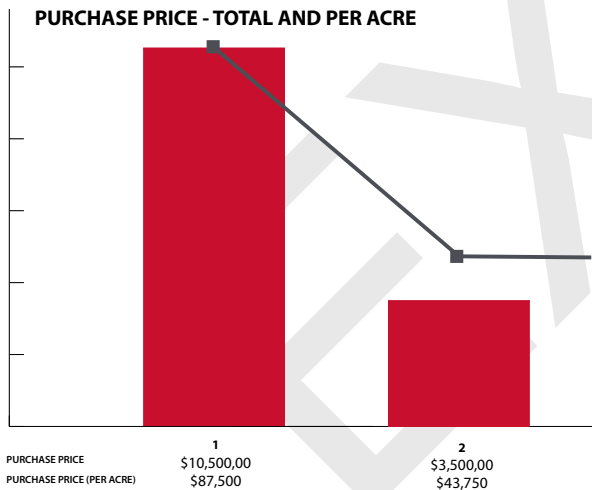
Request: Site selection for future cemetery in SE Calgary

Review Summary: Multiple land locations were considered and this outline presents the top two. The purpose of this report is to seek approval for the proposed Preferred Option 1, together with the buildings and improvements. The total estimated cost of \$10.5 Million which includes the proposed purchase price, acquisition fees and estimated additional costs. The funds will be available in Real Estate & Development Services Revolving Fund Program.

	Option 1: 10620 Peigan TR SE (PREFERRED)	Option 2: 4725 Glenmore TR SE (SECONDARY)
Parcel Size (acres)	120	80
Building Size (sq ft):	54,694	54,694
Purchase Date:	2021 January	2021 January
Purchase Price:	\$10.5 Million	\$3.5 Million
Purchase Price per acre:	\$87,500	\$43,750
Revenue:	\$720,000	N/A
Benefits:	\$1,591,320	\$2,357,381
Expenses:	\$1,504,000	\$30,022
Net Cash Flow:	\$(27,864,000)	\$(24,734,000)
Discount Rate (annual):	7%	7%
Net Present Value (NPV):	\$(22,580,229)	\$(30,300,772)



Note: Detailed analysis was completed using the Corporate Land Strategy framework and is available upon request.





Alternate Land Use Decision Summary

Request: Proposed acquisition to alleviate current capacity issues at Spring Gardens

Review Summary: Multiple land uses were considered and this outline presents the top two. The purpose of this summary is to seek approval for proposed Scenario 1, to acquire and reconfigure Spring Gardens (SG) Operations Workplace Centres (OWC) in year 4. The City can create a more efficient regional OWC that would also be economically advantageous as The City would rely less on existing satellite sites or the need to acquire and/or lease additional land.

Scenario 1:
Acquire & reconfigure
in year 4

Scenario 2:
Acquire & reconfigure
in year 7

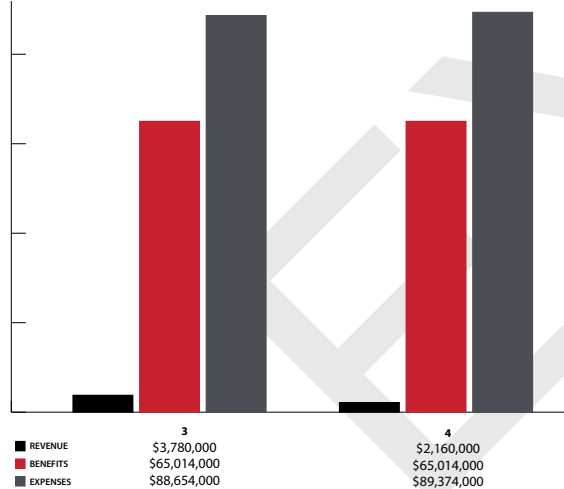
Parcel Size (acres)	11.8	11.8
Building Size (sq ft):	54,694	54,694
Purchase Date:	N/A	N/A
Purchase Price:	\$N/A	\$N/A
Purchase Price per acre:	\$XX	\$43,750
Revenue:	\$3,780,000	\$2,160,000
Benefits:	\$65,014,000	\$65,014,000
Expenses:	\$88,654,000	\$89,374,000
Net Cash Flow:	\$(19,860,000)	\$(22,200,000)
Discount Rate (annual):	7%	7%
Net Present Value (NPV):	\$(25,532,627)	\$(22,005,620)



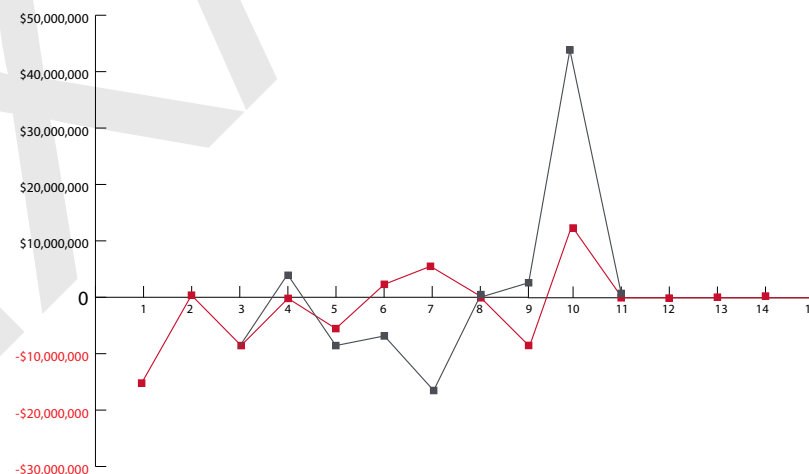
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CASH FLOW BREAKDOWN



CASH FLOW OVER TIME



NET CASH FLOW AND NPV

