

Calgary

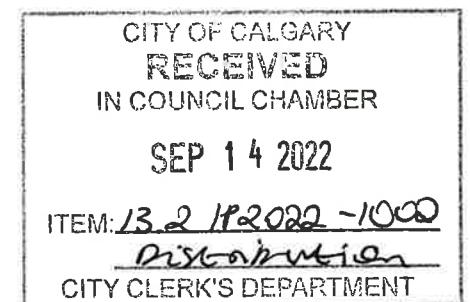


Proposed Method of Disposition (Shawnessy) – Ward 13 (35 Shawville BV SE) IP2022-1002

2022 September 9

ISC: Unrestricted

Proposed Method of Disposition (Shawnessy) – Ward 13 (35 Shawville BV SE) - IP2022-1002





Administration's Recommendations

That the Infrastructure and Planning Committee recommends that Council:

1. Council choose an option in the Recommendations as outlined in Attachment 3;
2. Council direct that the Recommendations, Report and Attachments remain confidential pursuant to Sections 23 (Local public body confidences), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of a public body) of the Freedom of Information and Protection of Privacy Act until the report is published in the Council agenda except for Attachment 5 which shall remain confidential.
3. Report IP2022-1002 be forwarded to the 2022 September 13 Combined Meeting of Council as an Item of Urgent Business.



Site Map





City Contribution Analysis

	Option 2 Market Value	Option 3 Book Value	Option 4 Nominal Value
Land Value	\$1,470,000.00	\$476,965.52	\$10.00
Transaction Fees and Additional Associated Costs	\$0.00	\$48,100.00	\$48,100.00
Municipal Contribution to Non-Profit Organization	\$0.00	\$1,470,000.00	\$1,470,000.00
Total Consideration [excluding GST]	\$1,470,000.00	\$525,065.52	\$48,110.00
Total City Contribution	\$0.00	\$993,034.48	\$1,469,990.00

Summary of City Contribution Under the Framework

City Contribution	Market Value	Transacted Value	Municipal Contribution to Non-Profit Organization
905 47 ST SE – The Brenda Strafford Foundation Ltd.	\$335,440.00	\$7,010.00	\$335,430.00
4211 1 ST NE – Chinese Wing Kei Nursing Home Association	\$598,450.00	\$21,963.50	\$598,440.00
5615 14 AV SW (Adj. ROW) – Muslim Association of Calgary	\$288,000.00	\$12,660.00*	\$288,000.00
2826 Memorial DR SE (Adj. ROW) – Muslim Community Foundation of Calgary	\$38,500.00	\$8,010.00*	\$38,500.00
Total	\$1,257,390.00	\$49,643.50	\$1,257,390.00

*Transaction has not yet closed, sale is still pending.



Option 1

Authorization to negotiate a sale by direct negotiation with the Calgary Beth Tzedec Congregation Society at market value;

Option 2

Authorization to negotiate a sale by direct negotiation with the Calgary Beth Tzedec Congregation Society at book value plus transaction fees and all associated transaction costs;

Option 3

Authorization to negotiate a sale by direct negotiation with the Calgary Beth Tzedec Congregation Society at nominal value plus transaction fees and all associated transaction costs;

Option 4

Do not proceed with a transaction with the Calgary Beth Tzedec Congregation Society.



Administration's Recommendations

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