



Property Disposition Public Information Session

January 23rd, 2013

Jerome Vacant Land

Introductions

Ellen Warling

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Facilities Management Department

Hamilton-Wentworth District School Board

Brenda Khes

Planner

GSP Group

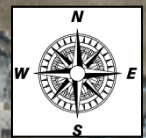
Agenda

- Brief Presentation
- Q & A

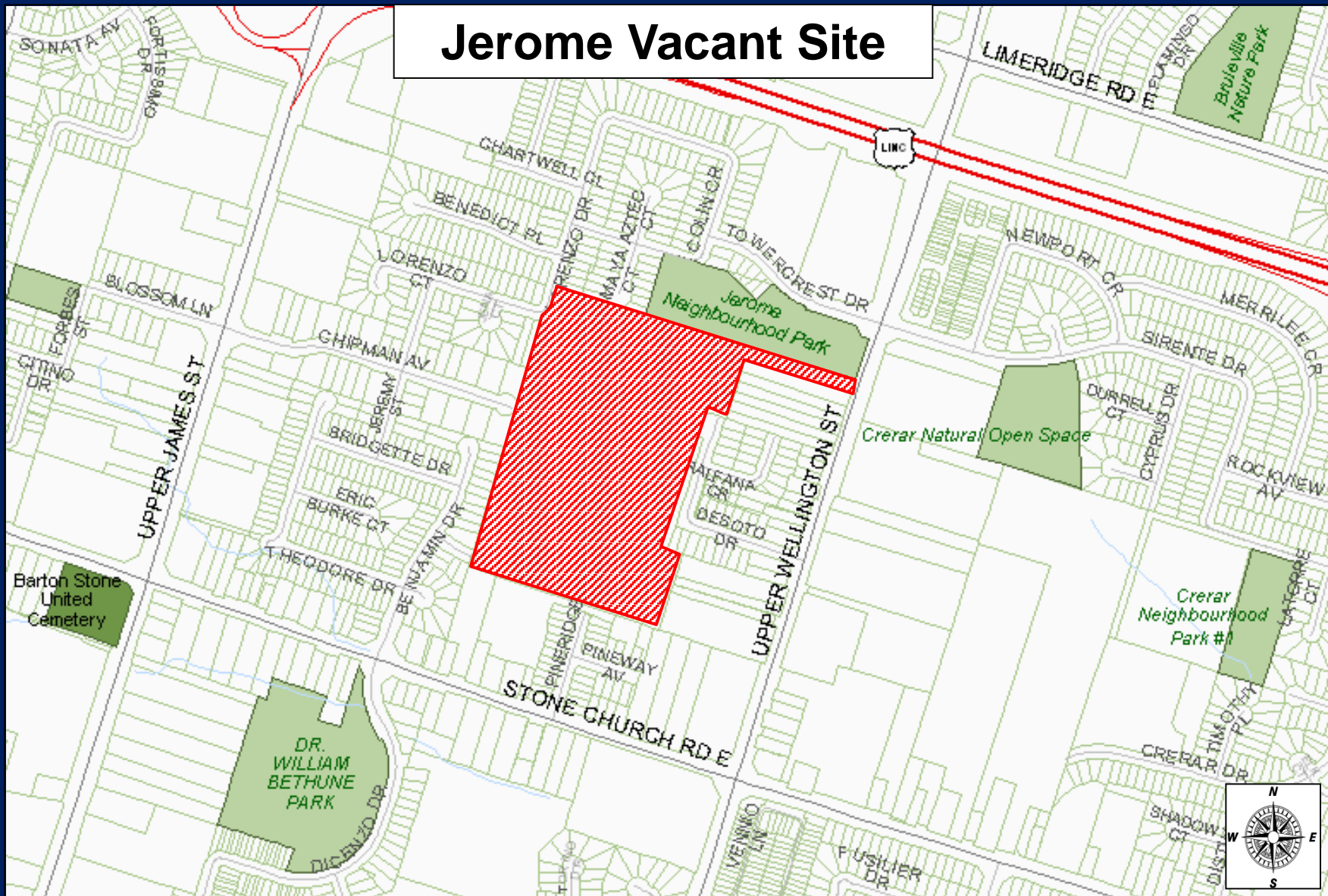
Jerome Vacant Site



26± acres
(10.5 ± hec)



Jerome Vacant Site



SUBJECT LANDS

Jerome Vacant Site

1310 Upper Wellington Street (in the City of Hamilton)

- Subject lands are 26 acres (10.5 hectares)
- Subject lands are located in an existing residential neighborhood west of Upper Wellington, north of Stone Church and south of the Linc
- Subject lands has frontage on Upper Wellington & Desoto Dr. to the east, abuts Maya Crt. to the north, Lorenzo Dr. & Chipman Ave. to the west and Joliet St. to the south/west
- Subject lands are vacant of buildings with a wooded area running north to south on the eastern portion of the site

Rationale

- School Boards must consider the disposition of surplus property to generate funds for capital projects and the acquisition of new school sites
- Disposition of property may be whole sites or portions of sites deemed excess to school needs
- Revenue generated through property sales is the Board's primary source of funds for the construction of new schools

Process

Public Consultation
90 days
Dec 2012 to March 2013



Declare Surplus
Board Motion
April 2013



Offer to Preferred Agents
90 days
May to July 2013



Sell on Open Market
2013

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Sell on Open Market
2013

- Key communication period to inform local communities in advance of potential property dispositions
- Not required by legislation – an approach unique to HWDSB
- Public has until March 11th, 2013 to provide input that will be attached to the April 2013 Report to Board
- Input requested on post-sale use of site

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2013

- Education Act - Regulation 444/98 governs disposition of School Board Property.
- Board must adopt a resolution that property is no longer required for its needs
- May look at revenue maximization strategies – i.e. re-zoning

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Sell on Open Market
2013

- Per the Education Act, properties must be sold at fair market value.
- The following have first opportunity to acquire Board Sites:
 - Other Local School Boards
 - Mohawk College
 - College Boreal
 - McMaster University
 - Crown in right of Ontario
 - City of Hamilton
 - Crown in right of Canada

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Sell on Open Market
2013

- If no preferred agent is interested, Boards may dispose of the property as they see fit.
- The most common approach is through a public bidding process.
- It is up to the buyer to ensure compliance with any municipal planning regulations

Contact Information

Input to the Board:

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Other questions or concerns:

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