



Welcome

Public Information Session
Monday June 18, 2018

Property Disposition Process
for
Red Hill School

curiosity

creativity

possibility



Introductions

Ellen Warling

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ELIZABETH BAGSHAW
SCHOOL

Red Hill Park

RED HILL
LEARNING CENTRE

St. Luke's
Separate School

St. Luke's
Roman Catholic
Church

Google Earth



Property Details

- Subject site fronts onto Albright Rd. east of Mt. Albion Rd. in the Red Hill Neighbourhood north of Red Hill Valley. Red Hill Park, Elizabeth Bagshaw School and the Red Hill Expressway lies to the west with St. Lukes Separate School and Catholic Church to the immediate south. The surrounding area consists of a mix of single detached and townhouse dwellings.
- The School is a 1 storey design being approximately 28,352 sq. ft. in size situated on a 3.53+/- acre site. The site has 277 ft. of frontage along Albright Rd. with a depth of 459 ft. along the west side of the property and 400 ft. along the east side.
- The building officially opened in 1968 as an elementary school until it was closed in 1999. In 2000 the building was reopened for Adult Education, later referred to as the CCE Red Hill Learning Centre until the program was relocated to the Hill Park Learning Centre in September 2017. The Red Hill property was declared surplus in 2008.



Rationale

- School Boards must rely upon the revenue generated from the sale of surplus property as an alternative funding option
- Disposition of property relates to an entire school and property; excess land on a piece of school property; vacant lands, administrative property; and exchange of lands
- Revenue generated through property sales is the Board's primary source of funds for ongoing capital projects



Guiding Principles

The Board will adhere to the following guiding principals when disposing of entrusted property assets.

- Demonstrate Trustee fiduciary responsibility
- Effective public sector governance
- Be in compliance with all legislative and regulatory requirements
- Provide transparent and timely communication
- Clearly articulate directions and decisions to the Preferred Agents as identified in Ontario Regulation 444/98 (O. Reg. 444/98) and the Community at large
<https://www.ontario.ca/laws/regulation/980444>
- Adhere to the two phases of the property disposition process under Board Policy 3.12
<http://www.hwdsb.on.ca/wp-content/uploads/2012/05/Property-Disposition-Procedure.pdf>
www.hwdsb.on.ca/wp-content/uploads/2012/05/Property-Disposition.pdf



Ont. Reg. 444/98 – List of Preferred Agents

Boards are required to circulate notification of surplus property for disposition simultaneously to the following prioritized list of entities before the property can be disposed of on the open market. The following is a list of Preferred Agents as identified in Ontario Regulation 444/98.

1. Any school board that holds or has held in the past fiscal year a leasehold interest in the property being sold
2. Coterminous School Boards:
 - English Public (HWDSB)
 - French Public
 - English Separate
 - French Separate
3. Agencies providing accommodation for Section 23 programs
4. Service System Managers (CMSMs)
5. Colleges (English and French)
6. Universities
7. Lead Agencies for Child & Youth Mental Health
8. Local Health Integration Networks
9. Public Health Boards
10. Crown-in-Right of Ontario (Provincial Government)
11. Lower, Upper or single tier municipalities that are not CMSMs (Local City)
12. Local Service Boards
13. Indigenous Organizations:
 - Metis Nation of Ontario (MNO)
 - Chiefs of Ontario (COO)
 - Ontario Federation of Ontario Indigenous Friendship Centre (OFIFC)
 - Association of Iroquois and Allied Indians
 - Nishnawbe Aski Nation
 - Grand Council Treaty #3
 - Union of Ontario Indians
14. Crown-in-Right of Canada (Federal Government)



Phase 1 - Property Disposition

Circulation to Preferred Agencies (180-day period) - Ont. Reg. 444/98

- Adoption of a Board motion declaring the property surplus to the Board's needs and engage O. Reg. 444/98
- Issue a proposal to sell, lease or dispose of real property to the Preferred Agencies
- Proposal circulation period to Preferred Agencies is a 180-day process
- HWDSB holds a public information session within first 60 days of 180-day circulation period
- Preferred Agencies have 90-days to submit an Expression of Interest (EOI) and an additional 90-days to submit a bona fide offer
- No bona fide offer received at the conclusion of the 180-day period; Ministry and Board approval required to move to Phase 2; dispose of property to others

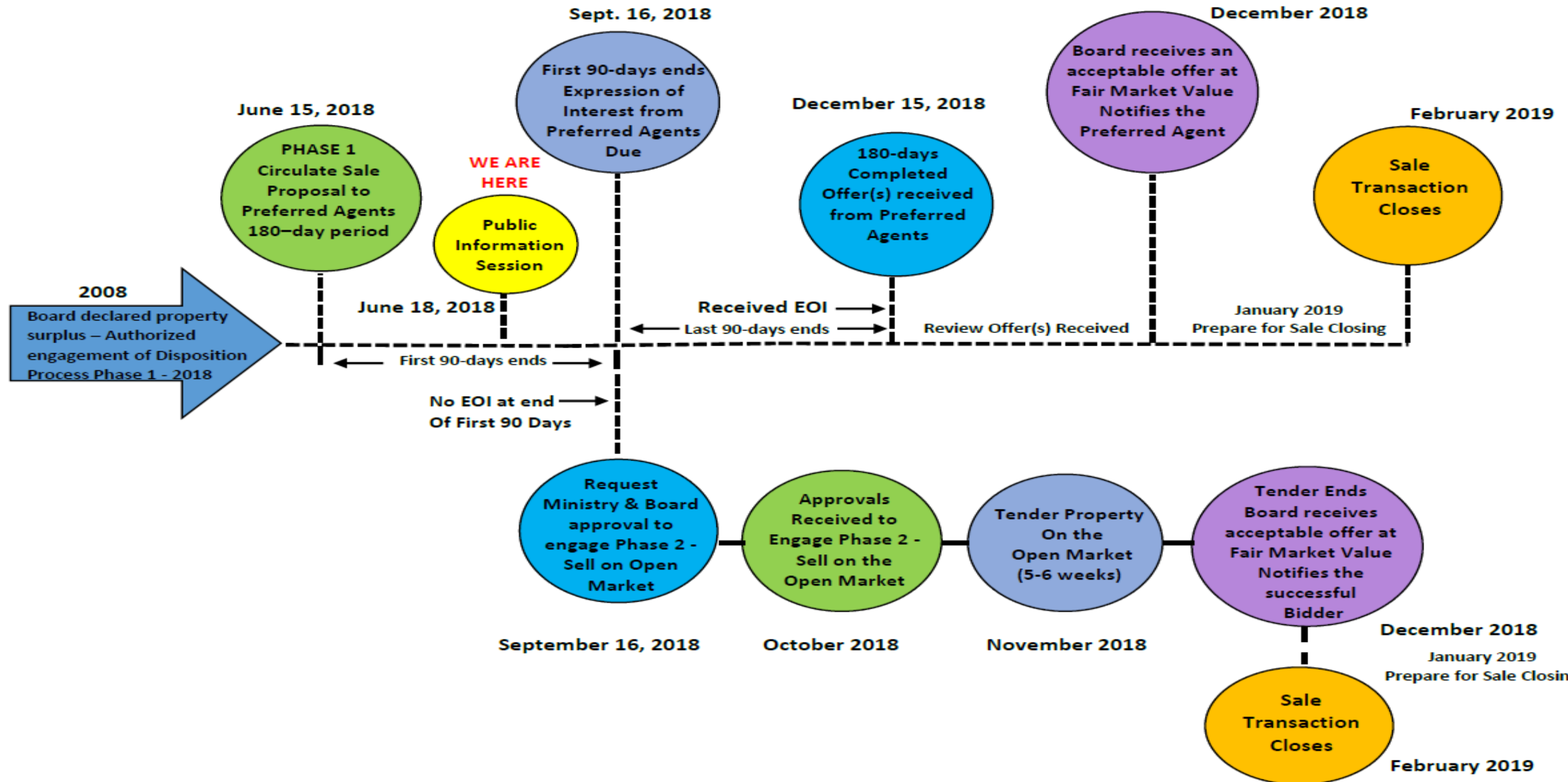


Phase 2 - Property Disposition

Sale of Property on the Open Market

- No expression of interest or bona fide offer was received from a Preferred Agent at the end of the 180-day circulation period
- Received Ministry and Board approval to move to Phase 2; dispose of property to others
- Sale of Board properties must be at “Fair Market Value”
- HWDSB engages a public tendering bid process (opening of tenders closed to the public)
- Sales transaction to be completed in a form satisfactory to the Board’s solicitor and Administrative directive
- Sale details are confidential and cannot be released to the public until after the transaction closing date

PROCESS TIMELINES





Questions



Answers

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possibility



Contact Information

Questions or concerns can be directed to:

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or

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