



Report to Council

Department: Community Services
Division: Parks and Facilities
Date: February 3, 2025
Prepared by: Jake Morassut, Director, Community Services
Report Number: Parks and Facilities-2025-02
Subject: Sale of Properties at Brien Ave. W. in Essex Centre
Number of Pages: 5

Recommendation(s)

That Parks and Facilities Report 2025-02 entitled "Sale of Properties at Brien Ave. W. in Essex Centre" be received.

Purpose

The Town of Essex previously identified and declared three parcels of land located at 195, 197, and 199 Brien Avenue West in Essex Centre as surplus. Following this declaration, the Town extended an offer to sell these properties. This update serves to inform the public about the current status of these parcels.

Background and Discussion

Through Resolution R23-12-515 on December 18, 2023, Council directed administration to proceed through the land surplus process to surplus lands located on Brien Avenue West, in Essex Centre, which are adjacent to Bridlewood Park. The Town received these lands as part of the Jakana Development in 2015.

This parcel of land was severed into four properties, one of which remains owned by the Town of Essex and the other three were assigned addresses of 195, 197 and 199 Brien Avenue West.

In 2024, the Town of Essex posted a procurement document seeking the services of a realtor, and since that time the Town has been working with Mike Tomek Realty to complete the process of the land sale.

The Brien Avenue properties were posted for sale publicly on January 6, 2025, with offers presented to Council on January 13, 2025, in closed session. Council was presented three offers, all of which were one price for all three properties.

Council accepted an offer for 195, 197 and 199 Brien Avenue West in the amount of \$900,000.00.

Financial Impact

The accepted offer Council approved was for \$900,000.00. The funds received from this land sale, after fees, will be distributed in the following way:

- Repay For Site Servicing: \$15,060.00
- Sports Fields: \$318,899.00 (2022 Grant Contribution)
- Remaining Parkland Reserve: \$566,041.00 (less legal/professional fees & closing costs).

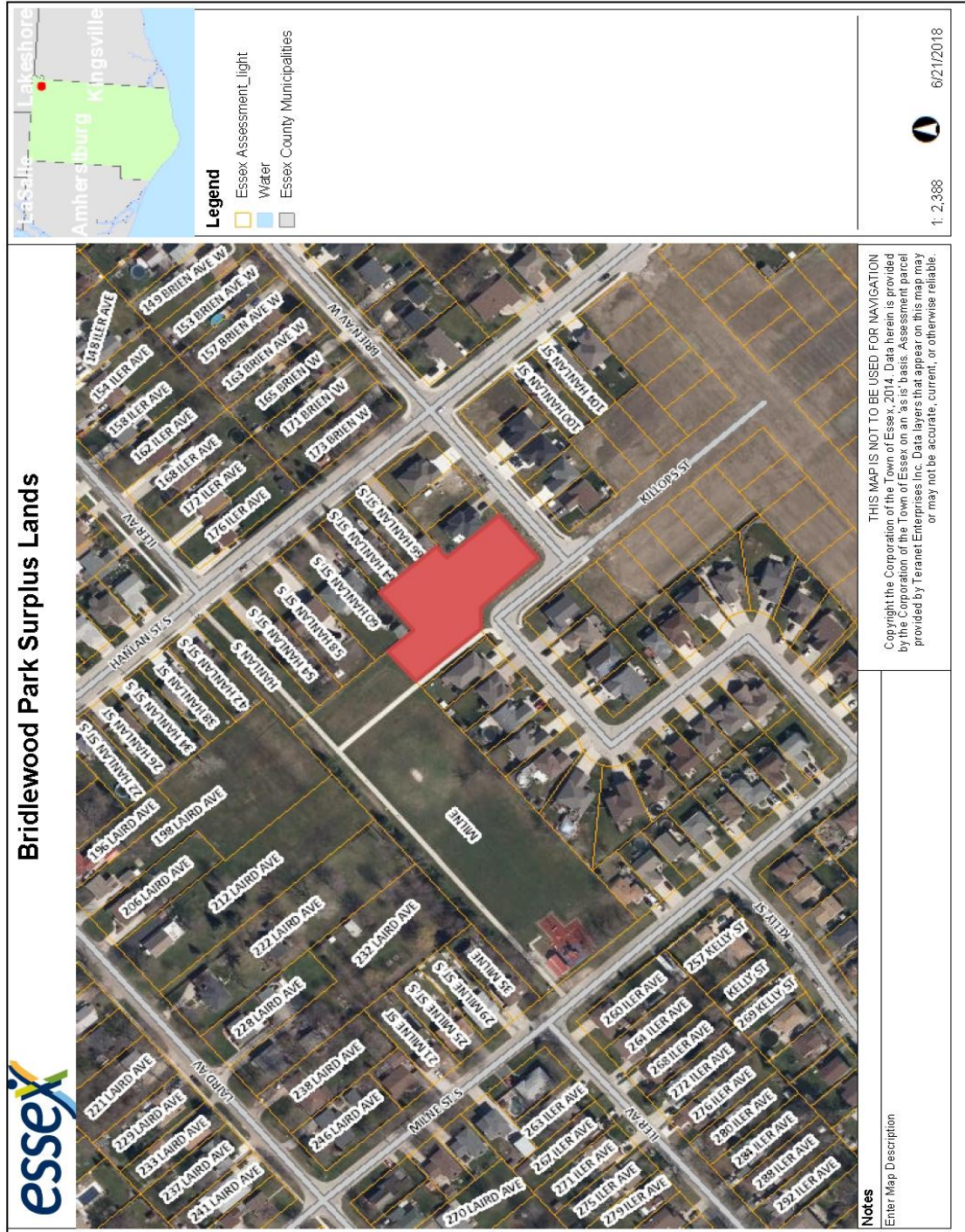
Consultations

Doug Sweet, CAO

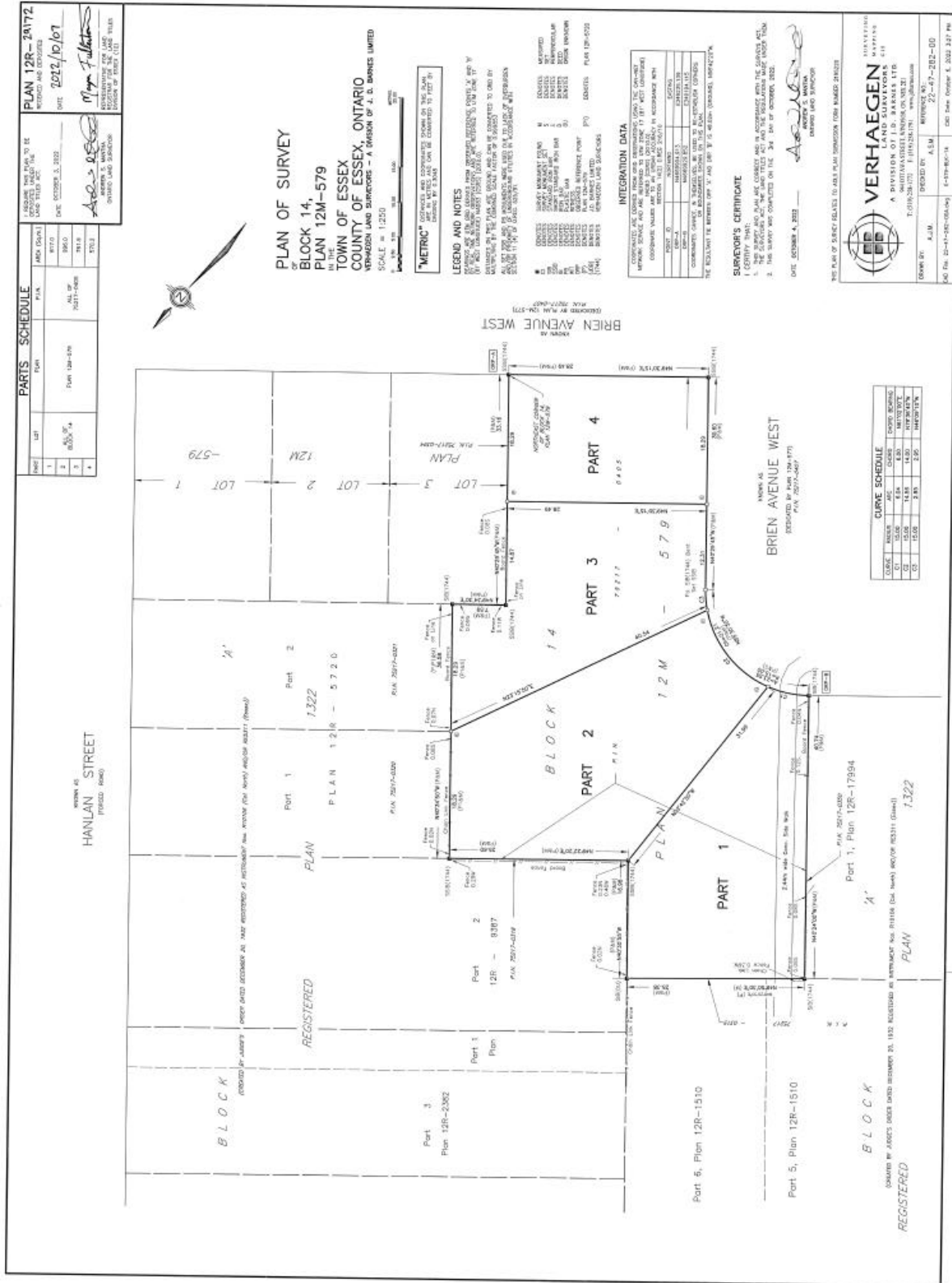
Kate Giurissevich, Director of Corporate Services

Joe Malandrucolo, Director, Legal and Legislative Services/Clerk

Appendix "A" – Bridlewood Park Surplus Lands



Appendix "B" – Lot Plan



Link to Strategic Priorities

- ☒ Embrace asset management best practices to build, maintain, and continuously improve our municipally owned infrastructure.
- ☐ **Leverage our Town's competitive advantages to promote jobs and economic investment.**
- ☐ Take care of our natural environment and strengthen the sense of belonging to everyone **who makes Essex "home"**.
- ☐ Deliver friendly customer service in an efficient, effective, and transparent manner while providing an exceptional working environment for our employees.
- ☐ Build corporate-level and community-level climate resilience through community engagement and partnership and corporate objectives.

Report Approval Details

Document Title:	Sale of Properties at Brien Ave. W. in Essex Centre - Parks and Facilities-2025-02.docx
Attachments:	
Final Approval Date:	Jan 20, 2025

This report and all of its attachments were approved and signed as outlined below:



Kate Giurissevich, Director, Corporate Services - Jan 20, 2025 - 4:54 PM



Joseph Malandruccolo, Director, Legal and Legislative Services/Clerk - Jan 20, 2025 - 5:21 PM



Doug Sweet, Chief Administrative Officer - Jan 20, 2025 - 5:31 PM