

REPORT FROM THE MANAGER OF ECONOMIC DEVELOPMENT

Re: Report from the Manager of Economic Development Re Covenant Extension for Blanchette Electrical

RECOMMENDATION

That the report from the Manager of Economic Development dated September 26, 2024 be received;

And that Council pass a resolution to allow for an extension of the build covenant for the property at Oakland Blvd identified as Pin 31404-0233 being parts 14-16 PL 1R3988 and part of PIN 31404-0616 being Part1, 1R14016.

BACKGROUND

Blanchette Electrical purchased the identified property July 7, 2023 (the closing date). There were several covenants as part of the Agreement of Purchase and Sale including a requirement to be completed construction by July 7, 2025. If this covenant was not met, the City would repurchase the land for 80% of the purchase price.

ANALYSIS

Blanchette Electrical is a busy and well known business in the community. The firm has an existing building on Oakland Boulevard that was also a new build and was completed within the last few years. The ownership team has reached out to staff requesting to extend their build covenant by one year to July 2026. The Business owner has stated that while they have taken steps to clear the lot, the building and design team that they have a chosen to complete the build are booked solid and would not be able to prepare the required drawings for the Site Plan Control Agreement and build before July of next year as we are already in October.

The proponent has been made aware that there is a \$1,000 charge to register this change on Title.

FINANCIAL IMPACT

There is little to no financial impact to the City if an extension is granted. If the extension is not granted and the proponent does not complete construction by July 2025, the City would receive 20% of the original purchase price (\$6,000)

LINKS TO STRATEGIC PLAN

Expand on business retention and expansion activities and ensure that support is in place to help local businesses thrive.

SUMMARY

Staff recommend that Council approve the Extension to Blanchette Electrical.