



To: Council
From: Yun Ke Ni, Director of Finance/Treasurer
Date of Meeting: November 10, 2021
Subject: Property Tax Sale by Public Tender

Background:

The Township of South Stormont proceeds with a tax sale for qualified properties when the taxes have not been paid in accordance with the *Municipal Act, 2001*, in an attempt to recover outstanding taxes.

The recent sale of land for tax arrears by public tender closed October 26th ,2021 at 3:00 p.m. with fifteen (15) properties advertised.

The listing of properties was advertised for four (4) consecutive weeks in the local newspaper, Cornwall Standard Freeholder, published once in the Ontario Gazette during the four-week notice period, as well as on the Township's website.

In accordance with the Municipal Act,2001, the responsibility for ascertaining any matters regarding the title or any other matter relating to the land to be sold rests with the potential purchaser.

Tenders were required to be submitted on the prescribed Form 7 accompanied by a deposit in the form of a money order, bank draft or certified cheque, representing a minimum of 20% of the tendered amount to be accepted as a compliant bid.

Throughout the tax sale, the Township works with the owners to resolve the outstanding taxes and cancel the property from the sale if payment is made in full. Prior to the closing of the tender, three (3) properties were redeemed by or on behalf of their respective owners. Any bid received to a property that was cancelled had their bid and deposit returned by regular mail after the conclusion of the sale.

Three (3) properties were sold through the tender process.

The two (2) compliant high bids were retained and forwarded to Solicitor Horner to complete the tax sale transaction which includes;

- Notifying both the highest and second highest bidder
- Executing/Signing the required documents
- Provide a Deed in Fee Simple to confirm title of the property
- Paying any excess funds into court.

Nine (9) properties did not receive bids. Finance is working with the Solicitor to determine the next steps that would be in the best interest of the Township for these properties. Once options have been determined they will be brought to Council with a recommendation.

There were three (3) bids that were received after the closing time of October 26, 2021 3:00 PM and as such were rejected and returned to the bidder unopened.

Discussion:

PROPERTY #1 - Roll No. 04-06-001-000-43202; PIN 60204-0198; LT 1 PL 267; S/TTC47129; SOUTH STORMONT (Lepage)

Minimum tender amount: \$4,286.67;

Number of tenders: 1

Highest Tender: \$4,830.00

PROPERTY #2 - Roll No. 04-06-001-001-22400; PIN 60204-0086; LT 193 PL 252; S/TTC46561; SOUTH STORMONT (Gault)

Minimum tender amount: \$2,860.09;

Number of tenders: 2

Highest Tender: \$3,525.00

Second Highest Tender: \$3,128.01

PROPERTY #3 - Roll No. 04-06-001-001-22600; PIN 60204-0087; LT 194 PL 252; S/TTC46561; SOUTH STORMONT (Gault)

Minimum tender amount: \$2,836.60;

Number of tenders: 2

Highest Tender: \$3,410.00

Second Highest Tender: \$3,128.01

PROPERTY #4 - Roll No. 04-06-006-018-21700; PIN 60246-0126; PT LT 31 CON 3 OSNABRUCK AS IN S158385; S/T S158385; SOUTH STORMONT (Dafoe Rd)

Minimum tender amount: \$16,915.82;

CANCELLED BEFORE TAX SALE

PROPERTY #5 - Roll No. 04-06-006-009-48600; PIN 60239-0390; LT 305 PL 230; S/TTO20594E; S/T EXECUTION 08-0000100, IF ENFORCEABLE; SOUTH STORMONT (Maple St)

Minimum tender amount: \$12,600.30;

CANCELLED BEFORE TAX SALE

PROPERTY #6 - Roll No. 04-06-001-023-06240; PIN 60130-0193; PT W1/2 LT 24 CON 8PT 3 52R3131; SOUTH STORMONT (McGillis Rd)

Minimum tender amount: \$28,535.59;

CANCELLED BEFORE TAX SALE

PROPERTY #7 - Roll No. 04-06-001-005-32800; PIN 60208-0271; LT 13-14 PL 268;SUBJECT TO EASEMENT IN TC47304; TOWNSHIP OF SOUTH STORMONT
Minimum tender amount: \$113,740.28;
NO BIDS RECEIVED

PROPERTY #8 - Roll No. 04-06-001-005-34000; PART OF PIN 60208-0270; LT 15 PL 268;S/T TC47304; SOUTH STORMONT
Minimum tender amount: \$17,581.57;
NO BIDS RECEIVED

PROPERTY #9 - Roll No. 04-06-001-005-34200; PART OF PIN 60208-0270; LT 16 PL 268;S/T TC47304; SOUTH STORMONT
Minimum tender amount: \$19,579.88;
NO BIDS RECEIVED

PROPERTY #10 - Roll No. 04-06-001-005-34400; PART OF PIN 60208-0270; LT 17 PL268; S/T TC47304; SOUTH STORMONT
Minimum tender amount: \$19,579.88;
NO BIDS RECEIVED

PROPERTY #11 - Roll No. 04-06-001-005-38600; PART OF PIN 60209-0428; LT 37 PL268; SUBJECT TO EASEMENT IN TC47304; TOWNSHIP OF SOUTH STORMONT
Minimum tender amount: \$8,499.52;
NO BIDS RECEIVED

PROPERTY #12 - Roll No. 04-06-001-005-38800; PART OF PIN 60209-0428; LT 38 PL268; SUBJECT TO EASEMENT IN TC47304; TOWNSHIP OF SOUTH STORMONT
Minimum tender amount: \$8,454.43;
NO BIDS RECEIVED

PROPERTY #13 - Roll No. 04-06-001-005-39000; PART OF PIN 60209-0428; LT 39 PL268; SUBJECT TO EASEMENT IN TC47304; TOWNSHIP OF SOUTH STORMONT
Minimum tender amount: \$8,454.43;
NO BIDS RECEIVED

PROPERTY #14 - Roll No. 04-06-001-005-39200; PART OF PIN 60209-0428; LT 40 PL268; SUBJECT TO EASEMENT IN TC47304; TOWNSHIP OF SOUTH STORMONT
Minimum tender amount: \$8,459.17;
NO BIDS RECEIVED

PROPERTY #15 - Roll No. 04-06-001-005-39400; PART OF PIN 60209-0428; LT 41 PL268; SUBJECT TO EASEMENT IN TC47304; TOWNSHIP OF SOUTH STORMONT
Minimum tender amount: \$8,459.17;
NO BIDS RECEIVED

Prepared by: Cindy Delgreco, Financial Analyst