

KEEWATIN-PATRICIA DISTRICT SCHOOL BOARD

SPECIAL BOARD MEETING

Tuesday,
August 25, 2011

Kenora Education Centre
Kenora, Ontario

Time: 8:00 p.m.

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- Teleconference Dial-In # 1-888-289-4573
 - Conference ID # 110 59 46
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AGENDA

1. Call to Order
2. Roll Call
3. Approval of Agenda – August 25, 2011
4. Declaration of Conflict of Interest – Agenda
5. Sale of Wabigoon Public School
6. Sale of Hudson Public School
7. Adjournment

KEEWATIN-PATRICIA DISTRICT SCHOOL BOARD

August 25, 2011

Special Board Meeting

NOTICE OF MOTION

THAT the report on the sale of Wabigoon Public School be received.

THAT the amendment dated August 19, 2011 to the original offer dated June 3, 2010 from Jossef Treiber amending the purchase price for Wabigoon Public School property in Wabigoon, Ontario to the sum of \$50,000.00 (Fifty Thousand Dollars and Zero Cents) be approved and the Administration be authorized to execute the necessary documents to complete the sale.

**Sale of Wabigoon Public School
August 25, 2011**

Under Section 194 (3) (a) of the Education Act, the Board can adopt a resolution enabling it to sell, lease or otherwise dispose of any school site or property belonging to the Board.

Pursuant to Ontario Regulation 444/98 made under the Education Act, the established process was followed for the disposal of Wabigoon Public School. A letter was sent to the organizations on the precedence order list on April 8th, 2008 inviting expressions of interest in purchasing the property.

Only one expression of interest was received, from the Local Services Board of Wabigoon. On December 1, 2008 the Administration provided the Local Services Board with the report of a registered appraiser dated November 21, 2008 which estimated the fair market value of the property at \$128,000.00.

On January 7th, 2009 the Local Services Board asked for an extension of 8 weeks to consider the appraisal, which was granted. On March 2, 2009 the Local Services Board withdrew its interest in the property.

Having exhausted all interest from organizations in the precedence order under Regulation 448/98, the Board was then free to dispose of the property on the open market. The property was listed with Austin & Austin Realty.

In June 2009 an offer in the amount of \$80,000.00 was received and subsequently accepted by the Board, but the sale fell through.

On June 3rd, 2010 an offer of **\$90,000.00** was received from Jossef Ulrich Treiber. The offer was conditional on the buyer arranging financing, insurance, and MTO approval to use the highway entrance by August 27th, 2010. The Board accepted this offer.

In January 2011 a competing offer of **\$30,000.00** was received from Joseph Pitchenese with no conditions attached. Mr. Treiber then amended his price to **\$80,000.00** and waived his conditions with a closing date of June 1, 2011. Mr. Treiber's amended offer was accepted by the Board. Subsequently, an extension to the closing date has been granted to permit Mr. Treiber to secure financing. The current closing date is August 26, 2011.

A recent inspection of the building by Mr. Treiber has revealed substantial water damage and mould accumulation. Mr. Treiber's position is that there is a material change in the condition of the building and he is not prepared to close the sale at \$80,000.00. He now proposes to purchase the school for **\$50,000.00** with the closing date unchanged. He has provided a deposit cheque for the full amount to the realtor.

Given the total absence of any other interest or offers on the building, the Administration **recommends acceptance** of the amended offer of **\$50,000.00** from Mr. Treiber.

Respectfully submitted,
Dean Carrie, Superintendent of Business

KEEWATIN-PATRICIA DISTRICT SCHOOL BOARD

August 25, 2011

Special Board Meeting

NOTICE OF MOTION

THAT the report on the sale of Hudson Public School be received.

THAT the Keewatin-Patricia District School Board sell Hudson Public School to the Lac Seul First Nation for the sum of \$1.00 (One Dollar and Zero Cents) with the Lac Seul First Nation to be responsible for all legal, survey, and transfer costs; and that the Administration be authorized to execute the necessary documents to complete the sale.

**Sale of Hudson Public School
August 25, 2011**

Under Section 194 (3) (a) of the Education Act, the Board can adopt a resolution enabling it to sell, lease or otherwise dispose of any school site or property belonging to the Board.

Pursuant to Ontario Regulation 444/98 made under the Education Act, the established process was followed for the disposal of Hudson Public School. A letter was sent to the organizations on the precedence order list on March 30, 2011 inviting expressions of interest in purchasing the property. No expressions of interest were received within the 90 day period set by regulation.

Having exhausted all interest from organizations in the precedence order under Regulation 448/98, the Board is free to dispose of the property on the open market.

The Board has been approached by Lac Seul First Nation about selling the school to the First Nation for \$1.00 plus legal, survey, and transfer costs. The First Nation points to the long relationship they have had with the Board and they have committed to continuing the relationship at the secondary level whereby their students would continue to attend Queen Elizabeth DHS.

Lac Seul First Nation has accounted for the majority of students (70 – 80%) at Hudson PS for a number of decades. Through their tuition fees the First Nation has funded the operation and upkeep of the school to the point where they feel a sense of ownership in the building, notwithstanding that the legal ownership still rests with the Board.

The First Nation hopes to use the school as a training facility and this could assist with economic development in Hudson and the larger Sioux Lookout community.

Our experience with disposing of other closed, aging schools in the district tells us that we should not expect to obtain much proceeds from a sale and that a sale may not occur for a long time. Therefore, we recommend that the Board agree to the First nation's proposal.

Recommendation:

That the Keewatin-Patricia District School Board sell Hudson Public School to the Lac Seul First Nation for the sum of \$1.00 (One Dollar and Zero Cents) with the Lac Seul First Nation to be responsible for all legal, survey, and transfer costs; and that the Administration be authorized to execute the sale agreement and transfer documents.