

Property Realized Reserve Withdrawal

ISSUE

City Council approval is required for the withdrawal of funds from the Property Realized Reserve (PRR), as required by Bylaw No. 6774, The Capital Reserve Bylaw, to fund expenditures from land sales and acquisitions by the City of Saskatoon (City) and other miscellaneous land development costs for preparing land for resale.

RECOMMENDATION

That the Standing Policy Committee on Finance recommend to City Council that a withdrawal of \$292,580.27 from the Property Realized Reserve be approved to fund miscellaneous land development and related sales costs incurred during the period December 1, 2019 to November 30, 2020.

BACKGROUND

The Director of Saskatoon Land, Corporate Financial Services Department, is authorized to make certain expenditures pertaining to lands held by the City for resale. However, part of the authorization process requires that the Finance Division submit a summary of expenditures incurred during the year from PRR for City Council approval. This period has been identified from December 1 of the previous fiscal year to the end of November of the current fiscal year.

DISCUSSION/ANALYSIS

The expenditures for the period December 1, 2019 to November 30, 2020 requiring City Council approval to withdraw from PRR are as follows:

Item	Amount
Real Estate Commissions	\$260,458.00
Environmental Assessment	3,232.50
Land Title Registration/Search Costs	28,889.77
Total	\$292,580.27

The real estate commissions noted above are a result of \$4.0 million in infill commercial sales, \$1.7 million in suburban centre sales and \$1.6 million in industrial sales, for total sales of \$7.3 million.

FINANCIAL IMPLICATIONS

The financial implications are addressed in the body of this report.

OTHER IMPLICATIONS

There are no privacy, legal, social, or environmental implications identified.

NEXT STEPS

No further action is required.

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REPORT APPROVAL

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