

## **Servicing Agreement – Mamawi Holdings Corporation – Hampton Village Business Park**

### **ISSUE**

This report is to obtain City Council approval to enter into a Servicing Agreement to assign responsibility for the construction and payment of various servicing items for industrial property in the Hampton Village Business Park.

### **RECOMMENDATION**

1. That the Servicing Agreement with Mamawi Holdings Corporation within the Hampton Village Business Park covering a portion of the N.W. ¼ Section 5 and the S.W. ¼ Section 8 all in Township 37 – Range 5 – W. of the 3<sup>rd</sup> Meridian be approved; and
2. That His Worship, the Mayor, and the City Clerk be authorized to execute the Servicing Agreement under the corporate seal.

### **BACKGROUND**

The Hampton Village Business Park area was previously approved by City Council. When a developer within the area requests to extend City of Saskatoon (City) services, the City necessitates that a servicing agreement be entered into.

### **DISCUSSION/ANALYSIS**

The Administration is recommending that the Servicing Agreement with Mamawi Holdings Corporation (Appendix 1) be entered into to cover the development of three parcels of land within the Hampton Village Business Park situated within the N.W. ¼ Section 5 and the S.W. ¼ Section 8 all in Township 37 – Range 5 – W. of the 3<sup>rd</sup> Meridian bordering an area between Glenwood Avenue and Claypool Drive.

The recommendations in this report support the Strategic Goal of Sustainable Growth as the development area is within the Hampton Village Business Park which was previously approved and supports the development of industrial property.

A communication plan was prepared and presented to City Council previously for the entire area. If the start of construction impacts the adjacent owners or initiates renewed public interest, additional communication may be considered to address unanticipated or emerging needs. A CPTED plan is not required for this construction as per Administration Policy A09-034.

The Agreement is subject to the following, which includes both standard and non-standard clauses which are necessary due to the unique nature of the development and have been agreed upon by the developer:

**A. Standard Items:**

1. That the prepaid service rates be such rates as City Council has in general force and effect for the 2021 season; and
2. The developer will provide a letter of credit; and
3. The developer will construct all direct services; and
4. The City will construct all offsite services.

**B. Non-Standard Items:**

The development will require a number of additional offsite services that will be constructed when the developer requests further services in the future. The developer will initially pay 50% of the cost of such services and will be reimbursed proportionately as future development within the area occurs.

**FINANCIAL IMPLICATIONS**

The funding for any construction that is the responsibility of the City is self-supporting and approved in the Prepaid Capital Budget within Capital Project #1408-05 Land Development Airport Industrial Business Park – 2017-C1-Private.

**NEXT STEPS**

The project is expected to be completed during the 2021 construction year.

**APPENDICES**

1. Servicing Agreement – The City of Saskatoon and Mamawi Holdings Corporation

**Report Approval**

Written by: Daryl Schmidt, Land Development Manager, Construction and Design  
Reviewed by: Matt Jurkiewicz, Director, Construction and Design  
Approved by: Terry Schmidt, General Manager, Transportation and Construction