



Subject: Parsons Creek Town Centre Purchase and Sales Agreement

APPROVALS:

Jamie Doyle, Director
Annette Antoniak, Interim Chief Administrative Officer

Administrative Recommendation:

THAT Council approve the sale of the Parsons Creek Town Centre Lands (Plan 1423070, Block 24, Lot 1) to Royop Development Corporation on terms and conditions acceptable to the Chief Administrative Officer.

Background:

In January 2014, a Master Agreement was entered into between the Regional Municipality of Wood Buffalo, Alberta Infrastructure and Alberta Transportation. It provides that lands will be transferred to the Municipality by the Government of Alberta and allows the Municipality to sell the lands to offset the costs of undertaking certain infrastructure improvements that would otherwise be the responsibility of the Government of Alberta.

The Municipality has accepted transfer of the Parsons Creek Town Centre Lands, marketed the lands and publicly posted an Invitation to Tender seeking bids to purchase and commercially develop the lands. In January 2016, the public Invitation to Tender closed. Three bids were submitted and an evaluation team was established to review and evaluate the bids. Since that time, the Land Administration Department has worked in conjunction with Municipality's Legal Services Department and representatives from the Government of Alberta to finalize a form of Purchase and Sales Agreement (PSA) with Royop Development Corporation; the successful bidder based on the evaluation criteria identified in the Invitation to Tender.

The Developer has signed the PSA and the sale now requires approval of Council and the Deputy Minister of Infrastructure to be finalized.

Strategic Plan Linkage:

Pillar 4 – Building an Effective Land Strategy