



Minutes of the Midland Bay Landing Steering Committee Meeting held Friday, June 16, 2017, at 1:00 pm in the Council Chambers of the Municipal Office.

Present: Chair G. McKay, Mayor
Councillor J. Main
Councillor G. MacDonald
B. Penny, Community Representative
B. Kernohan, Community Representative
T. Symons, Community Representative
S. Cooper, Marketing and Communications Communicator
J. Skorobohacz, Chief Administrative Officer
A. Campbell, Director of Engineering/Water Wastewater Services
W. Crown, Director of Planning and Building Services
M. Twitchin, Recording Secretary

1. **Open Meeting**

Chair McKay called the meeting to order at 1:00 pm.

2. **Declaration of Pecuniary Interest**

Chair McKay asked if any members had any declarations of pecuniary interest and none were declared.

3. **Review of Minutes**

The Committee reviewed the Minutes of the Midland Bay Landing Steering Committee Meeting held April 18, 2017.

Following this, it was

Moved by B. Kernohan

Seconded by G. MacDonald

That the minutes of the Midland Bay Landing Steering Committee meeting held on Tuesday, April 18, 2017, be accepted as presented.

CARRIED.

4. **Reports**

a) Staff Report No. PL2017-40
Midland Bay Landing
Supporting Technical Studies

Members reviewed Staff Report No. PL2017-40 Midland Bay Landing Supporting Technical Studies prepared by Wes Crown, Director of Planning and Building Services dated June 12, 2017.

The Committee engaged in a discussion regarding the above matter; and the following highlights were noted:

- Midland Bay Landing property is in Town hands
- Seeking next steps as well as considering proposals for the completion of a number of foundational background studies that would provide significant technical support as the Town moves forward with the Midland Bay Landing Development.
- If the following reports were completed, the Town reduces the risk of uncertainty to future developers as well as increasing the value of the Midland Bay Landing property.
 - Topographical Survey of the Lands
 - Shoreline Engineering Report
 - Geotechnical Report
 - Risk Assessment Report
- Administration to submit an application to the Federation of Canadian Municipalities "FCM" Green Municipal Fund for the completion of the Risk Assessment Study

Following discussion, it was

Moved by B. Penny

Seconded by George MacDonald

That the Midland Bay Landing Steering Committee recommends to Council that the Town Administration be authorized to single source the acquisition of the Shoreline Engineering Study, Geotechnical Study, RA/Environmental Conditions Study, and Topographic Survey for the Midland Bay Landing Development, and

That the Midland Bay Landing Committee hereby recommends to Council that the Administration be directed to prepare and submit an application to the Federation of Canadian Municipalities (FCM) and Green Municipal Fund Application for the completion of a Risk Assessment study for the Midland Bay Landing Development.

CARRIED

b) **Staff Report CAO 2017-13
Governance Model – Midland Bay Landing**

Members reviewed Staff Report No. CAO2017-13 Governance Model – Midland Bay Landing prepared by John Skorobohacz, Chief Administrative Officer dated June 14, 2017. Mr. Skorobohacz also conducted a presentation for members which outlined an opportunity for a new Governance Model.

The following highlights were noted:

- The Town has been given a second chance to examine the efforts and processes related to the Midland Bay Landing Project, and with this second chance it gives the municipality the opportunity to determine the best strategy in creating a return on investment as well as adding community benefit.
- Town of Midland has a significant amount of land and should be looking at these assets with a long term vision. With the creation of the Municipal Services Corporation this would be a much longer term than Council of four years and in turn allows for this longer term vision. Use this format as a shareholder approach.
- Developing a new Municipal Services Corporation “MSC” can take on the promotion of the municipality; acquisition, development and disposal of sites in the municipality for residential, commercial and industrial uses; public transportation systems; residential housing and general parking facilities.
- Members of the MSC tend to be more skilled based. The governance model will have special Terms and Conditions.
- Council decides what the policies are and the Municipal Services Corporation has to abide by these policies. The MSC will create a vision for Council.
- Example of Municipalities that have already started the new Governance approach are: City of Ottawa; City of Guelph, City of Toronto; City of North Bay; Town of Innisfil; City of London; City of Calgary; City of Edmonton and the City of Saskatoon.

A discussion ensued and the Chief Administrative Officer responded to questions raised.

Following this discussion, it was

Moved by T. Symons

Seconded by G. MacDonald

That Report CAO2017-13 be received for information, and Further that the Midland Bay Landing Steering Committee encourages Council to request that the Chief Administrative Officer prepare a more detailed report respecting the opportunity to consider a governance model that supports the future success of Midland Bay Landing and other strategic municipal real estate assets.

CARRIED.

Mr. Skorobohacz commented that Council is the shareholder and will establish the parameters of the Municipal Services Corporation. Council will also have the ability to direct how that asset is displayed and how it will be utilized.

Mandate of Council is to establish a business plan explicit of what their requirements are.

5. Other

a. Midland Bay Landing Steering Committee

As the Town has lost the partnership with the Developer Consar for the Midland Bay Landing site, it was noted that the Midland Bay Landing Steering Committee will continue,

The following motion was put forth,

Moved by George MacDonald

Seconded by Ted Symons

That the Midland Bay Landing Steering Committee advise Council that the Committee will be considering the most appropriate process to seek other potential partners.

CARRIED

Mr. Skorobohacz proposes that for the next meeting a presentation of what processes can be done and as a committee we can still look at the potential developers.

6. Adjournment and Next Meeting

The next scheduled Midland Bay Landing Steering Committee meeting will be held on Friday, August 25, 2017, at 1:00 pm, in the Municipal Building, Council Chambers.


**Moved by George MacDonald
Seconded by Jonathan Main**

**That the Friday, June 16, 2017, Midland Bay Landing Steering
Committee meeting be adjourned at 2:55 p.m.**

CARRIED.



Gord McKay, Mayor
CHAIR



Madelaine Twitchin
Recording Secretary