

Minutes of the Waterfront Project Steering Committee Meeting held Friday, May 9, 2014, at 11:00 a.m. in the Council Chambers of the Municipal Office.

Present: Mayor G. McKay
Councillor J. Charlebois
Councillor G. Canning
W. Crown, Deputy CAO/Director of Planning and Building Services
J. Galloway, Town Engineer
M. Villeneuve, Director of Finance/Treasurer
K. Desroches, Deputy Clerk/Senior Executive Assistant

Regrets: Councillor Z. Pendlebury
C. Tripp, Chief Administrative Officer

1. Open Meeting

Mayor McKay opened the meeting.

2. Declaration of Pecuniary Interest

There were none declared.

3. Presentation

Mayor McKay presented Mrs. Joan Strathearn with a certificate and prize in recognition of her winning submission in the Town of Midland's "Name Our Waterfront" contest. "Midland Bay Landing" was chosen among 42 entries as it best reflected the waterfront's unique setting, historical and current significance.

3. Review of Minutes

The Committee reviewed and received as information the Minutes from the April 11, 2014, meeting.

4. Draft Request for Expressions of Interest (RFEOI)

J. Galloway provided a brief overview of changes that have been made to the draft RFEOI including a list that has been developed highlighting how the RFEOI will be distributed to prospective developers. J. Galloway advised that evaluation criterion has been incorporated into the RFEOI document in an effort to solicit interest from those developers that meet the standard requirements.

Mayor McKay questioned whether the Town's active transportation vision has been incorporated into the RFEOI. W. Crown noted that the draft document includes a section that speaks to the Master Plan and Implementation Strategy, development possibilities and potential uses that coincide with the Town's vision for the site.

The Committee engaged in discussion regarding the RFEOI process. It was agreed that it would be advantageous to incorporate an interview and presentation requirement into the RFEOI for developers that make the shortlist. This would provide for an opportunity to meet prospective partners, to answer any questions they may have, and to provide guidance regarding what the presentation should entail.

It is anticipated the final version of the RFEOI will be presented to Committee at its next Meeting.

5. Master Plan Implementation

W. Crown advised that he has met with the Planning Partnership and representatives of ADM Milling Co. regarding the potential impact of the proposed development on its operations. The consultant will be providing responses to the list of concerns within the next couple weeks for inclusion on the June or July Planning and Development Committee meeting agenda.

W. Crown noted that there were no other substantive comments brought forward at the open house and public meeting regarding the Draft Official Plan Amendment or Comprehensive Review other than the concerns raised by ADM Milling Co.

6. Communication with the Public

W. Crown advised that the Planning Partnership has been advised that “Midland Bay Landing” has been selected as the new name for the Waterfront Development. They will be using the new name going forward. The graphic designer has also been advised of the new name and updated information, brochure and logos requested.

A meeting has been scheduled for next week to discuss the Midland Bay landing social media roll out. The website, twitter, etc. will be reinstated with the new name. It is anticipated the web presence will be back up within the month.

7. Find the Developer

Mayor McKay advised that discussions with prospective developers continue. It was noted that interest in the waterfront development has expanded into the broader developer community.

9. Find the User

Mayor McKay advised that efforts to attract users continue. Some interest in commercial space (10,000 sq. ft.) has been expressed. It is hoped that any proposed uses will generate jobs.

The related list is updated on a regular basis.

10. Financial

M. Villeneuve advised that costs to date total \$32,000 (\$20,000 in 2013 and \$12,000 in 2014) which is well within budget.

11. Other Items

W. Crown advised that the due diligence exercise and site characterization work are still underway. Stantec has confirmed that a confidential report providing details concerning findings will be submitted by May 23. A closed meeting has been scheduled at the end of May to review the report. Council will have until June 13 to make a decision regarding the agreement of purchase and sale.

Mayor McKay invited anyone in the audience to make comment.

In response to a question raised by Mr. S. Strathearn, W. Crown advised that the confidential report to be submitted by Stantec will provide the information necessary to assist Council in making an informed decision.

In response to a question raised by Mr. Strathearn, Mayor McKay advised that the risk assessment presentation was a proactive approach and intended for educational purposes. The risk management regime will be done in cooperation with the developer once a decision on the property has been made.

12. Adjournment and Next Meeting

- Next meeting: At the Call of the Chair

As there was no further business, the meeting was adjourned at 11:27 a.m.

K. Desroches

Karen Desroches
Deputy Clerk/Senior Executive Assistant