



Minutes of the Midland Bay Landing Steering Committee Meeting held Monday, October 30, 2017, at 3:00 pm in the Council Chambers, Midland Municipal Building

Present: Chair G. McKay, Mayor
Councillor J. Main
Councillor G. MacDonald
B. Penny, Community Representative
B. Kernohan, Community Representative
T. Symons, Community Representative
J. Skorobohacz, Chief Administrative Officer
W. Crown, Director of Planning and Building Services
S. Turnbull, Director of Finances
M. Twitchin, Recording Secretary

Guest: Don May, RPP, Ontario Land Economist

Regrets: A. Campbell, Director of Engineering/Water Wastewater Services
A. Sidhu, Director of Corporate Services
S. Berriault, Director of Operations

1. **Open Meeting**

Chair McKay called the meeting to order at 3:00 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 August 17, 2017.

Following this, it was

Moved by B. Penny
Seconded by J. Main

That the minutes of the Midland Bay Landing Steering Committee meeting held on Thursday, August 17, 2017, be accepted as presented.

CARRIED.

4. Presentation

- a) Don May
RPP, Ontario Land Economist

Mr. Skorobohacz welcomed and introduced Mr. Don May to the Midland Bay Landing Steering Committee.

Mr. Don May addressed the Committee and provided an overview of the presentation he provided to Members of Council at their General Committee meeting held on October 10, 2017, as well as the Public Information Session scheduled for October 30, 2017 (Municipal Offices, Council Chambers).

It was noted that the Public Information Session will be conducted at the Municipal Offices, Council Chambers and is intended to receive input and public feedback on the proposed Municipal Development Corporation. A report detailing the public feedback gathered through this exercise will be presented to Council at a subsequent meeting.

5. Reports

- a) CAO-2017-25 Advancing Midland's Strategic Real Estate Assets

Members reviewed Report CAO-2017-25, dated October 10, 2017, from the CAO concerning the opportunity to advance Midland's Strategic Real Estate Assets as well as providing an overview of the Business Case for a Municipal Development Corporation (MDC).

A brief discussion followed and included the following points:

- Consideration for the Municipal Development Corporation – Land Preparation Only (MDC-Lite Model)
- A Board of Directors would be established and would have oversight of the Municipal Development Corporation. The criteria for Board recruitment would be skills based i.e.: legal/land development / construction/engineering/planning and financial, as well as two members of Council.
- Future process respecting the development of the site would rest with the new entity but options would be open to allow greatest flexibility to accomplish Council's Master vision. Having a skills based board familiar with the nature of development should offer the Town a significant advantage going forward.

b) GMF (Green Municipal Fund) 15363 Midland Bay Landing

For information, Mr. Crown advised that a report will be presented to Council in November 2017 on the status of the GMF Grant. It was noted that if the GMF Grant Application is approved, the Town has two (2) years for the monies to be spent.

c) Update on a conversation with the Ministry of Environment respecting potential public uses- (verbal update)

Mr. Crown provided a verbal update and noted the following:

- Section 2 and 4 the old Coal Dock property is zoned open space and Section 1 and 3 is zoned as Industrial uses and presents challenges for other uses;
- Ministry of Environment would not need to change the use; however, would look at other uses for public safety. A Risk Assessment would need to be completed;
- Environmental Assessment – subject to mitigation the Town can deliver all the components of the Master Plan;
- Ideally the opportunity to get people back to the waterfront by offering interesting activities would help to promote the MBL project.

d) Update on additional Studies

Mr. Crown advised that he is reviewing studies; ie: Shoreline and Geotechnical; Archeological Assessment; Environmental Assessment as well as any safety concerns and will report at a subsequent meeting.

6. Other

a) Presentation- Communications

Councillor Main would like to put together a presentation on what can be developed on the Midland Bay Landing Site. Councillor Main will work with Mr. Penny and have something presented at the next meeting.

b) Role of the Midland Bay Landing Steering Committee

The role of Midland Bay Landing Steering Committee will be to assist Council with a review of the Articles of Incorporation for the Municipal Development Corporation, the shareholder Direction and the Skills based competency model for the new Board of Directors.

7. Adjournment and Next Meeting

The next scheduled Midland Bay Landing Steering Committee meeting will be at the Call of the Chair.

Moved by J. Main

Seconded by B. Kernohan

That the Monday, October 30, 2017, Midland Bay Landing Steering Committee meeting be adjourned at 4:35 p.m.

CARRIED.



Gord McKay, Mayor
CHAIR



Madelaine Twitchin
Recording Secretary