



Date: **August 10, 2023**
Prepared by: **Amy Janssens, Associate Director – Corporate Services & Treasurer**
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Subject: **Sale of Former Monsignor Uyen Catholic School**

BACKGROUND:

A Report to the Board of Trustees, *Declaration of Surplus Property and Property Disposal Process*, was presented on September 24, 2019. At this time, the Board of Trustees approved a motion that declared Monsignor Uyen, Chatham surplus to the needs of the Board.

A Report to the Board of Trustees was presented on November 12, 2019 to clarify the list of Preferred Agents as identified in Ontario Regulation 444/98.

On November 13, 2019 the Board provided a proposal to the Preferred Agents offering the surplus properties at fair market value. The due date for Preferred Agents expressions of interest was February 11, 2020.

On February 11, 2020 the Board received no expression of interest from the Preferred Agents as identified in Ontario Regulation 444/98.

As noted in the previous Report to the Board of Trustees describing the disposition of surplus property, the Board is disposing of entrusted property assets and therefore has a Trustee fiduciary responsibility that effective public sector governance is clearly demonstrated. The Board must be in full compliance with all Legislative and Regulatory requirements, meaning that directions and decisions are clearly articulated in a timely fashion to the Preferred Agents as identified in Ontario Regulation 444/98 and the Community at large.

On November 11, 2021 the Board following Ontario Regulation 444/98 Sale of Property issued a Request for Offers (RFO) to the open public in order to solicit offers to purchase Monsignor Uyen Catholic School.

The RFO closing date was December 2, 2021 and a total of three offers were received and presented to the Board of Trustees. The Trustees opted not to accept any of the offers at this time.



The Board engaged Buckingham Realty (Windsor) Ltd. to help list the property for sale. On July 4, 2023, the property was listed publicly with a listing price of \$750,000. Two open houses were held on July 18, 2023 and July 25, 2023. Offers were received August 1, 2023 by 3:00 pm. Six offers were received. The highest offer was from J. Robert Myers in Trust for a Corporation to be Formed for \$1,610,000. On August 2, 2023, the Board's legal council, Ed Litrenta, advised that he reviewed this offer and confirmed that the unconditional offer of \$1,610,000 was in order.

RECOMMENDATIONS:

That the St. Clair Catholic District School Board receive the report: *Sale of Former Monsignor Uyen Catholic School, 255 Lark St.,* for information.

That the St. Clair Catholic District School Board approve the sale of former Monsignor Uyen Catholic School, Chatham, municipally known as 255 Lark St., Chatham, ON for the selling price of \$1,610,000 to J. Robert Myers in Trust for a Corporation to be Formed as per the Agreement of Purchase and Sale dated July 31, 2023.