



Naturally Yours

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**SPECIAL SESSION OF THE 52nd COUNCIL
OF THE
MUNICIPALITY OF THE DISTRICT OF SHELBURNE
March 4, 2024**

The Special Council Meeting of the 52nd Council of the Municipality of the District of Shelburne was held on Wednesday, March 4th, 2024, commencing at 7:00 pm at the Municipal Administration Building, Council Chambers.

THOSE IN ATTENDANCE:

Warden Penny Smith
Deputy Warden Dale Richardson
Councillor Ron Coole
Councillor Heidi Wagner
Councillor Sherry Thorburn Irvine
Councillor Doris Townsend via Teams
Warren MacLeod, CAO

ALSO IN ATTENDANCE:

Carolann Atwood, Recording Secretary
Michelle Williams, Director of Finance

REGRETS:

Councillor Anthony Gosbee

1. CALL TO ORDER:

The meeting was called to order at 7:00 pm by Warden Smith.

2. APPROVAL OF AGENDA

a. March 4, 2024

MOTION: APPROVAL OF AGENDA – MARCH 4, 2024

Being duly moved and seconded, be it resolved that the Agenda for March 4, 2024

- **MOTION CARRIED**

Warren MacLeod, CAO

Penny Smith, Warden

Warren.Macleod@municipalityofshelburne.ca www.municipalityofshelburne.ca Warden@municipalityofshelburne.ca

3. FINANCE:

a. Tax Sale by Tender Proposal March 4, 2024

3(a) Michelle Williams, Director of Finance, presented Council with the results of the Tax Sale by Tender Proposal March 4, 2024, staff report.

For the weeks of January 17, 2024, and February 7, 2024, a tender ad was posted in the local newspaper and on the Municipality of the District of Shelburne website and Facebook.

There were 91 sealed tender bid envelopes and 134 bids received and opened in a public live-streamed Facebook video on March 4, 2024, at 10 am AST. Present at the opening were the Director of Finance, Tax Clerk, and Community Development Coordinator for filming. The "Tender Bids Summary March 4, 2024" report included with the meeting package shows the range of bids provided on the various properties; the highest bid in each column of AANs was selected as the recommendation. Of the 26 properties available for tax sale, 18 sold, and 7 did not and one resulted in a tie. A Teams Meeting with the two bidders for 9am March 5, 2024, will determine the results of the tie.

Of the seven that did not sell, specifically AAN 02986841 and AAN 01736078, staff did recommend in March 2023 staff report that if those two properties were at the March 2024 Tax Sale Tender Auction, and were non-redeemable, that they should have a minimum bid of \$1. Upon clarification from the solicitor, the properties will not be non-redeemable until March 2025 as they had two tax bills in fiscal 2017/18.

Bidders will be called on March 5, 2024. For those who were unsuccessful, arrangements will be made for them to pick up their deposit or mail it back to them. Successful bidders will have three business days to pay in full, up to 4:30 pm AST Tuesday, March 8, 2024. As per section 149 (3) of the MGA, "where the balance of the purchase money is not paid within three business days, the land shall again be advertised and put up for sale." Our solicitor has confirmed that any monies received to date on a bid where the amount in full has not been paid within three business days can be retained until the property is sold. Expenses incurred to resell the property are to be taken from the funds held by the bidder. Once sold, the funds remaining after expenses are returned to the bidder.

Staff are recommending any unsold properties from the March 4, 2024 tax sale tender to be advertised in the next tax sale by tender scheduled for March 2025 should the resident qualify for the terms set out in the Tax Sale and Collections Policies.

Items to note:

1. Pre-warning letters will be sent May 2024.
2. Taxes are due June 30, 2024 after which staff will begin preparing for the March 2025 tax sale.
3. In July 2024, the preliminary notices would then be issued.
4. The accounts receivable is down to a lower level than in previous years.
5. April - July are busy months in the department where there is a high volume of transactions.

MOTION: AAN 00561282

Being duly moved and seconded, be it resolved that the Council of the Municipality of the District of Shelburne accept the tender bid from Huckleberry Properties LTD of \$15,078.00 plus HST for property identified as AAN 00561282. Included in this bid is the purchaser's fee of \$450.00 to cover legal costs associated with preparation and registration of the Certificate of Sale and preparation only of the Tax Deed.

- **MOTION CARRIED**

MOTION: AAN 00561304

Being duly moved and seconded, be it resolved that the Council of the Municipality of the District of Shelburne accept the tender bid from East Coast Land and Sea Ltd of \$26,225.00 plus HST for property identified as AAN 00561304. Included in this bid is the purchaser's fee of \$450.00 to cover legal costs associated with preparation and registration of the Certificate of Sale and preparation only of the preparation only of the Tax Deed.

- **MOTION CARRIED**

MOTION: AAN 01412884

Being duly moved and seconded, be it resolved that the Council of the Municipality of the District of Shelburne accept the tender bid from Jins Land Investment of \$10,199.99 plus HST for property identified as AAN 01412884. Included in this bid is the purchaser's fee of \$450.00 to cover legal costs associated with preparation and registration of the Certificate of Sale and preparation only of the Tax Deed.

- **MOTION CARRIED**

MOTION: AAN 01891944

Be it resolved that the Council of the Municipality of the District of Shelburne accept the tender bid from the bidder who is successful in the "coin flip" held March 5, 2024 under the direction of the solicitor. The amount is for \$1,000.00 plus HST for property identified as AAN 01891944. Included in this bid is the purchaser's fee of \$450.00 to cover legal costs associated with preparation and registration of the Certificate of Sale and preparation only of the Tax Deed.

- **MOTION CARRIED**

MOTION: AAN 03084698

Being duly moved and seconded, be it resolved that the Council of the Municipality of the District of Shelburne accept the tender bid from Harjot Singh Dod of \$11,555.00 plus HST for property identified as AAN 03084698. Included in this bid is the purchaser's fee of \$450.00 to cover legal costs associated with preparation and registration of the Certificate of Sale and preparation only of the Tax Deed.

- **MOTION CARRIED**

MOTION: AAN 06095925

Be it resolved that the Council of the Municipality of the District of Shelburne accept the tender bid from Hi-Grade Technik of \$7,300.00 plus HST for property identified as AAN 06095925. Included in this bid is the purchaser's fee of \$450.00 to cover legal costs associated with preparation and registration of the Certificate of Sale and preparation only of the Tax Deed.

- **MOTION CARRIED**

MOTION: AAN 08417814

Be it resolved that the Council of the Municipality of the District of Shelburne accept the tender bid from Ken Anthony of \$1,600.00 plus HST for property identified as AAN 08417814. Included in this bid is the purchaser's fee of \$450.00 to cover legal costs associated with preparation and registration of the Certificate of Sale and preparation only of the Tax Deed.

- **MOTION CARRIED**

MOTION: AAN 08436053

Be it resolved that the Council of the Municipality of the District of Shelburne accept the tender bid from Roger, Wendy, & Gregory Burrill of \$4,752.00 plus HST for property identified as AAN 08436053. Included in this bid is the purchaser's fee of \$450.00 to cover legal costs associated with preparation and registration of the Certificate of Sale and preparation only of the Tax Deed.

- **MOTION CARRIED**

MOTION: AAN 08441464

Be it resolved that the Council of the Municipality of the District of Shelburne accept the tender bid from Trevor Marriott of \$3,500.00 plus HST for property identified as AAN 08441464. Included in this bid is the purchaser's fee of \$450.00 to cover legal costs associated with preparation and registration of the Certificate of Sale and preparation only of the Tax Deed.

- **MOTION CARRIED**

MOTION: AAN 08445192

Be it resolved that the Council of the Municipality of the District of Shelburne accept the tender bid from Rebecca Katrina McHugh of \$87,000.00 plus HST for property identified as AAN 08445192. Included in this bid is the purchaser's fee of \$450.00 to cover legal costs associated with preparation and registration of the Certificate of Sale and preparation only of the Tax Deed.

- **MOTION CARRIED**

MOTION: AAN 08445869

Be it resolved that the Council of the Municipality of the District of Shelburne accept the tender bid from 3271151 Nova Scotia Ltd of \$19,130.43 plus HST for property identified as AAN 08445869. Included in this bid is the purchaser's fee of \$450.00 to cover legal costs associated with preparation and registration of the Certificate of Sale and preparation only of the Tax Deed.

- **MOTION CARRIED**

MOTION: AAN 08446202

Be it resolved that the Council of the Municipality of the District of Shelburne accept the tender bid from Nicholas Sadowy of \$121,500.00 plus HST for property identified as AAN 08446202. Included in this bid is the purchaser's fee of \$450.00 to cover legal costs associated with preparation and registration of the Certificate of Sale and preparation only of the Tax Deed.

- **MOTION CARRIED**

MOTION: AAN 09723617

Be it resolved that the Council of the Municipality of the District of Shelburne accept the tender bid from Ken Anthony of \$1,400.00 plus HST for property identified as AAN 09723617. Included in this bid is the purchaser's fee of \$450.00 to cover legal costs associated with preparation and registration of the Certificate of Sale and preparation only of the Tax Deed.

- **MOTION CARRIED**

MOTION: AAN 09871276

Be it resolved that the Council of the Municipality of the District of Shelburne accept the tender bid from Huckleberry Properties Ltd of \$18,078.00 plus HST for property identified as AAN 09871276. Included in this bid is the purchaser's fee of \$450.00 to cover legal costs associated with preparation and registration of the Certificate of Sale and preparation only of the Tax Deed.

- **MOTION CARRIED**

MOTION: AAN 10256879

Be it resolved that the Council of the Municipality of the District of Shelburne accept the tender bid from East Coast Land and Sea Ltd of \$12,515.00 plus HST for property identified as AAN 10256879. Included in this bid is the purchaser's fee of \$450.00 to cover legal costs associated with preparation and registration of the Certificate of Sale and preparation only of the Tax Deed.

- **MOTION CARRIED**

MOTION: AAN 10761328

Be it resolved that the Council of the Municipality of the District of Shelburne accept the tender bid from 3271151 Nova Scotia Ltd of \$63,936.00 plus HST for property identified as AAN 10761328. Included in this bid is the purchaser's fee of \$450.00 to cover legal costs associated with preparation and registration of the Certificate of Sale and preparation only of the Tax Deed.

- **MOTION CARRIED**

MOTION: AAN 10770319

Be it resolved that the Council of the Municipality of the District of Shelburne accept the tender bid from Ken Anthony of \$2,900.00 plus HST for property identified as AAN 10770319. Included in this bid is the purchaser's fee of \$450.00 to cover legal costs associated with preparation and registration of the Certificate of Sale and preparation only of the Tax Deed.

- **MOTION CARRIED**

MOTION: AAN 10815381

Be it resolved that the Council of the Municipality of the District of Shelburne accept the tender bid from Daniel Skeen of \$41,140.00 plus HST for property identified as AAN 10815381. Included in this bid is the purchaser's fee of \$450.00 to cover legal costs associated with preparation and registration of the Certificate of Sale and preparation only of the Tax Deed.

- **MOTION CARRIED**

MOTION: AAN 10938155

Be it resolved that the Council of the Municipality of the District of Shelburne accept the tender bid from Ken Anthony of \$35,100.00 plus HST for property identified as AAN 10938155. Included in this bid is the purchaser's fee of \$450.00 to cover legal costs associated with preparation and registration of the Certificate of Sale and preparation only of the Tax Deed.

- **MOTION CARRIED**

MOTION: MARCH 2025 TAX SALE

Be it resolved that the Council of the Municipality of the District of Shelburne proceed to the next Tax Sale that is scheduled to take place in March of 2025 using the Tax Sale by Tender process. The March 2025 Tax Sale by Tender will include any qualifying properties left from the March 4, 2024, tax sale if they still meet the Tax Sale criteria.

- **MOTION CARRIED**

4. IN-CAMREA

- a. Personnel Matters as per MGA 22 (2)(c)

Special Council Meeting
March 4, 2024

MOTION: ENTER "IN-CAMERA"

Being duly moved and seconded, be it resolved that the Council of the Municipality of the District of Shelburne enter "In-Camera" at 7:21 pm

- **MOTION CARRIED**

Warden Smith declared conflict of interest and left the meeting.

MOTION: EXIT "IN-CAMERA"

Being duly moved and seconded, be it resolved that the Council of the Municipality of the District of Shelburne exit "In-Camera" at 8:09 pm.

- **MOTION CARRIED**

5. ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:11 pm.

**Carolann Atwood
Recording Secretary**

Date

Penny Smith, Warden

Erin Hartley, Deputy Chief Administrative Officer