



COUNCIL REQUEST FOR DECISION

MEETING DATE: March 13, 2023

SUBMITTED BY: C. Hounsell, Director, Finance

PREPARED BY: D. Mitchell, Financial Analyst

REPORT TITLE: Bylaw No. 1153-2023 - Borrowing Bylaw - Purchase of Land for Future Development (1st Reading)

EXECUTIVE SUMMARY

This report presents for 1st reading a borrowing bylaw that, if passed, would authorize financing to purchase land.

RECOMMENDATION

That Council give Bylaw No. 1153 - 2023 first reading.

COUNCIL HISTORY

None.

BACKGROUND / RATIONALE

First reading of a borrowing bylaw is an initial step in acquiring the necessary funding to procure a parcel of land for future development. This opportunity did not present prior to approval of the 2023 budget, and negotiations with the owners of the desired site have not been finalized. The site address will be disclosed once the agreement on terms of sale have been reached.

STRATEGIC / RELEVANT PLANS ALIGNMENT

A City with a plan for the future.

ORGANIZATIONAL IMPLICATIONS

ADMINISTRATION:

There are no administrative implications at this time.

RISK ANALYSIS: FINANCIAL / LEGAL:

Should the bylaw be approved the City of Leduc will enter into a promissory note agreement with the Province of Alberta or other similar financial institution. The City will have to abide to all the terms and conditions within the agreement.

As at December 31, 2022, the City's unused debt limit is \$80,944,557.

IMPLEMENTATION / COMMUNICATIONS:

1. The *Municipal Government Act* requires advertisement prior to 2nd reading of a (long-term) borrowing bylaw. To facilitate an earlier closing of the pending purchase, advertising commenced on February 28, 2023, and will be complete on March 13, 2023.

2. The electors may, within 15 days from the date of the last publication of the advertised notice, petition Council for a vote on the proposed bylaw and if a valid petition is presented to Council, Council may abandon the project or submit the

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bylaw to a vote of the electors.

3. If no petition for a vote is presented, the municipality may pass the borrowing bylaw.

ALTERNATIVES:

That Council not give 1st reading at this time. In that case, another funding source would have to be identified to proceed with the purchase, which is conditional on finances being finalized.

ATTACHMENTS

1. Bylaw No. 1153-2023