



The Corporation of the City of Sault Ste. Marie
Special Meeting of City Council

Minutes

Monday, November 18, 2024

5:00 pm

Council Chambers

Civic Centre

Present: Mayor M. Shoemaker, Councillor S. Hollingsworth, Councillor S. Spina, Councillor L. Dufour, Councillor L. Vezeau-Allen, Councillor A. Caputo, Councillor R. Zagordo, Councillor M. Bruni, Councillor S. Kinach, Councillor C. Gardi, Councillor M. Scott

Officials: T. Vair, R. Tyczinski, K. Fields, S. Schell, S. Hamilton Beach, B. Lamming, T. Anderson, F. Coccimiglio, T. Vecchio, M. Zuppa, M. Borowicz-Sibenik, P. Tonazzo, S. Facey, N. Maione, R. Van Staveren

Others: L. Girardi

1. Land Acknowledgement

2. Approve Agenda as Presented

Moved By Councillor L. Vezeau-Allen

Seconded By Councillor C. Gardi

That the Agenda for the November 18, 2024 Special City Council Meeting as presented be approved.

Carried

3. Declaration of Pecuniary Interest

4. Cellular Service

Moved By Councillor L. Vezeau-Allen

Seconded By Councillor C. Gardi

Resolved that the report of the Manager of Purchasing dated November 18, 2024 concerning the provision of Cellular Service as required by City of Sault Ste. Marie be received and the services be awarded to Bell Mobility Inc. for a term of six years at the quoted pricing (HST extra), with extension options by mutual agreement.

Carried

5. Former Sault Area Hospital Site RFP Recommendation

Moved By Councillor L. Dufour

Seconded By Councillor C. Gardi

Resolved that the report of the CAO dated November 18, 2024 concerning the Request for Proposal process for the former Sault Area Hospital site be received and that:

- a. The City owned property described as Areas A and B in this report to Council, specifically PIN 31539-0151(LT) being 941 Queen Street East, PIN 31539-0153(LT) being 941 Queen Street East Water Lot and PIN 31539-0148(LT) being 10 Lucy Terrace having been declared surplus to the City's needs, be authorized by Council for disposition in accordance with the City's policy for the disposition of lands to Green Infrastructure Partners Inc. for the amount of \$1 and on the basis of the terms and conditions as set out in this report:
- b. The City owned property described as Area C in this report to Council, specifically PIN 31539-0158(LT) being 995 Queen Street East and having been declared surplus to the City's needs and be authorized for disposition in accordance with the City's policy for the disposition of lands to Ruscio Masonry and Construction Limited for the sum of Two Million (\$2,000,000) Dollars and on the basis of the terms and conditions as set out in this report;
- c. The City be authorized to enter into and formalize a vendor take-back mortgage with Ruscio Masonry and Construction Limited for the purchase price of the lands comprising PIN 31539-0158(LT) being 995 Queen Street East, with such mortgage to be registered on closing and to further authorize the City Solicitor or her designate to execute the necessary

documentation to effect the said vendor take-back mortgage on the basis of the terms and conditions as set out in this report;

Further that Council authorize the survey costs for the easements required by the City;

Further that Council authorize the City's contribution of Two Hundred and Twenty One Thousand (\$221,000) Dollars from the Municipal Demolition Reserve Fund to be paid to Green Infrastructure Partners Inc. upon the commencement of demolition of the buildings located at 941 Queen Street East and 941 Queen Street East Water Lot;

Further that Council authorize the proceeds from the sale of 995 Queen Street East be placed back to the Contingency Reserve;

Further that Council authorize the exemption from the Noise By-law to Green Infrastructure Partners Inc., and their contractors/affiliate companies involved in the demolition of the former General Hospital building at 941 Queen Street East and 941 Queen Street East Water lot commencing when demolition work begins and ending when demolition is complete and no later than 10 weeks from the date of commencement of demolition.

The relevant By-laws 2024-171, 2024-172, 2024-173 and 2024-174 are listed under item 7 of the Agenda and will be read with all by-laws under that item.

November 18, 2024 Special Council Minutes

	For	Against	Conflict	Absent
Mayor M. Shoemaker	X			
Councillor S. Hollingsworth	X			
Councillor S. Spina	X			
Councillor L. Dufour	X			
Councillor L. Vezeau-Allen	X			
Councillor A. Caputo	X			
Councillor R. Zagordo	X			
Councillor M. Bruni	X			
Councillor S. Kinach	X			
Councillor C. Gardi	X			
Councillor M. Scott	X			
Results	11	0	0	0
				Carried

6. Licence to Occupy 941 Queen Street East and 941 Queen Street East Water lot

The report of the City Solicitor was received by Council.

The relevant By-law 2024-170 is listed under item 7 the Minutes.

7. Consideration and Passing of By-laws

Moved By Councillor L. Dufour

Seconded By Councillor M. Scott

Resolved that all By-laws under item 7 of the Agenda under date November 18, 2024 be approved.

Carried

7.1 By-law 2024-170 (Agreement) Licence to Occupy 941 Queen St E (GIP)

Moved By Councillor L. Dufour

Seconded By Councillor M. Scott

Resolved that By-Law 2024-170 being a by-law to authorize the execution of the Licence to Occupy City Property Agreement between the City and Green Infrastructure Partners Inc. for the storage of heavy equipment on 941 Queen Street East and 941 Queen Street East Water Lot be passed in open Council this 18th day of November, 2024.

Carried

7.2 By-law 2024-171 (Property Sale) 941 Queen Street East, 941 Queen Street East Water Lot, 10 Lucy Terrace - Green Infrastructure Partners Inc. (GIP)

Moved By Councillor L. Dufour

Seconded By Councillor M. Scott

Resolved that By-law 2024-171 being a by-law to authorize the sale of surplus property being Civic 941 Queen Street East, legally described in PIN 31539-0151 (LT); Civic 941 Queen Street East Water Lot, legally described in PIN 31539-0153 (LT); and Civic 10 Lucy Terrace, legally described in PIN 31539-0148 (LT) to Green Infrastructure Partners Inc. ("GIP") be passed in open Council this 18th day of November, 2024.

Carried

7.3 By-law 2024-172 (Property Sale) 995 Queen Street East - Ruscio Masonry and Construction Limited (Ruscio Construction)

Moved By Councillor L. Dufour
Seconded By Councillor M. Scott

Resolved that By-law 2024-172 being a by-law to authorize the sale of surplus property being Civic 995 Queen Street East, legally described in PIN 31539-0158 (LT) to Ruscio Masonry and Construction Limited (“Ruscio Construction”) be passed in open Council this 18th day of November, 2024.

Carried

7.4 By-law 2024-173 Vendor Take-Back Mortgage

Moved By Councillor L. Dufour
Seconded By Councillor M. Scott

Resolved that By-law 2024-173, being a by-law to authorize by-law to authorize the provision of a vendor take-back mortgage from the City to Ruscio Masonry and Construction Limited as it relates to the purchase price for the sale of 995 Queen Street East. be passed in open Council this 18th day of November 2024.

Carried

7.5 By-law 2024-174 (Regulations) Noise Exemption 941 Queen St E demolition

Moved By Councillor L. Dufour
Seconded By Councillor M. Scott

Resolved that By-Law 2024-174 being a by-law to exempt Green Infrastructure Partners Inc. and their contractors/affiliate companies involved in the demolition of the former General Hospital building located at 941 Queen Street East and 941 Queen Street East Water Lot commencing when demolition work begins and ending when demolition is complete and no later than ten (10) weeks from the date of commencement of demolition from Noise Control By-law 80-200 be passed in open Council this 18th day of November, 2024.

Carried

8. Closed Session

Moved By Councillor L. Vezeau-Allen
Seconded By Councillor C. Gardi

Resolved that this Council move into closed session to discuss one item concerning personal matters about an identifiable individual;

Further Be It Resolved that should the said closed session be adjourned, the Council may reconvene in closed session to continue to discuss the same without the need for a further authorizing resolution.'

Municipal Act R.S.O. 2002 – section 239 2 (b) personal matters about an identifiable individual, including municipal or local board employees

Carried

9. Adjournment

Moved By Councillor L. Vezeau-Allen

Seconded By Councillor C. Gardi

That this Council shall now adjourn.

Carried

"Matthew Shoemaker"

Mayor

"Rachel Tyczinski"

City Clerk