

**Report to
Rapport au:**

**The Shareholder of Manotick Mill Quarter Community Development Corporation
(MMQCDC)**

**La Société d'aménagement communautaire du quartier du moulin de Manotick
(SACQMM)**

**and Council
et au Conseil**

13 September 2017 / 13 septembre 2017

**Submitted on August 17, 2017
Soumis le 17 août 2017**

**Submitted by
Soumis par:**

**Steve Kanellakos, President and CEO (MMQCDC)/président et directeur général
(SACQMM)**

Contact Person

Personne ressource:

**Gordon MacNair, Secretary and COO (MMQCDC)/secrétaire et chef de
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Ward: RIDEAU-GOULBOURN (21)

File Number: ACS2017-CSD-CRE-0003

**SUBJECT: MANOTICK MILL QUARTER COMMUNITY DEVELOPMENT
CORPORATION – 2016 ANNUAL REPORT**

**OBJET: SOCIÉTÉ D'AMÉNAGEMENT COMMUNAUTAIRE DU QUARTIER DU
MOULIN DE MANOTICK – RAPPORT ANNUEL DE 2016**

REPORT RECOMMENDATIONS

That Council:

- 1. Receive the Audited financial statements of the Manotick Mill Quarter Community Development Corporation for the Year 2016 in the Annual Report in Document 1; and**
- 2. Appoint Ernst & Young LLP as the auditor of the Manotick Mill Quarter Community Development Corporation for the Year 2017.**

RECOMMANDATIONS DU RAPPORT

Que le Conseil :

- 1. Prenne connaissance des états financiers vérifiés de la Société d'aménagement communautaire du quartier du moulin de Manotick pour l'année 2016 compris dans le Rapport annuel joint en tant que document 1 ;**
- 2. Nomme Ernst & Young LLP en tant que vérificateur de la Société d'aménagement communautaire du quartier du moulin de Manotick pour l'année 2017.**

BACKGROUND

The Manotick Mill Quarter Community Development Corporation (MMQCDC) was incorporated in 2009. This is the seventh Annual Shareholder's Meeting since incorporation. The principal objectives of the Corporation are to formalize and maintain Dickinson Square as an open space for public use with enhanced opportunities for heritage and cultural events, as well as plan, subdivide and develop properties transferred from the City to accommodate future commercial, tourist and heritage uses and to generate income to pay the City for the property acquisition costs.

Since inception, the MMQCDC has proceeded with the disposition of City-owned properties within the Mill Quarter to achieve community improvements and total sales revenues of \$2,000,000. At its meeting of September 19, 2016, the Board of Directors of the MMQCDC approved a motion to dissolve the Corporation and for the City to retain ownership of two remaining heritage designated properties under the MMQCDC mandate (i.e. Dickinson House and Carriage Shed located at 1127 Mill Street, Manotick). The Finance and Economic Development Committee and Council approved the MMQCDC recommendations in a report dated November 9, 2016 ([ACS2016-CCS-GEN-0023](#)). The two buildings at 1127 Mill Street (Dickinson House and Carriage Shed) are currently used to manage and hold historical and cultural collections.

DISCUSSION

In assessing the steps required to dissolve the MMQCDC, Legal Services has advised that it must first fulfill all of its contractual obligations as a Corporation or transfer its obligations to another corporate entity to fulfill. The MMQCDC has one remaining contractual obligation associated with the sale and development of 1125 Clapp Lane for a 43-unit retirement home with ground floor commercial coffee shop and underground parking.

Financial securities for the 43-unit retirement home have been retained by MMQCDC, as per the Development Agreement, to be released to the property owners upon final inspection of the completed building. It is anticipated that building construction will be completed by late 2018 allowing securities to be released upon final inspection and compliance with the building covenants. Upon release of the performance securities, staff will be able to pursue the dissolution of the Corporation in accordance with the Ontario Ministry of Finance guidelines.

As a result, staff propose that the Corporation be retained in 2018 and that dissolution be pursued following the completion of its contractual obligations. This requires that an auditor be appointed for another year to audit 2017 MMQCDC business activities. The financial implications to the Corporation for continued operation in 2018 will be approximately \$4,500 for completion of the 2017 audit.

RURAL IMPLICATIONS

The mandate of the Manotick Mill Quarter Community Development Corporation is to formalize and maintain Dickinson Square as an open space and promote community improvement for the Mill Quarter and adjacent areas of the Village.

CONSULTATION

The MMQCDC Board of Directors includes two Community members with the Ward Councillor Scott Moffatt serving as Board Chair. Collectively, these Directors advise the local community of activities initiated by the MMQCDC.

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor Scott Moffatt is aware of this report and is also Chair of the Manotick Mill Quarter Community Development Corporation.

LEGAL IMPLICATIONS

There are no legal impediments to implementing the recommendations contained in this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations of this report.

FINANCIAL IMPLICATIONS

Funding for the 2017 audit will be provided from existing resources within the Corporate Real Estate Office budget.

ACCESSIBILITY IMPACTS

There are no accessibility implications to implementing the recommendations set out in this report.

TERM OF COUNCIL PRIORITIES

The MMQCDC was incorporated to further the goals and objectives of the City Council and Strategic Plan. All of the activities of the corporation are guided by the four pillars approach which is to ensure that development or value being added to the City's real estate assets contributes to the overall financial, social, environmental and cultural objectives of Council.

SUPPORTING DOCUMENTATION

Document 1 – 2016 Annual Report (including Audited Consolidated Financial Statements) of the Manotick Mill Quarter Community Development Corporation.

DISPOSITION

Financial Services to engage Ernst and Young for purposes of completing the 2017 Audit at the designated time.