



Subject: *Former Clarksville School/Community Hall*
To: Corporate & Residential Services Committee
Date Prepared: August 27, 2021
Related Motions: N/A
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Approved by: Kate Friars, Deputy CAO

Summary

The former Clarksville School/Community Hall is located at 10 Clarksville Road, Clarksville, PID 45149283 (the “Subject Property”). The Subject Property is improved with the former one-room school building, accessory building, and an abandoned swing-set. The Subject Property was most recently used as a community hall, operated by the Clarksville Community Club (the “Club”). The Club is no longer active, having been struck from the Registry of Joint Stock Companies in 2007.

Per the deed, the Subject Property is to be transferred back to the Municipality when the Club is no longer active. Staff have been in contact with members of the Club, who are supportive of transferring the property back to the Municipality’s ownership.

As there is currently no defined programming or municipal need for the property, staff recommend declaring the property surplus for disposal, followed by a call for expressions of interest for the property for an as-is-where-is sale.

Financial Impact Statement

The 2021 assessed value of PID 45149283 is \$15,000 (Commercial Taxable, AAN 03397645) and currently falls under Council’s F-400 Tax Exemption Bylaw.

There is sufficient budget available in Corporate Services under Professional Services to support any costs associated with an as-is-where-is sale, such as advertisements and legal costs. Mothball activities, estimated at \$10,000 to \$13,000 were not anticipated for; therefore, budget over expenditures will be required for insurance impacts, securing the building, and grounds maintenance, with recommendation to fund from year end surplus or Professional Services reserves.

Recommendation

It is recommended that once in Municipal ownership, PID 45149283 be deemed surplus to municipal needs and advertised for an as-is-where-is sale via call for expressions of interest.

Recommended Motion

Move that the Corporate & Residential Services Committee recommend that Council deem the former Clarksville School Property, PID 45149283, surplus to municipal needs.

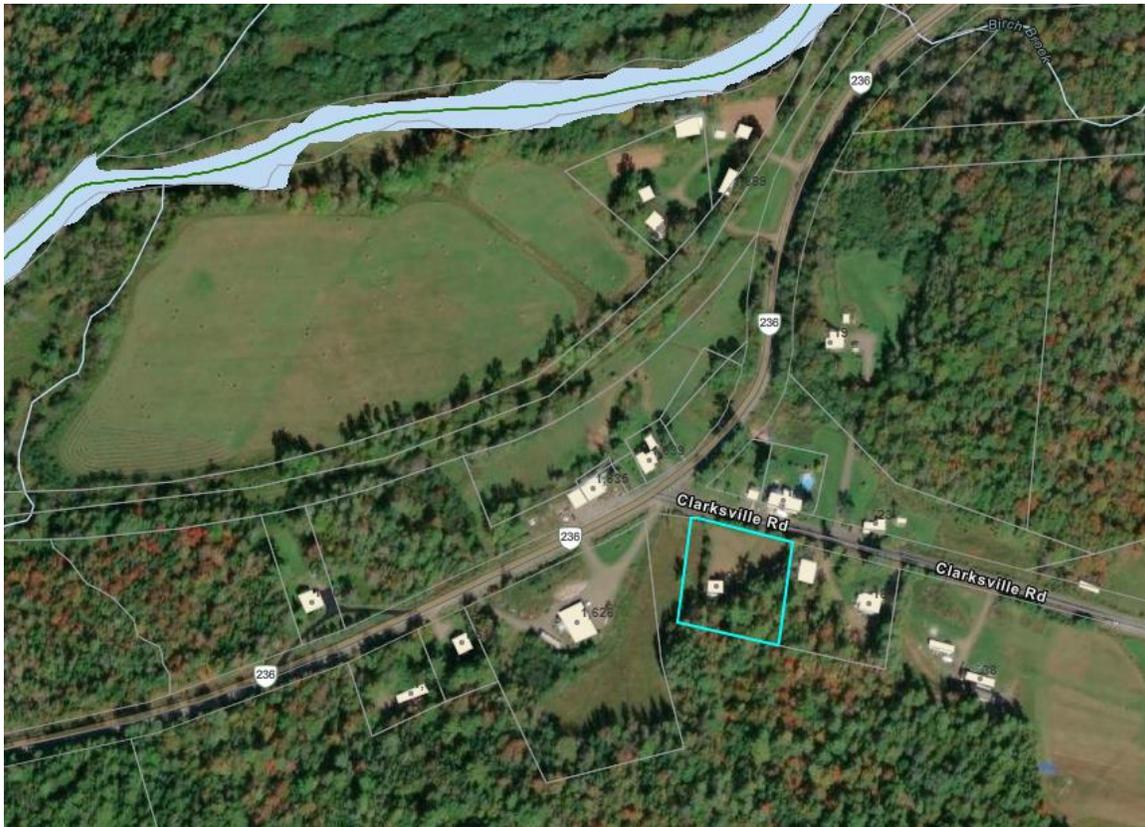
Move that the Corporate & Residential Services Committee recommend that Council authorize staff to call for expressions of interests to purchase the former Clarksville School Property, PID 45149283, on an as-is-where-is basis; and authorize the CAO to enter into an agreement of purchase and sale with the successful bidder.

Move that any costs incurred for required mothball activities be funded through year end surplus or Professional Services Reserves up to an amount of \$13,000.

Background

Property Overview

The former Clarksville School/Community Hall is located at 10 Clarksville Road, Clarksville, PID 45149283 (the “Subject Property”), at the intersection of Hwy 236 and Clarksville Road. It is approximately 1 acre in size and is in the currently unplanned area. It is improved with the former one-room school building, accessory building, and an abandoned swing-set.



History of Ownership & Use

In July 2020, a resident inquiry into the property triggered staff to review the property’s history. The following site history is derived from review of legal title, Municipal records, and records provided by members of the Clarksville Community Club (newspaper articles, club meeting minutes & by-laws, photos etc.).

The Subject Property was deeded to the Trustees of School Section No. 5 in 1911. A 1991 Weekly Press article indicates the school building was built in 1913 and suggests the building last saw use as a school between 1955 and 1960. There is no deed out of the Trustees; however, legal counsel has confirmed that the Subject Property was vested to the Municipality under Section 217 of the Municipal Act of 1954, which vested all property owned by trustees of rural school sections in their respective municipalities.

Records show that in September 1963, the Municipality leased the Subject Property to the Clarksville Community Club for the purpose of a community hall. In October 1989, community members requested a change in executive of the Clarksville Community Club (the “Trustees”). Under the Trustees, the ‘new’ Clarksville Community Club (the “Club”) was incorporated in March 1990 as a Society under the Societies Act.

In June 1990, the Club sent a letter to the Municipality requesting to purchase the Subject Property. At the August 1990 Council meeting, it was passed to turn the property over to the Club for \$1.00, with a buy-back clause should the Club no longer operate. In October 1991, the Subject Property was conveyed to the Trustees of the Clarksville Community Hall, in line with Council direction.

In March 1995, the Club defaulted with the Registry of Joint Stock Companies; it was struck from the register in 2007. Club records indicate that community members tried to continue the Club's operations into the late 1990s and early 2000s, with no records dated beyond 2004.

Staff have been in discussion with two community club members: Carol Wells, a member of the Club, who provided staff with a number of historical records and access to tour the property, and Elaine Winchcombe, who has confirmed that she is the remaining surviving Trustee of the Club.

Current Condition

Staff toured the site on August 16, 2021. Staff were able to walk the property and enter the former school building, but were unable to access the accessory building. Findings of the visual inspection are included in the photos and Inspection Report included as appendices.

The property has no power; the state of the septic system and well remain undetermined. Generally, interior finishes have been impacted by water damage, with evidence of suspect mould. The roof requires replacement, as does the front entrance landing, stairs and ramp. The windows appear to be in fair to good condition; however, the wood cladding requires maintenance. The foundation also has cracks and mis-alignment requiring attention.

If there is a desire to keep the building, rehabilitation activities should occur in the short-term; significant work would be required to bring the building up to occupancy standards.

Land Transfer

As the Club is no longer active, per the 1991 deed, the Subject Property is to be transferred back to the Municipality.

A surviving trustee of the Club is required to execute a deed back to East Hants. Elaine Winchcombe has agreed to support whatever is required to turn the property back to East Hants.

Staff anticipate the deed transfer will be complete before the end of 2021. There have been no discussions with community members as to what the future of the property will be once transferred to the Municipality.

Discussion

East Hants has the option to maintain the Subject Property in municipal inventory, or can proceed with disposing the Subject Property following the Disposal of Surplus Property Policy.

Surplus for Disposal

As there is currently no defined programming or municipal need for the property, staff recommend declaring the property surplus for disposal and calling for expressions of interest to purchase the property as-is-where-is. The CAO would enter into an agreement of purchase and sale with the successful bidder. Should there be no expressions of interest received, staff would return to Council to discuss further option(s).

There is sufficient budget available in Corporate Services under Professional Services to support costs associated with an as-is-where-is sale, such as advertisements and legal costs.

Mothball the Property

Recognizing that it may take many months to move through the expression of interest process and secure a purchaser, staff recommend mothballing the property to address safety concerns, mitigate trespassing, and prevent further degradation in the interim. There are activities that will require immediate attention and resourcing, including those outlined below:

Mothball Activity	Resource Requirements
Add Property to Insurance Policy (Annual re-occurring cost)	\$2,500 to \$5,000
Secure Building (Doors, Tarp Roof, Block Secure Door & Landing)	\$5,000
Grounds Maintenance (Annual re-occurring cost)	\$2,500 to \$3,000
Total:	\$10,000 to \$13,000

Note: the mothballing costs are estimates to insure and secure the building and to mitigate further degradation. The scope of mothballing does not include activities or costs for rehabilitating the building.

As the above mothball activities were not anticipated as part of 2021/2022 budget, budget over expenditures will be required for insurance impacts, securing the building, and grounds maintenance

Alternatives

Alternative 1: Demolish Building & Maintain Property in Inventory as Open Space

This option would see the demolition and naturalization of existing structures, with the property maintained in municipal inventory as open space.

Should Council desire this alternative option, staff would retain quotes for demolition. Staff anticipate the cost to be approximately \$15,000-\$25,000 to complete a scope consisting of a pre-demolition hazardous materials investigation, demolition and naturalization, and decommissioning of well and septic, as needed.

As this was not anticipated as part of 2020/21 budget planning, staff would bring forward under the 2021/22 budget.

The Subject Property would also need to be added to the insurance policy and grounds maintenance program, with anticipated annual costs of \$5,000 to \$8,000.

Alternative 2: Dispose of Subject Property via Alternative Method

This option would see the property declared surplus to municipal needs and disposed of following alternative methods under the Disposal of Surplus Property Policy. Methods alternative to call for expressions of interest include:

2.a) Public Auction:

- Advertise and hold a public auction
- Council sets minimum price

2.b) Sale by Listing Agent:

- List with a real estate agent (commission)
- Obtain market value

2.c) Direct Sale on Open Market:

- Advertise property for sale
- Price set at the appraised value as determined by a third-party appraiser

2.d) Sale to Non-Profit Organization:

- Identify non-profit group in position to repurpose & program property
- Sell for less than market value

Depending on the alternative method of disposal and associated timeline, staff may recommend conducting the mothball activities at the estimated \$10,000 to \$13,000; staff would bring forward appropriate budget over expenditures if/as required.

Conclusion

With the Clarksville Community Club no longer active, the former Clarksville School/Community Hall is in the process of being transferred back to the Municipality. As the building requires significant investment to repair and there is no defined programming or municipal need for the Subject Property, it is recommended that the Subject Property be considered surplus to municipal needs and advertised for an as-is-where-is sale via call for expressions of interest.

Recommendation

It is recommended that once in Municipal ownership, PID 45149283 be deemed surplus to municipal needs and advertised for an as-is-where-is sale via call for expressions of interest.

Appendices

[Appendix A - Inspection Report](#)

[Appendix B - Photos](#)