



Subject: *Budget over Expenditure - Buyback Lot 12, Alicia Scott Avenue, Uniacke Business Park*
To: Corporate and Residential Services
Date Prepared: October 14, 2025
Related Motions: N/A
Prepared by: Graham Scott, Manager, Economic and Business Development
Approved by: Adam Clarkson, Director, Corporate Services

Summary

In the best interest of the Municipality and aligned with Council's strategic goals for the Business Parks management and development East Hants has completed a buyback of Lot 12 in the Uniacke Business Park. This was completed because the owner did not meet their construction start or completion timeline obligations as part of their original purchase and their extended timeline as part of their Amendment to the Buyback Agreement. This buyback required the CAO to exercise her authority under Council's Budget Management Policy to approve a budget over expenditure of \$45,645 for the Uniacke Business Park Buyback Capital Project.

Financial Impact Statement

This report outlines a \$45,645.00 budget over expenditure that will be allocated from the Elmsdale Business Park Buyback Capital Project to the Uniacke Business Park Buyback Capital Project.

Recommendation

No recommendation. Requirement to notify council under the Budget Management Policy.

Recommended Motion

No recommended motion.

Background

In September the owner of Lot 12, informed East Hants that they would not be meeting their construction completion timeline under their current Amendment to the Buyback Agreement. The Amendment to the BuyBack and Right of First Refusal Agreement which was executed on January 2, 2025 had extended their construction completion timeline from October 20, 2024 to October 20, 2025. To-date no work has commenced on the site and there has not been an application for a building permit. In addition, the 30,000 sq facility that had been proposed as part of the Amendment Agreement was requested to be reduced to 10,000 sq ft.

As result of this situation East Hants chose to buyback the property in the best interest of the Municipality. The CAO approved a budget over expenditure of \$45,645 for the Buyback of Lot 12 as the current capital project budget for the Uniacke Business Park Buybacks was not sufficient (\$99,420) due to the previous Lot 1-2A buyback timeline extending into the current fiscal. In addition, this current buyback of Lot 12 was unplanned as the owner had an amendment agreement in place.

Discussion

The CAO exercised the authority for the Budget Over Expenditure to buyback Lot 12 under Council's Budget Management Policy. Specifically, section 8.1 Capital Budget Overruns. This section outlines that the CAO may authorize over expenditures of approved capital items so long as the total capital spend does not exceed 120% (In this situation, \$360,000) of the approved budget amount (which was \$300,000), not to exceed \$200,000 on any given project. Exercising this authority over \$20,000 requires reporting to Council at the Council Meeting following the decision.

STRATEGIC ALIGNMENT

Economic Prosperity - Business Park Management and Development

LEGISLATIVE AUTHORITY

Council's Budget Management Policy - Section 8.1 - Capital Budget Overruns

FINANCIAL CONSIDERATIONS

This report outlines a \$45,645.00 budget over expenditure that will be allocated from the Elmsdale Business Park Buyback Capital Project to the Uniacke Business Park Buyback Capital Project.

Alternatives

There are no alternatives recommended with this report.

Attachments

None