

Buffer Lands

Speaking Notes to Mayor & Council, December 4th., 2023

Chris Moehr, 4545 William Head Rd. President, APRM

Mayor & Council - I am here tonight to speak to an important dimension of the District's ongoing evaluation of our 'Buffer Lands'. I know that many of you are aware that the ultimate fate of our Buffer Lands is a long-standing item of interest to both the current and previous Executive of the APRM.

I'd like to emphasize that my over-arching goal in addressing you this evening is to contribute to collaborative solutions for this important District asset.

Arising from the APRM's role in our community and from our specific interest in the Buffer Land, I am pleased to let you know that we have recently received a completely unsolicited donation from an anonymous party that could help to fund an independent, professional appraisal of the Buffer Land. I believe that donations of this nature are properly referred to as 'Restricted Donations', i.e., as they have a very specific target.

I would like to share the reasons why the APRM would like to have a professional appraisal secured:

1. Having an appraisal in hand is an important condition precedent or 'precondition' for potential exploration by the District of future strategic partnerships for the Buffer Land.
2. Such an appraisal would provide the option to explore future partnerships to help defray the otherwise, ongoing costs of monitoring, maintaining and/or enhancing this important piece of public land.
3. Obtaining such an appraisal will create both negotiating leverage and "option value" for the District in the realm of potential partnerships of which there appear to be many.

4. Lastly, even if we were to keep an appraisal unused and in our hip pocket for a while, its accuracy would remain for a reasonable time span and updates based on inflation rates would be relatively simple.

Based on preliminary findings to date, the APRM anticipates the cost of a professional appraisal would likely be in the order of \$3,000 to \$4,000. We would have the ability to cover a good portion of the cost if the District were to pursue obtaining an appraisal.

I will leave it at that for now.

As always, I thank you for the opportunity to bring this item of strategic importance to your attention. I trust and believe that we have all learned over time that success comes most often by working together towards a common goal.

Sincerely,

Chris Moehr
President, APRM