



Sault Ste. Marie Housing Corporation

REGULAR MEETING AGENDA

Sault Ste. Marie Housing Corporation
February 20, 2025

1. CALL TO ORDER

2. LAND ACKNOWLEDGEMENT

I acknowledge, with respect, that we are in Robinson-Huron Treaty territory, that the land on which we are gathered is the traditional territory of the Anishinaabe and known as Bawating. Bawating is the home of Garden River First Nation, Batchewana First Nation, and the Historic Sault Ste. Marie Metis Council.

3. APPROVAL OF AGENDA

Resolution #25-009

Moved By: M. Bruni

Seconded By: A. Caputo

- 3.1 “**BE IT RESOLVED THAT** the **Agenda for the February 20, 2025** Sault Ste. Marie Housing Corporation Board meeting be approved as presented.”

4. DECLARATIONS OF PECUNIARY INTEREST

5. APPROVAL OF PREVIOUS MINUTES

Resolution #25-010

Moved By: S. Spina

Seconded By: R. Zagordo

- 5.1 “**BE IT RESOLVED THAT** the **Minutes** from the Sault Ste. Marie Housing Corporation Board meeting dated **January 16, 2025**, be adopted as recorded”.

6. MANAGER’S REPORTS

OPERATIONS

Resolution #25-011

Moved By: S. Spina

Seconded By: M. Mageran

- 6.1 **“BE IT RESOLVED THAT** that the Request for Proposal, RFP 2025-001 – Carpentry Services be awarded to DKI – Disaster Solution Services and First General.

Resolution #25-012

Moved By: M. Bruni
Seconded By: A. Caputo

- 6.2 **“BE IT RESOLVED THAT** the Sault Ste. Marie Housing Corporation (SSMHC) enter into the Electrical Safety Authority Continuous Safety Services program at a total cost of \$102,196 (\$25,549/year) for a term of four years, from January 1, 2025 – December 31, 2028.

Resolution #25-013

Moved By: R. Zagordo
Seconded By: M. Bruni

- 6.3 **“BE IT RESOLVED THAT** that the Request for Proposal, RFP 2025-002 – Gas Furnace Maintenance and Services be awarded to S&T Electrical for Services and Henderson Metal for maintenance.”

Resolution #25-014

Moved By: M. Bruni
Seconded By: M. Mageran

- 6.4 **“BE IT RESOLVED THAT** that the Request for Proposal, RFP 2024-0018 – HVAC and DHW Equipment Maintenance and Services be awarded as follows:

- Block A as identified in the table below – Henderson Metal and Fabrication
- Block B as identified in the table below – Rapid City

Resolution #25-015

Moved By: A. Caputo
Seconded By: M. Mageran

- 6.5 **“BE IT RESOLVED THAT** the Sault Ste. Marie Housing Corporation (SSMHC) authorize the sale of 212 St Georges Avenue to West Village for \$50,000 with the conditions outlined within the report.”

Resolution #25-016

Moved By: A. Caputo
Seconded By: M. Mageran

- 6.6 **“BE IT RESOLVED THAT** the Sault Ste. Marie Housing Corporation (SSMHC) authorize the purchase of 597 Douglas Street for \$50,000 plus applicable closing and carrying costs from SSMHC reserves, for future development purchases

Resolution #25-017

Moved By: S. Spina

Seconded By: R. Zagordo

- 6.7 “**BE IT RESOLVED THAT** the Sault Ste. Marie Housing Corporation (SSMHC) now enter a closed session.”

Resolution #25-018

Moved By: S. Spina

Seconded By: R. Zagordo

- 6.8 “**BE IT RESOLVED THAT** the Sault Ste. Marie Housing Corporation (SSMHC) now return to open session.”

7. NEW BUSINESS

8. ADJOURNMENT

Resolution #25-019

Moved By: R. Zagordo

Seconded By: M. Bruni

- 8.1 “**BE IT RESOLVED THAT** we do now adjourn”



Sault Ste. Marie Housing Corporation

District of Sault Ste. Marie Social Services Administration Board

Conseil d'Administration des Services du District Sault Ste. Marie

Zhawenimi-Anokiitaagewin

REGULAR MEETING AGENDA

Sault Ste. Marie Housing Corporation

January 16, 2025

Present: Stephanie Hopkin

Sonny Spina

Angela Caputo

Lisa Case

Melanie Mageran

Ron Zagordo

Marchy Bruni

Mike Nadeau

Crystal Wells J

Riley Barsanti

Louie Bruni

David Peterson

Kim Mitchell

Katie Kirkham

Joanne Pearson

Antonio Borrelli

Pam Patteri

Tanya Ritter

1. CALL TO ORDER

2. LAND ACKNOWLEDGEMENT

I acknowledge, with respect, that we are in Robinson-Huron Treaty territory, that the land on which we are gathered is the traditional territory of the Anishinaabe and known as Bawating. Bawating is the home of Garden River First Nation, Batchewana First Nation, and the Historic Sault Ste. Marie Metis Council.

3. ELECTON OF EXECUTIVE

Election to be conducted by the CEO.

1. Chairperson
2. Vice-Chairperson
3. Secretary
4. Treasurer

Resolution #25-001

Moved By: L. Case

Seconded By: S. Spina

OUTCOME: CARRIED

3.1 **"BE IT RESOLVED THAT** the slate of officers in the positions of Chair, Vice Chair,

Secretary, and Treasurer for the 2025 District of Sault Ste. Marie Social Services Administration Board executive positions be accepted as elected
Chairperson – Stephanie Hopkin
Vice-Chair – Angela Caputo
Secretary – Sonny Spina
Treasurer –Lisa Vezeau-Allen

4. APPROVAL OF AGENDA

Resolution #25-002

Moved By: L. Case

Seconded By: A. Caputo

OUTCOME: CARRIED

- 4.1 “**BE IT RESOLVED THAT** the **Agenda for the January 16, 2025** Sault Ste. Marie Housing Corporation Board meeting be approved as presented.”

5. DECLARATIONS OF PECUNIARY INTEREST

6. APPROVAL OF PREVIOUS MINUTES

Resolution #25-003

Moved By: M. Bruni

Seconded By: L. Case

OUTCOME: CARRIED

- 6.1 “**BE IT RESOLVED THAT** the **Minutes** from the Sault Ste. Marie Housing Corporation Board meeting dated **November 14, 2024,** be adopted as recorded”.

7. MANAGER’S REPORTS

CORPORATE SERVICES/ FINANCE

Resolution #25-004

Moved By: S. Spina

Seconded By: L. Case

OUTCOME: CARRIED

- 7.1 “**BE IT RESOLVED THAT** the Sault Ste. Marie Housing Corporation (SSMHC) direct the Chief Financial Officer, following the final year-end reconciliation, to allocate any remaining surplus from the Capital Budget to a “SSMHC Capital Reserve” each year.

AND FURTHERMORE, BE IT RESOLVED THAT management has authority to access these funds, based on the boundaries of the Procurement Policy, which these funds will be used prior to utilizing the current year’s Board approved Capital Budget.

OPERATIONS

Resolution #25-005

Moved By: S.Spina

Seconded By: A. Caputo

OUTCOME: CARRIED

- 7.2 **'BE IT RESOLVED THAT** the Sault Ste. Marie Housing Corporation (SSMHC) approve an increase to market rent levels for the pre-2018 subsidized housing portfolio to coincide with the current ministry approved maximum income levels (Household Income Limits) as outlined in the report."

Resolution #25-006

Moved By: R. Zagordo

Seconded By: M. Bruni

OUTCOME: CARRIED

- 7.3 **"BE IT RESOLVED THAT** the Sault Ste. Marie Housing Corporation (SSMHC) now enter a closed session."

Resolution #25-007

Moved By: S. Spina

Seconded By: L. Case

OUTCOME: CARRIED

- 7.4 **"BE IT RESOLVED THAT** the Sault Ste. Marie Housing Corporation (SSMHC) now return to open session."

8. NEW BUSINESS

9. ADJOURNMENT

Resolution #25-008

Moved By: R. Zagordo

Seconded By: M. Bruni

OUTCOME: CARRIED

- 9.1 **"BE IT RESOLVED THAT** we do now adjourn"



SAULT STE. MARIE HOUSING CORPORATION

BOARD REPORT

AUTHOR: Louie Bruni

DATE: February 20, 2025

RE: Awarding of the Request for Proposal RFP 2025-001 – Carpentry Services

RECOMMENDATION

BE IT RESOLVED THAT that the Request for Proposal, RFP 2025-001 – Carpentry Services be awarded to DKI – Disaster Solution Services and First General.

BACKGROUND INFORMATION

The Request For Proposal (RFP) was released on January 7, 2025 and closed on January 23, 2025. The RFP was issued for the provision of rotational carpentry services for properties of the Sault Ste. Marie Housing Corporation (SSMHC) for a term of five (5) years.

SUMMARY/OVERVIEW

The scope of work for RFP 2025-001 includes all labour, material, equipment and transportation necessary to provide rotational carpentry services for the SSMHC.

The following proponents responded to the RFP:

RFP 2024-0014 Summary		
Submitted By	Hourly Rates	After Hours Calls
DKI - Disaster Solution Services	\$48	\$70
First General	\$55	\$82.50
ServiceMaster	\$60	\$90
Paul Davis System of SSM	\$62	\$84
Northern Fencing & Contracting Inc.	\$78	\$117
R.F. Contracting Inc.	\$79.50	\$117
S&T Electrical Contractors Limited	\$90	\$135

The proposals were scored based on the following criteria:

Criterion	Value
MANDATORY REQUIREMENTS	
Mandatory Site Orientation	n/a
Place of Delivery	Pass/Fail
Time of Submission	Pass/Fail
Completeness of Submission	n/a
RATED REQUIREMENTS	
Response Time	20%
Physical & Human Resources	15%
Work History	15%
Safety Report & History	10%
Bid Amounts / Cost Per Property	40%
	100%

STRATEGIC PLAN IMPACT

This RFP impacts the strategic plan in the area of Service Excellence.

FINANCIAL IMPLICATIONS

Based on an average hourly rate, the rates within the submissions have increased from the 2024 rates for carpentry services. The regular hourly rates have increased by approximately 7% from 2024 to 2025 and the afterhours rates have increased by 12% from 2024 to 2025. Increases can be absorbed in the current SSMHC budget.

CONCLUSION

The staff procurement committee reviewed and scored submissions. Based on the scoring criteria, the successful proponents to RFP 2025-001 are DKI and First General.

Respectfully submitted,

Approved by:

Louie Bruni
Chief Operating Officer

Mike Nadeau
Chief Executive Officer



SAULT STE. MARIE HOUSING CORPORATION

BOARD REPORT

AUTHOR: Louie Bruni

DATE: February 20, 2025

RE: Electrical Safety Authority – Continuous Safety Services Program

RECOMMENDATION

BE IT RESOLVED THAT the Sault Ste. Marie Housing Corporation (SSMHC) enter into the Electrical Safety Authority Continuous Safety Services program at a total cost of \$102,196 (\$25,549/year) for a term of four years, from January 1, 2025 – December 31, 2028.

BACKGROUND INFORMATION

The Electrical Safety Authority (ESA) is an administrative authority with a mandate from the Government of Ontario to enhance public electrical safety in the province. ESA's primary activities include identifying and addressing leading causes of electrical safety risks, monitoring and enforcing regulations, promoting awareness, education, and training, and collaborating with stakeholders to improve the electrical safety in Ontario.

The ESA is responsible for monitoring and enforcing compliance with the Ontario Electrical Safety Code. In addition to enforcing compliance, the ESA also provides customized solutions to help businesses maximize electrical safety.

SUMMARY/OVERVIEW

One of the programs offered by the ESA is the Continuous Safety Services (CSS) program. This program provides businesses with a streamlined permit, inspection, and safety process to help achieve electrical compliance. Electrical compliance is mandatory, and permits are required. There are essentially two options to ensure compliance:

Option 1: No CSS: Without participating in the CSS program, a permit is required for each electrical job completed by a Licensed Electrical Contractor. The ESA issues permits for work, and all work must comply with the Ontario Electrical Safety Code. A permit creates a record of the work and activates ESA's oversight process.

Option 2: CSS: This program offers a full range of services designed to help maximize electrical safety in facilities and supports businesses in complying with the requirements of the Code. Businesses that utilize CSS are not required to obtain separate permits for each electrical job. Instead, CSS allows businesses to log all electrical maintenance work conducted, and CSS inspectors review that work on an audited basis.

Benefits of CSS:

- A streamlined review process using an electronic logbook to track electrical maintenance work with scheduled inspections in place of individual permits and inspections.
- The program has been shown to increase the quality and safety of electrical work conducted.
- An inspection schedule is developed specific to business needs.

STRATEGIC PLAN IMPACT

The CSS program impacts the strategic plan in the area of Service Excellence.

FINANCIAL IMPLICATIONS

The annual CSS program cost is \$25,549. Staff estimates that purchasing separate electrical permits for each of the jobs in 2024 would have cost the Sault Ste Marie Housing Corporation \$32,912. The CSS Program would have offset the cost of purchasing permits by approximately \$7,716 in 2024. These savings are based on the number of work orders processed in 2024 and the minimum permit application fee of \$88.00.

CONCLUSION

Although this program will require a yearly fee from the DSSMSSAB, it will provide an estimated cost reduction of \$7,716 annually, based on the electrical work completed in 2024 that would require a permit to complete. This program not only serves as a cost savings measure but also ensures quality assurance with a schedule of inspections and a logbook to track any work that requires completion by the Infrastructure team.

Respectfully submitted,



Louie Bruni
Chief Operating Officer

Approved by:

Mike Nadeau
Chief Executive Officer



SAULT STE. MARIE HOUSING CORPORATION

BOARD REPORT

AUTHOR: Louie Bruni

DATE: February 20, 2025

RE: Awarding of the Request for Proposal RFP 2025-002 – Gas Furnace Maintenance and Services

RECOMMENDATION

BE IT RESOLVED THAT that the Request for Proposal, RFP 2025-002 – Gas Furnace Maintenance and Services be awarded to S&T Electrical for Services and Henderson Metal for maintenance.

BACKGROUND INFORMATION

The Request For Proposal (RFP) was released on January 7, 2025 and closed on January 23, 2025. The RFP was issued for the provision of gas furnace maintenance and service for properties of the Sault Ste. Marie Housing Corporation (SSMHC) listed in the RFP for a term of five (5) years.

SUMMARY/OVERVIEW

The scope of work for RFP 2025-002 includes all labour, material, equipment and transportation necessary to provide Gas Furnace Maintenance and Services SSMHC.

The following proponents responded to the RFP:

RFP 2024-0014 Summary			
Submitted By	Hourly Rates	After Hours Calls	Maintenance (5 years)
DNM Heating and Cooling LTD	\$90	\$180	\$166,634.85
Henderson Metal	\$114	\$171	\$119,685
Rapid City	\$109.75	\$165	\$196,571.25
R.F. Contracting	\$98	\$179	No Bid
S&T Electrical	\$105	\$157.50	\$128,775

The proposals were scored based on the following criteria:

Criterion	Value
MANDATORY REQUIREMENTS	
Mandatory Site Orientation	n/a
Place of Delivery	Pass/Fail
Time of Submission	Pass/Fail
Completeness of Submission	n/a
RATED REQUIREMENTS	
Response Time	20%
Physical & Human Resources	15%
Work History	15%
Safety Report & History	10%
Bid Amounts / Cost Per Property	40%
	100%

STRATEGIC PLAN IMPACT

This RFP impacts the strategic plan in the area of Service Excellence.

FINANCIAL IMPLICATIONS

The rates within the submission have increased from 2024 rates for services and maintenance. The hourly service rates within this RFP have increased by approximately 20% from 2024 to 2025. The per unit maintenance rate has increased by 5% from 2024 to 2025. Increases will need to be absorbed in the current SSMHC budget.

CONCLUSION

The staff procurement committee reviewed and scored submissions. Based on the scoring criteria, the successful proponents to RFP 2025-002 are S&T for service and Henderson Metal for maintenance.

Respectfully submitted,

Approved by:

RE: Awarding of the Request for Proposal RFP 2025-002 – Gas Furnace Maintenance and Services

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DATE: February 20, 2025

Louie Bruni
Chief Operating Officer

Mike Nadeau
Chief Executive Officer



SAULT STE. MARIE HOUSING CORPORATION

BOARD REPORT

AUTHOR: Louie Bruni

DATE: February 20, 2025

RE: Awarding of the Request for Proposal RFP 2024-0018 – HVAC and DHW Equipment Maintenance and Services

RECOMMENDATION

BE IT RESOLVED THAT that the Request for Proposal, RFP 2024-0018 – HVAC and DHW Equipment Maintenance and Services be awarded as follows:

- Block A as identified in the table below – Henderson Metal and Fabrication
- Block B as identified in the table below – Rapid City

BACKGROUND INFORMATION

The Request For Proposal (RFP) was released on November 15, 2024 and closed on December 19, 2024. The RFP was issued for the provision of HVAC and DHW Equipment Maintenance and Services for properties of the Sault Ste. Marie Housing Corporation (SSMHC) as listed in the RFP for a term of five (5) years.

SUMMARY/OVERVIEW

The scope of work for RFP 2024-0018 includes all labour, material, equipment and transportation necessary to provide HVAC and DHW Equipment Maintenance and Services for the SSMHC.

The following proponents responded to the RFP:

RE: Awarding of the Request for Proposal RFP 2024-0018 – HVAC and DHW Equipment Maintenance and Services

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DATE: February 20, 2025

Maintenance

Block A	BMS Control	Visits	Henderson	Rapid City
588 Albert	Carrier (Henderson)	2	\$ 543.00	\$ 1,250.00
53 Chapple	Carrier (Henderson)	1	\$ 558.00	\$ 635.00
90 Chapple	Carrier (Henderson)	2	\$ 2,401.00	\$ 3,130.00
101 Chapple	Carrier (Henderson)	2	\$ 514.00	\$ 1,220.00
345 St. Georges	Carrier (Henderson)	2	\$ 514.00	\$ 1,220.00
615 Bay	Carrier (Henderson)	2	\$ 1,180.00	\$ 1,850.00
55 Chapple	Carrier (Henderson)	2	\$ 2,706.00	\$ 1,380.00
668 Second Line West	Carrier (Henderson)	2	\$ 2,495.00	\$ 680.00
672 Second Line West	Carrier (Henderson)	2	\$ 2,495.00	\$ 680.00
721 Wellington	Carrier (Henderson)	2	\$ 2,527.00	\$ 1,310.00
Shannon & Capp	n/a	1	\$ 1,852.00	\$ 3,600.00
ANNUAL FEE			\$ 17,785.00	\$ 16,955.00
Block B	BMS Control	Visits	Henderson	Rapid City
136 Pilgrim	n/a	2	\$ 513.00	\$ 680.00
137 East	n/a	1	\$ 998.00	\$ 440.00
39 Chapple	n/a	1	\$ 315.00	\$ 255.00
159 Gibbs	n/a	0	\$ -	\$ -
49 St. Mary's	n/a	0	\$ -	\$ -
123 Willoughby	n/a	0	\$ -	\$ -
131 Willoughby	n/a	0	\$ -	\$ -
ANNUAL FEE			\$ 1,826.00	\$ 1,375.00

Some of the properties awarded to the proponents in each block are not necessarily awarded to the lowest bidder. Staff has recommended the awards in the table above based on the Building Management Systems (BMS) controls in each building and the proprietary ownership of those controls. Henderson has proprietary ownership of Carrier controls and therefore the most cost-effective solution is to utilize them for maintenance and service on those buildings to avoid additional payments for another company accessing their controls. For buildings that did not have controls and little price difference between bids, staff recommended Rapid City be award those properties.

The awarding of Blocks also avoids the issue of only have one contractor completing all the HVAC and DHW service and maintenance for the SSMHC.

Services

	Henderson Block A	Rapid City Block B
Regular Hours	\$ 114.00	\$ 109.75
After Hours	\$ 171.00	\$ 165.00

The proposals were scored based on the following criteria:

Criterion	Value
MANDATORY REQUIREMENTS	
Mandatory Site Orientation	n/a
Place of Delivery	Pass/Fail
Time of Submission	Pass/Fail
Completeness of Submission	n/a
RATED REQUIREMENTS	
Response Time	20%
Physical & Human Resources	15%
Work History	15%
Safety Report & History	10%
Bid Amounts / Cost Per Property	40%
	100%

STRATEGIC PLAN IMPACT

This RFP impacts the strategic plan in the area of Service Excellence.

FINANCIAL IMPLICATIONS

The costs in this RFP will be absorbed in the current SSMHC budget.

CONCLUSION

The staff procurement committee reviewed and scored submissions. Based on the scoring criteria, the successful proponents to RFP 2024-0018 are Henderson Metal – Block A and Rapid City Block B.

Respectfully submitted,

Approved by:

Louie Bruni
Chief Operating Officer

Mike Nadeau
Chief Executive Officer



Sault Ste. Marie Housing Corporation

SSMHC BOARD REPORT

AUTHOR: Mike Nadeau

DATE: February 20, 2025

RE: 212 St. Georges Avenue Sale

RECOMMENDATION

BE IT RESOLVED the Sault Ste. Marie Housing Corporation (SSMHC) authorize the sale of 212 St Georges Avenue to West Village for \$50,000 with the conditions outlined within the report.

BACKGROUND INFORMATION

212 St. Georges Avenue West was purchased in 2021/22 with the intention of renovating the building to provide 13 affordable bridge units for low-income individuals with onsite supports. The layout of the asset combined with acuity of the original target tenants presented some challenges to bringing this building on-line. As such, management recommended that the asset be sold and the board provided approval/direction. In September 2024, management issued an RFP and invited public, non-profit and private sector responses to develop proposals on how to redevelop the property.

SUMMARY/OVERVIEW

The RFP review committee is recommending the board award the RFP and sell the asset to West Village Development for \$50,000 under the following conditions in accordance with the proposal, such as:

1. West Village invests a minimum of \$350,000.00 in the Project for renovations to create safe, calming and support-oriented homes.
2. A Minimum of 13 affordable units/rooms be created for women and/or their children
3. Units/rooms at the Project shall be rented at affordable rates for 20 years. For the purposes of this Agreement, affordable rates shall be 80% of CMHC average market rent.
4. 100% of the units/rooms will be allocated for tenants from the SSMHC wait list.
5. Within three (3) months of the completion of the Purchase of the Property, West Village shall begin construction/renovations for the Project (referred to as "Phase I"); and
b) Within twelve (12) months of the commencement of Phase I, West Village shall complete construction/renovations of the Project (referred to as "Phase II").

STRATEGIC PLAN IMPACT

The Homelessness Prevention Program aligns with the pillar of Service Delivery and Community Partnerships.

FINANCIAL IMPLICATIONS

The sale price of \$50,000 for the asset is \$405,000 below the minimum board-approved limit of \$455,000. However, this approach provides additional value to the community.

Currently, someone in receipt of Ontario Works is eligible to receive up to \$560.00 per month through our portable housing benefit (PHB) and someone in receipt of ODSP is eligible to receive up to \$338.00 per month. PHB's increase periodically to ensure they are an effective form of rent subsidy. The following is a cost analysis per unit for the next 20 years:

Number of Rooms	Cost to SSMHC Per Month for 20 years
15	\$112.50
13	\$129.81
10	\$168.75

CONCLUSION.

If the sale is approved, the SSMHC will immediately enter into a 20-year contract with West Village. It is important to note that since we are only investing in the capital loss one time, this cost per unit/room is fixed for 20 years and depreciates over time from a net dollar perspective. Additionally, this will bring a minimum of 13 new units/rooms online at an affordable rate, which are desperately needed within the community. This is a potential model that management will continue explore as a strategy to develop new affordable units.

Respectfully submitted,

Mike Nadeau



Sault Ste. Marie Housing Corporation

SSMHC BOARD REPORT

AUTHOR: Mike Nadeau

DATE: February 20, 2025

RE: 597 Douglas Street Purchase

RECOMMENDATION

BE IT RESOLVED the Sault Ste. Marie Housing Corporation (SSMHC) approves the purchase of 597 Douglas Street for \$60,000 plus applicable closing and carrying costs from SSMHC reserves, for future development purposes.

BACKGROUND INFORMATION

The community requires more affordable housing and in order to build more units the SMHC requires vacant land within its' asset mix. 597 Douglas Street is vacant land currently zoned R3.

SUMMARY/OVERVIEW

Generally, upper levels of government funding support shovel ready projects more favorably than non-shovel ready. This requires the SSMHC to have land holding, with plans, to capitalize on funding opportunities. The lot is 52 x 100 and the capital team has determined that it can hold, at minimum, a four-plex apartment building similar to the apartment being built at the corner of Wellington and Abbott Street.

STRATEGIC PLAN IMPACT

The Homelessness Prevention Program aligns with the pillar of Service Delivery.

FINANCIAL IMPLICATIONS

The sale price is \$60,000 plus applicable closing and carrying costs, estimated to be an additional \$5,000 over the course of 12 months for an estimated total of \$65,000.

CONCLUSION.

The SSMHC requires vacant land in its' holdings to ensure it is ready for future opportunities once funding is identified.

Respectfully submitted, [OBJ]

Mike Nadeau