



**MISCELLANEOUS MUNICIPAL ITEM
REPORT TO COUNCIL
CAYLEY – OFFER TO PURCHASE
October 16, 2024**

Application information		File: 1612178 AB Ltd
LEGAL DESCRIPTION: Plan 0813068, Block 8, Lot 19, 20 & 21		
LANDOWNER: Foothills County		
APPLICANT: 1612178 Alberta Ltd. (Cougar Creek Homes – Quentin Brown)		
PROPOSAL: Offer to Purchase 3 lots in the Hamlet of Cayley		
DIVISION NO: 1	COUNCILLOR: Rob Siewert	
FILE MANAGER: Donna Fowler, Municipal Lands Administrator		

LOCATION

The lots are located on the south side of Coote Street, on the northern side of the Hamlet of Cayley

BACKGROUND

Foothills County owns several lots that are ready for development and listed for sale through ReMax Southern Realty in the Hamlet of Cayley. We have received 3 separate offers from 1612178 Alberta Ltd. to purchase three individual lots:

1. Plan 0813068 Blk 8, Lot 19
List Price: \$72,250.00
Offer: \$65,000.00 (+ \$3250.00 GST)
2. Plan 0813068 Blk 8, Lot 20
List Price: \$72,250.00
Offer: \$65,000.00 (+ \$3250.00 GST)
3. Plan 0813068 Blk 8, Lot 21
List Price: \$72,250.00
Offer: \$65,000.00 (+ \$3250.00 GST)

They have offered a deposit of \$10,000 per lot with the balance to be paid at closing, March 15, **2025**.

We have sold 4 lots on the south side of Coote St. in 2024, all for \$65,000.00 each.

REQUEST OF COUNCIL

Option A - Acceptance

1. That Council considers agreeing to the sale to 1612178 Alberta Ltd., of Plan 0813068, Block 8, Lot 19, for a Purchase Price of \$65,000.00 plus GST, accepting a deposit of \$10,000.00 upon offer acceptance with the balance payable at closing on March 15, 2025.
2. That Council considers agreeing to the sale to 1612178 Alberta Ltd., of Plan 0813068, Block 8, Lot 20, for a Purchase Price of \$65,000.00 plus GST, accepting a deposit of \$10,000.00 upon offer acceptance with the balance payable at closing on March 15, 2025.
3. That Council considers agreeing to the sale to 1612178 Alberta Ltd., of Plan 0813068, Block 8, Lot 21, for a Purchase Price of \$65,000.00 plus GST, accepting a deposit of \$10,000.00 upon offer acceptance with the balance payable at closing on March 15, 2025.

Option B - Counter

That Council responds with a counteroffer of \$_____

Option C - Rejection

That Council rejects the offer to purchase, at this time.

APPENDICES

APPENDIX A :
LOCATION MAP
ORTHO PHOTO
OFFER SUMMARIES FROM REALTOR

APPENDIX A:
LOCATION MAP





OFFER SUMMARIES FROM REALTOR

Offer 113 Coote Street		Notes
Plan 0813068	Block 8, Lot 19	
Offer Date	September 24, 2024	
Buyer	1612178 Alberta Ltd.	
List Price	\$75,863.00	\$72,250 + \$3613 (GST)
Offer Price	\$65,000 + GST	\$65,000 + \$3250 (GST)
Deposit	\$10,000.00	Deposit date - 3 days after acceptance of offer.
Closing Date	March 15, 2025	
Seller's Condition	Approval by Foothills County Council	
Terms	Buyer acknowledges: Restrictive Covenant & Architectural Guidelines	

Offer 111 Coote Street**Notes****Plan 0813068****Block 8, Lot 20****Offer Date**

September 24, 2024

Buyer

1612178 Alberta Ltd.

List Price

\$75,863.00

\$72,250 + \$3613 (GST)

Offer Price

\$65,000 + GST

\$65,000 + \$3250 (GST)

Deposit

\$10,000.00

Deposit date - 3 days after
acceptance of offer.**Closing Date**

March 15, 2025

Seller's Condition

Approval by Foothills County Council

TermsBuyer acknowledges:
Restrictive Covenant & Architectural Guidelines

Offer 109 Coote Street**Notes****Plan 0813068****Block 8, Lot 21****Offer Date**

September 24, 2024

Buyer

1612178 Alberta Ltd.

List Price

\$75,863.00

\$72,250 + \$3613 (GST)

Offer Price

\$65,000 + GST

\$65,000 + \$3250 (GST)

Deposit

\$10,000.00

Deposit date - 3 days after
acceptance of offer.**Closing Date**

March 15, 2025

Seller's Condition

Approval by Foothills County Council

TermsBuyer acknowledges:
Restrictive Covenant & Architectural Guidelines