

**SPECIAL MEETING**  
**ST. STEPHEN TOWN COUNCIL**  
**73 MILLTOWN BLVD., SUITE 112**  
**THURSDAY, DECEMBER 29, 2016 @ 4:00 P.M.**

1. RECORDING OF ATTENDANCE

PRESENT: Mayor Allan MacEachern; Deputy Mayor Jason Carr; Councillors Marg Harding, Ghislaine Wheaton, David Hyslop, Phil Chisholm, and Ken Parker; Chief Administrative Officer Derek O'Brien; and Town Clerk Joan Flewelling.

2. APPROVAL OF AGENDA

**AGENDA**

Moved by Councillor Chisholm  
Seconded by Councillor Parker

**333/16** **THAT** the Agenda be approved as circulated. **CARRIED**

3. CONFLICT OF INTEREST

There were no conflicts of interest declared.

4. NEW BUSINESS

**RESCINDING OF RESOLUTION (DEVELOPMENT AGREEMENT – “OLD TOWN HALL” – 34 MILLTOWN BOULEVARD)**

Moved by Councillor Harding  
Seconded by Deputy Mayor Carr

**334/16** **THAT** Resolution # 280/16 as stated in the Minutes of October 24, 2016, which reads

**DEVELOPMENT AGREEMENT – “OLD TOWN HALL” – 34 MILLTOWN BOULEVARD**

**WHEREAS** the Council of the Town of St. Stephen, at its Regular Session on August 22, 2016, granted to Heritage Developments Limited a 30-day due diligence option period regarding the development of the former Town Hall building located at 34 Milltown Boulevard;

**AND WHEREAS** Council was advised in its closed session on October 12, 2016 as per Section 10.2(4)(c) of the New Brunswick *Municipalities Act* that Heritage Developments Limited completed its due diligence and is interested in moving forward with plans to stabilize the building contingent on successful negotiations of a Development Agreement

with the Town and St. Stephen Development Board Incorporated (carrying on business under the name Future St. Stephen);

**AND WHEREAS** Council, in its closed session noted above, directed the Chief Administrative Officer to request the Town Solicitor prepare a Development Agreement for approval at a future meeting;

**AND WHEREAS** the Council of the Town of St. Stephen, Heritage Developments Limited, and St. Stephen Development Board Incorporated, have negotiated terms of a Development Agreement in the form presented to Council;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Town of St. Stephen authorizes the Mayor and Town Clerk to execute the Development Agreement with Heritage Developments Limited and St. Stephen Development Board Incorporated, in the form presented to Council, and further authorizes the unbudgeted investment grant of \$100,000.00 (one hundred thousand dollars) to this project, contingent on confirmation of Federal and Provincial Governments funding and as outlined in the Development Agreement. **CARRIED**

be rescinded effective immediately. **CARRIED**

**NEW DEVELOPMENT AGREEMENT – “OLD TOWN HALL” – 34 MILLTOWN BOULEVARD**

Moved by Councillor Parker

Seconded by Councillor Wheaton

**WHEREAS** Council of the Town of St. Stephen was advised in its closed session on December 7, 2016 as per Section 10.2(4)(c) of the New Brunswick *Municipalities Act* that Heritage Developments Limited suggested amendments to the negotiated Development Agreement which had previously been approved by Council in its Regular Session on October 24, 2016;

**AND WHEREAS** Council, in its closed session noted above, directed the Chief Administrative Officer to request the Town Solicitor prepare a new Development Agreement for approval at a future meeting;

**AND WHEREAS** Council, in its closed session on December 19, 2016, as per Section 10.2(4)(c) of the New Brunswick *Municipalities Act*, reviewed the new Development Agreement between The Town of St. Stephen and Heritage Developments Limited, and directed the Town Clerk to schedule a Special Council meeting;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Town of St. Stephen authorizes the Mayor and Town Clerk to execute the new Development Agreement between The Town of St. Stephen and Heritage Developments Limited, in the form presented to Council, and further authorizes the unbudgeted investment grant of \$100,000.00 (one hundred thousand dollars) to this project.

**AMENDED**  
**NEW DEVELOPMENT AGREEMENT – “OLD TOWN HALL” – 34 MILLTOWN BOULEVARD**

335/16

Moved by Deputy Mayor Carr

Seconded by Councillor Hyslop

**THAT** the above-noted motion be amended by replacing the words in the final paragraph, “. . . the unbudgeted investment grant” with, “. . . a capital contribution”,

which shall now read:

**WHEREAS** Council of the Town of St. Stephen was advised in its closed session on December 7, 2016 as per Section 10.2(4)(c) of the New Brunswick *Municipalities Act* that Heritage Developments Limited suggested amendments to the negotiated Development Agreement which had previously been approved by Council in its Regular Session on October 24, 2016;

**AND WHEREAS** Council, in its closed session noted above, directed the Chief Administrative Officer to request the Town Solicitor prepare a new Development Agreement for approval at a future meeting;

**AND WHEREAS** Council, in its closed session on December 19, 2016, as per Section 10.2(4)(c) of the New Brunswick *Municipalities Act*, reviewed the new Development Agreement between The Town of St. Stephen and Heritage Developments Limited, and directed the Town Clerk to schedule a Special Council meeting;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Town of St. Stephen authorizes the Mayor and Town Clerk to execute the new Development Agreement between The Town of St. Stephen and Heritage Developments Limited, in the form presented to Council, and further authorizes a capital contribution of \$100,000.00 (one hundred thousand dollars) to this project.

**CARRIED**

Deputy Mayor Carr voting in favour of the motion.

Councillor Wheaton voting in favour of the motion.

Councillor Hyslop voting in favour of the motion.

Councillor Chisholm voting in favour of the motion.

Councillor Parker voting in favour of the motion.

Councillor Harding voting against the motion.

5. ADJOURNMENT

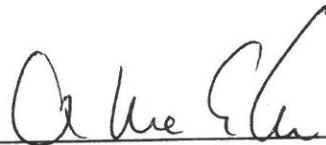
ADJOURNMENT


Moved by Deputy Mayor Carr

Seconded by Councillor Harding

336/16

THAT the meeting adjourn at 4:09 p.m. CARRIED

  
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Mayor

  
\_\_\_\_\_  
Town Clerk