



Village of Belledune  
Special Council Meeting  
May 25, 2020

**Time:** 7:00 PM  
**Place:** REMOTE – Electronic, Live streamed on Facebook.com/belledunevillage  
Mayor, Joe Noel  
Councillor, Paul Arseneault  
**Present:** Councillor, Lilliane Carmichael  
Deputy Mayor, Tracy Culligan  
Councillor, Nick Duivenvoorden  
Councillor, Sandenn Killoran  
**Staff Present:** CAO, Landon Lee  
Clerk - Treasurer, Brenda Cormier

**Call to Order & Welcome**

Mayor Noel called meeting to order and welcomed public.

**Adopt Agenda**

**M 2020/05/25-76**

**Nick Duivenvoorden moved that the agenda be Adopted as Presented, seconded by Tracy Culligan. MOTION CARRIED.**

**Statements of Conflict of Interest** Nil

**Business**

Purchase & Sale Agreement - AJN Wall Panel Ltd.

**M 2020/05/25-77**

**Nick Duivenvoorden moved that Council approve the Purchase and Sale Agreement between the Village of Belledune and AJN Wall Panel Ltd. for the purchase of land in the Belledune Light Industrial Park (PID 20697017) for the amount of \$6,000 (plus HST), at a price \$9,000 less than the fair market value, as per the Appraisal Report, dated March 23, 2020, prepared by Atlantic Realty Advisors and that the Mayor and Clerk sign the final agreement document, seconded by Tracy Culligan. MOTION CARRIED.**

CAO, Lee gave a brief overview on how proposal came about. The company is from Alberta, the person who contact him was very familiar with the area, having served on the Port of Belledune -Board of Directors. Interest was expressed in the land in the Industrial Park with access to the rail line. The development is ready to go and submitted an offer. The property has been assessed and the offer came in below the assessed value. He put in the condition that the have 12 months to begin development and the buyer had no issue with that. The presentation and diagram have been provided and they were advised if any changes, it would need to come back to Council. The project would have 20-30 jobs when developed. They were easy to work with and were keen on presenting to Council and the public, but

have problem getting into NB because of Covid-19 restrictions. They are willing to do an electronic presentation, but their preference would be to do in person.

Councillor, Arseneault wondered if they would be willing to do a presentation to meet everyone. Why not Committee of Whole, and then do vote. Is there a time pressure?

Mayor, Noel said they want to get started right away. It is time sensitive. They have Roy Consultants already working on what they need to do

Economic Development Grant - AJN Wall Panel Ltd.

**M 2020/05/25-78**

**Nick Duivenvoorden moved that Council approve, as per By-law ED 01-2019 Economic Development – Section 1, subsection b.; a grant valued at \$9,000, to AJN Wall Panel Ltd., for property purchased in the Belledune Light Industrial Park (PID 20697017), the reduced amount on the fair market value as per the Atlantic Realty Advisors Report, dated March 23, 2020, seconded by Sandenn Killoran. MOTION CARRIED. Against: Paul Arseneault**

	<b>For</b>	<b>Against</b>	<b>COI</b>
Paul Arseneault		x	
Lilliane Carmichael	x		
Tracy Culligan	x		
Nick Duivenvoorden	x		
Sandenn Killoran	x		
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Mayor, Noel advise this happened very quickly. He was called on April 25, 2020, as he knew the guy when he was on the Board at the Port of Belledune. He then turned them over to CAO, Lee and he did not give up on the file, and was done in one month. This is a start with a fabrication plant, the sort of what we want, mixed stuff. He thanked CAO, Lee for a lot of hard work.

**Adjournment**

**M 2020/05/25-79**

**Nick Duivenvoorden moved that the meeting adjourn at 7:11 p.m., seconded by Tracy Culligan. MOTION CARRIED.**

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Mayor

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Clerk/Treasurer