

Township of Southgate

Administration Office

185667 Grey Road 9, RR 1
Dundalk, ON N0C 1B0

Phone: 519-923-2110

Toll Free: 1-888-560-6607

Fax: 519-923-9262

Web: www.southgate.ca

Staff Report EDO2021-002

Title of Report: 2137569 Ontario Inc O/A GREENLID, Purchase of Eco Park Phase 1 Lands

Department: Economic Development

Council Date: September 15, 2021

Council Recommendation:

Be it resolved that Council receive staff report EDO2021-002 as information; and

That Council approve the purchase and sale agreement for 12 acres plus or minus of lands in the Eco Park to 2137569 Ontario Inc O/A GREENLID; and

That Council consider approval of Southgate By-law 2021-135 to execute this purchase and sale agreement.

Background:

On June 15, 2021, the Mayor, Deputy Mayor, CAO, Planner and EDO toured 3 local facilities operated by the purchaser.

At the July 7, 2021, Council meeting in the closed session, staff presented a proposal from 2137569 Ontario Inc. O/A GREENLID, to purchase 12 acres plus or minus of lands in the Eco Park. Council direction to staff in the closed meeting was as follows:

Proposed or pending disposition of land by the municipality (offer to purchase land)

Council directed staff to prepare an offer of purchase and sale for the properties and bring the offer back to Council at a future in-camera session for consideration.

On or about September 7, 2021, Council was provided a sample package of the products that would be manufactured at the new facility in the Eco Park. These products are currently being manufactured offshore. GREENLID is looking forward to moving their business to Dundalk and creating approximately 20 jobs for local residence.

Staff Comments:

GREENLID is bringing truly compostable and sustainable products to consumers, retail, foodservice and private label. They offer full-service solutions for restaurants and retail stores including custom products. GREENLID currently supplies over

14,000 stores across North America with branded and private label products for their sustainable and disposable tableware section. Retailers and consumers are preparing as Canada will start to ban many single-use plastics in the foodservice industry the near future. All GREENLID products are 100% compostable and designed to make life easier while reducing our carbon footprint. Their aim is not only to provide compostable and biodegradable alternatives, but also to improve their functionality. The GREENLID mandate is to make sure that anyone interested in their products has full transparency regarding what they are buying and the impact they are making by choosing honest, raw products.

GREENLID plans to construct a 50,000 square foot building in 2022 at an estimated construction cost of 3.5 million. They plan to start operating in Dundalk in early 2023. They will create approximately 20 jobs upon start up. They plan to purchase straw from local farmers. By-products will be used as fertilizer for farm fields.

Website: www.mygreenlid.com

Plastics ban: <https://youtube.com/watch?v=IFVtU9toK9Y>

Compostability: https://youtube.com/watch?v=0Fod0Mi_pJ8

Plant Fibre: https://youtube.com/watch?v=JLkcj_xK_Mo

Financial Impact

The financial cost as a result of this report will be the cost of providing a survey and legal cost to close the sale.

The financial revenue impact as a result of this land sale and development, based on 12 acres, is as follows.

Sale Price:	\$ 420,000.00
Estimated Industrial Building size:	50,000 square feet
Construction Value:	\$3,500,000.00
Development Charges (based on 2021 rates):	\$ 599,700.00
New Building Fees:	\$ 35,000.00
Site Plan Fees:	\$ 3,249.00
Estimate in new Annual Taxation developed :	\$ TBD

Communications & Community Action Plan Impact:

This report has been written and presented to Council to communicate accurate information to the public. Southgate CAP Goal – Trusted, Timely, Transparent, Decision Making.

Goal 1-Attracting New and Supporting Existing Businesses & Farms

Action 1: The residents and businesses of Southgate envision a growing and diverse local economy, which respects our agricultural background while also attracting new businesses and new employment opportunities in keeping with the renewed growth of our population.

Concluding Comments

1. That Council receive this report as information.
2. That Council approve the purchase and sale agreement for lands in the Eco Park to 2137569 Ontario Inc. O/A GREENLID.
3. That Council approve Southgate By-law 2021-135 to execute this purchase and sale agreement.

Respectfully Submitted,

Dept. Head: **Original Signed By**

Terri Murphy,
Economic Development Officer

CAO Approval: **Original Signed By**

Dave Milliner, CAO

Attachment #1 - Aerial Map of 2137569 Ontario Inc. O/A GREENLID 12-acre property

Attachment #1

Aerial Map of 2137569 Ontario Inc. O/A GREENLID 12-acre property
(Outlined in black)

