



Staff Report to Council - for Direction

Title: Service Manager Consent - 621 Mary St., South Bruce Peninsula

From: Tina Metcalfe, Director Human Services

Date: February 20, 2025

Report Number: HS-2025-011

Staff Recommendation:

That Service Manager consent to discharge the mortgage for 621 Mary St., South Bruce Peninsula be granted to Bruce County Housing Corporation.

Report Summary:

Service Manager consent is required for Bruce County Housing Corporation to discharge the mortgage for 621 Mary Street, South Bruce Peninsula.

Background/Analysis:

The mortgage for 621 Mary St., South Bruce Peninsula (building II) is coming due for renewal on May 1, 2025. This mortgage has 29 months remaining until full maturity. The current remaining amortization is approximately \$194,016.97 with a current interest rate of 2.42%.

Given the outstanding balance of \$194,016.97 and the flexibility offered to finance internally, the Treasurer is recommending the mortgage be discharged and financed by the County. When internally financing the County charges the bank interest rate which represents the forgone revenues. As at January 2025, the interest earned on the corporate bank account was 3.83%.

This approach will allow BCHC the flexible repayment options and the potential to use surplus budget to repay the loan. This approach also keeps any interest paid on the loan within the county.

The Housing Facilities budget will repay the internal loan as well as the floating interest rate for the period owing.

The building will continue to operate as Community Housing within BCHC's portfolio.

Future considerations will be presented later this year when another mortgage come up for renewal.

Financial/Staffing/Legal/IT Considerations:

The Housing Services Act, 2011 requires Service Manager consent for mortgage discharges.

Having the County oversee the mortgage will allow for repayment flexibility.
There are no staffing or IT considerations associated with this report.

Interdepartmental Consultation:

The Human Services staff consulted with Corporate Services and the BCHC Treasurer with regard to the course of actions determined for this mortgage renewal.

Link to Strategic Goals and Objectives:

Community and Partnerships - Build a strong and inclusive community
Strategic Goals

Link to Departmental Plan Goals and Objectives, if any:

Report Author:

Tania Dickson, Housing Services Manager

Departmental Approval:

Tina Metcalfe, Director

Approved for Submission:

Christine MacDonald, Chief Administrative Officer