

Minutes of a Public Meeting held Monday, January 29, 2001 at 7:00 p.m. for the purpose of reviewing the Riverfront Opportunities Plan prepared by Monteith Planning Consultants.

PRESENT:

Mayor Tony DiBartolomeo
Deputy Mayor Robert Pillon
Councillor Mickey Bezaire
Councillor Lynne Fox
Councillor Frank Gorham
Councillor Anthony Leardi

ABSENT:

Councillor Rosa White

ALSO PRESENT:

David Mailloux, Clerk
Jean Monteith, Monteith Planning Consultants
Steve Langlois, Monteith Planning Consultants
Approximately 85 residents of the Town

The purpose of the meeting was to present and receive public input on the Riverfront Opportunities Plan, prepared by Monteith Planning Consultants in conjunction with Price Waterhouse Coopers and the Tourism Company.

Mayor Tony DiBartolomeo opened the meeting by welcoming all present. He then asked that Jean Monteith present the Riverfront Opportunities Plan.

Together Jean Monteith and Steve Langlois, with the use of video projection, explained the highlights of the study.

Mayor DiBartolomeo then allowed anyone with a formal presentation to speak.

Carl Gibb, president of the Chamber of Commerce gave a formal presentation.
Ann DiCecco gave a formal presentation

Mayor DiBartolomeo asked the Clerk to read a letter from K.H. Oldenburg, who could not attend.

The floor was then opened up for comments and questions. The following people spoke.

S	Peter Leardi	
	- Bonnie Clark	
S	Wilf Fortowsky	
	- Chris Dufour	
S	Frank D=Angelis Jr.	
	- Mike Weber	
S	Marissa Forsyth	
	- Chuck Kelly	
S	Gord Freeman	-
	Robert Van Wyke	
S	John Laframboise	
	- Herman Bolger	
S	Diane Pouget	
	- Willy Cipkar	
S	Russ Reynolds	-
	Debbie Pajot	
S	Mike Kosyk	
	- Al Glasier	
S	Lynwood Martin	
	- Charles Hurst	
S	Jim Wigle	
	- Helen Wigle	
S	Peter Frederick	
	- Sam Vucinic	
S	Russ Luxford	
	- Vic Bernyk	

After everyone present had an opportunity to speak Mayor DiBartolomeo thanked all those in attendance for taking the time to make their views known. The meeting was then adjourned.

MAYOR

CLERK

PACKED AT
COUNCIL TABLE
JAN 29/01

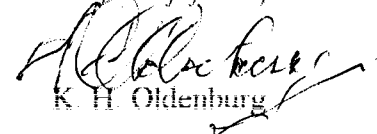
3802 Concession 3 RR2
Amherstburg ON N9V 2Y8
January 29, 2001

Mayor DiBartolomeo, Members of Council:

I regret being unable to attend tonight's meeting regarding the proposed marina, but I would like to present the following comments:

1. In principle, I believe it to be inappropriate for municipal governments to participate in private developments. To do so requires all taxpayers to "invest" in the scheme without their express approval. If Mr. Oram had formed a private company to construct this marina, how many independent investors do you suppose would be willing to buy shares?
2. Providing an investment of probably considerably more than the \$10,000,000, with a potential return of \$69,000 a year would require 145 years for the annual return, should it be achieved, to cover the principal, without considering interest. If this were debentured over 20 years at 8%, the annual interest would be \$800,000, or \$731,000 more than the projected annual income for the taxpayers to pay, and at the end of the twenty years, there would still be \$10,000,000 owing. If this sum were to be amortized over 20 years, the annual payment would be \$1,018,553.7, or \$949,537 more than the projected annual income. Some investment!
3. The projected annual income envisions an annual slip rental of more than \$600 a year, since there will be operating costs. This seems a little optimistic. This would require all slips to be rented on an annual basis. Since one of the arguments for this project is attraction of all those boaters passing up and down the river stopping and spending money in Amherstburg, it is hard to imagine where they are to tie up if all the wells are occupied full time. If slips are held empty for possible transients, the annual slip rental would have to be higher. If, as I suspect, most slips will be allocated to local boaters, taxpayers are being asked to subsidize a few boat owners. Incidentally I have never seen Duffy's marina close to capacity, even though it is an adjunct to a well-known restaurant.
4. This investment is to be made to develop someone else's property. What happens if Oram goes bankrupt? At least benighted Windsor owns the property on which their facilities are located.
5. If most of the slips are occupied full time, considerable parking will be required, or are the boat owners going to have to park on the street?
6. I bought this house in June 1986. In my first year of ownership, my property taxes amounted to \$809.44. Last year they were \$2130.02. I have not had, nor do I seek any additional services since I bought. I am not willing to subsidize boat owners, whether transient or local, nor local businesses with my taxes.
7. Amherstburg has a limited tax base. Also facing us is a multimillion addition to the arena. I think it is time to put aside Mike-Hurst-like delusions of grandeur, or we will be facing increasing taxes and declining services as Windsor has.

Very truly yours,


K. H. Oldenburg