



# Participation in Council and Committee Meetings

Review and Summary

## Introduction

### How to Participate

Everyone is welcome to participate in open meetings of Council and Committees.

#### **Choose how you would like to participate:**

Request to Present at a Future Meeting

### Request To Present

Is there a topic of interest that you would like to bring to Council's attention? If you are not looking to speak to an item listed on an upcoming Agenda, you can submit a request to Council to be invited to present at a future meeting. All requests are subject to Council approval.

#### **Type of Request**

Are you looking for Council Support?

**Please provide a description of the issue or topic of interest that you would like to present to Council, including any other information about your request i.e. motion of support, funding request, information purposes, etc.**

Details of the Delegation Imagine a municipality investing in its future by issuing a \$10 million municipal debt offering through its own housing corporation. This municipally owned corporation would partner with Segal Construction, a trusted Tarion builder, to develop innovative, prefabricated housing solutions. The project focuses on detached, 600 sq. ft., 2-bedroom, 1-bathroom homes, providing much-needed attainable housing. The financials are simple: with a projected 10% internal rate of return (IRR) over 10 years and a municipal borrowing rate of 4.5%, the municipality stands to gain a 5.5% surplus on borrowed capital. This surplus can be reinvested or distributed as dividends, all while delivering modern housing solutions for the community. Each completed unit is sold, allowing the debt to be extinguished or managed as the municipality sees fit. I understand that many municipalities face challenges due to debt limits. However, under Section 401(4) of the Municipal Act, 2001, municipalities can seek exemptions from these limits, either through approval from the Ontario Land Tribunal (OLT) or the Ministry of Municipal Affairs and Housing (MMAH). Our team is prepared to work alongside your municipality to navigate this process, ensuring that debt limitations are addressed while moving forward with much-needed housing development. This model not only addresses the housing crisis but also offers a sustainable, profitable venture that secures the municipality's financial health, without requiring a burden on its operating or capital budgets.

#### **Upload Presentation Materials**

Your Information

**First Name**

Daniel

**Last Name**

Segal

**Community Group/Organization (if applicable)**

Segal Construction

**Phone Number**

(647) 773-7946

**Phone Type**

Business

**Email Address**

[REDACTED]

**Signed By:**

DANIEL SEGAL

**Submitted Date:**

09/27/2024