



# COMMERCIAL

Real Estate Inc.

45 King St. East - P.O. Box 153  
Brockville, Ont K6V 5V2

**Commercial Specialists**

(613) 498-2146

Fax (613) 342-1302

1. I would initially require a feasibility study done to include, what effect / Benefit to the neighbourhood and then to the community. We need to assess the need, the economic life of the project, All cost and who pays for what, And who benefits and who they are, who would be the contractor (Local Preferred and costs to build, what services would be required (Power/water etc) and many other small points to consider. And if it is a capital project there are many other considerations.
  2. We have to clarify the financial debt first, we need to know the actual debt all outstanding financial agreements the present council have committed us to. We need to review all city expenditures, with a eye to developing strategies to deal with any affect. The simplest way / solution is growth and development in the community.
- (B) I have been a senior executive for National and International Companies, I have been a commercial Real Estate Broker / owner for the past 25 years in Brockville with all the responsibilities that this includes I negotiate contracts for a living, I bring a ~~total~~ lot of experience and skill sets to the table. I am a proven leader and very active in the community, as I have volunteered for many agencies, as well as past president of Prescott and District chamber of commerce, Past president of the Celtic Festival, Past President of Brockville & District Shrine Club, Past President of the Brockville Lion Club and set on a number of Boards etc.



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3. Very simple Jobs, By Attracting More Business to Brockville and area.
4. (A) Developing Complementary tourist attractions to the downtown core that we have started with Bridgway in plus small business and services to both the downtown and community.  
(B) Parking Manages to support the downtown core (ex - St Vincent du Paul Hospital, John St old Metropolitan if feasible, etc)  
(C) Develop the St Lawrence park which is very under utilized (How about parking at Philips Cable Pk)
5. I feel that we have an outstanding local police and Fire Dept, I believe we should have more Vids coverage in our parks and walk ways, and if feasible we should also include emergency systems - availability in the some areas.
6. The city must have a policy that is effective and simple to use and understand. I find it difficult to believe there is no internal policy, as for example we have an ageing population that sometimes find it difficult to get direction and answers from city hall.  
we must understand and respect that the Toy Payer (Public) is the most important person in any dealing with city hall, and with all employees of the city

7. Having a new and diverse City Council I would look at forming a group (study) that would include all stake holders to look at new ideas to help develop small businesses,

For the last 10 years small business are facing more and more regulations from all levels of government, we must look to reducing these burdensome regulations and look at the long term benefits of supporting the present small business and while attracting new and exciting business to our area. We must be open for business, Not Mon rules/by laws, zoning etc. Nothing is for free. But investing in small business developing is a very obvious winning strategy for all concerned. Every new business brings activity/local income to all

Refusing developments due to regulations, excessive service fees (ex-Development fees) 1/2% or 20-30 yrs property taxes income as well as more tax payers seems pretty obvious yet we spend more time trying to stop development rather than encouraging growth