

**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL HELD ON  
MONDAY, JANUARY 31, 2011, AT 5801 CAVENDISH BOULEVARD,  
CÔTE SAINT-LUC, AT 8:00 P.M.**

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PRESENT:

Mayor Anthony Housefather, B.C.L., L.L.B, M.B.A. presiding  
Councillor Dida Berku, B.C.L.  
Councillor Mitchell Brownstein, B. Comm., B.C.L., L.L.B.  
Councillor Steven Erdelyi, B.Sc., B.Ed.  
Councillor Sam Goldbloom, B.A.  
Councillor Ruth Kovac, B.A.  
Councillor Allan J. Levine, B.Sc., M.A., DPLI  
Councillor Glenn J. Nashen

ALSO PRESENT:

M<sup>e</sup> Jonathan Shecter, City Clerk, acted as Secretary of the meeting

**QUESTION PERIOD**

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Having no residents present, there were no questions asked.

COUNCILLOR BERKU EXITED THE MEETING AND THEN IMMEDIATELY RE-ENTERED THE MEETING.

110135

**2011 SPRING / SUMMER BROCHURE – AWARDING OF A SERVICE  
CONTRACT FOR PRINTING**

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WHEREAS the city requires the printing, in February of 2011, of 16,000 brochures describing its Spring and Summer 2011 activities organized by the Parks and Recreation Department;

It was

MOVED BY COUNCILLOR MITCHELL BROWNSTEIN  
SECONDED BY COUNCILLOR STEVEN ERDELYI

AND RESOLVED:

“THAT the Côte Saint-Luc City Council (“Council”) hereby awards a services contract to Les Services Graphiques P.R. to produce a 78 page brochure along with the full color cover and pages, for the Spring and Summer 2011 Brochure for activities organized by the Parks and Recreation Department;

THAT correlative to the approval of the aforescribed contract, Council further approves an amount not to exceed \$10,915.00, plus all applicable taxes, plus an additional amount of 5% of the total amount before taxes for contingencies;

THAT Treasurer’s Certificate No. TC 11-0036 dated January 20, 2011 has been issued by the City Treasurer, attesting to the availability of funds to cover the described expenses.”

CARRIED BY THE MAJORITY OF VOTES WITH COUNCILLOR RUTH KOVAC  
DISSENTING

110136

**AUTHORIZATION TO SELL THREE CITY LOTS TO 4527038 CANADA INC. AS  
WELL AS TO ACCEPT THE TRANSFER OF TWO LOTS FROM CENTRE  
COMMERCIAL CAVENDISH SHOPPING CENTRE CO. LTD.<sup>1</sup>**

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WHEREAS 4527038 Canada Inc. along with its representatives and duly authorized mandataries (sometimes collectively referred to as "the Mall") has legally undertaken to build its entire re-development project as approved by the City of Côte Saint-Luc ("City") within a reasonable delay and in a timely manner; and

WHEREAS the Mall has further undertaken to build the re-development project in accordance with City by-laws as well as its Urban Master Plan;

WHEREAS as part of the redevelopment project the Mall has agreed to transfer certain lots to the City and the City has agreed to sell certain lots to the Mall;

It was

MOVED BY COUNCILLOR DIDA BERKU  
SECONDED BY COUNCILLOR MITCHELL BROWNSTEIN

AND RESOLVED:

"THAT the preamble of this resolution shall form an integral part thereof as if cited hereinafter at length;

THAT the Côte Saint-Luc City Council ("Council") hereby authorizes the sale of City lot numbers 4572295, 4572297 and 4572298, to the purchaser being 4527038 Canada Inc. (acting as "prête nom" and as nominee for "Centre Commercial Cavendish Cie Ltée / Cavendish Shopping Centre Co. Ltd.") for an amount of Two Hundred and Fifteen Thousand Six Hundred and Twenty-Eight Dollars \$215,628.00, plus applicable taxes;

THAT Council further authorizes the City to receive the transfer of lots numbered 4574825 and 4574827 belonging to Centre Commercial Cavendish Cie. Ltée / Cavendish Shopping Centre Co. Ltd. in exchange for one dollar (\$1.00);

THAT Council further authorizes the signature of the Deed of Sale as well the Deed of Transfer (collectively referred to as "the Deeds") the whole as per the terms and conditions of the said Deeds prepared by Notary Sheldon Merling to be executed by a notary of the Mall's choice the whole at the entire expense of the Mall including, but not limited to notarial fees, registration fees and publication fees;

THAT the aforementioned Deeds of Sale be subject to a resolatory clause in favour of the City;

THAT said Deeds shall be annexed to the Minutes as Annex A to avail herein as if quoted hereinafter at length;

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<sup>1</sup> (Acting as "prête nom" and as nominee for "Centre Commercial Cavendish Cie Ltée / Cavendish Shopping Centre Co. Ltd.")

THAT Council further authorizes either the Associate General Counsel or the City Treasurer to sign the Deeds to give effect to the foregoing.”

Subsequent to the reading of the resolution, Councillor Levine then advised the City Clerk that he wishes to go on record stating: since, in his personal view, the transactions are a good business deal for the Mall and a poor business deal for the City:

- a) he is requesting that Council vote against the transaction;
- b) that the Mayor veto the transaction and;
- c) he is objecting to the transaction.

**CARRIED BY THE MAJORITY OF THE VOTES WITH COUNCILLORS STEVEN ERDELYI AND ALLAN J. LEVINE BOTH DISSENTING**

110137

**APPROVAL OF THE ADJOURNMENT OF THE MEETING**

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It was

MOVED BY COUNCILLOR RUTH KOVAC  
SECONDED BY COUNCILLOR SAM GOLDBLOOM

AND RESOLVED:

“THAT Council hereby authorizes the Mayor to declare the Meeting adjourned.”

CARRIED UNANIMOUSLY

**AT 8:20 P.M. MAYOR HOUSEFATHER DECLARED THE MEETING ADJOURNED.**

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ANTHONY HOUSEFATHER  
MAYOR

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JONATHAN SHECTER  
CITY CLERK