

**CITY OF MORDEN  
BY-LAW NO. 27-2025**

**Being a by-law of the City of Morden to authorize the borrowing of funds for the Industrial Park Phase 1 Expansion Project.**

**WHEREAS** the Council of the City of Morden has approved capital budget for the Industrial Park Phase 1 Expansion Project, which includes the development of 9 lots for industrial purposes;

**AND WHEREAS** the total cost of the Industrial Park Phase 1 Expansion Project is estimated at \$2,063,000;

**AND WHEREAS**, in order to complete such undertaking, it will be necessary to issue debenture of the City of Morden for the sum of \$2,063,000 as stated here, which is the amount of the debt intended to be created by this By-law;

**AND WHEREAS** the borrowing will be repaid from the proceeds of lot sales and other available reserve funds;

**AND WHEREAS** Section 174(1) of the Act provides in part as follows:

*A municipality may make a borrowing only if*

- (a) The borrowing is authorized by a by-law passed in accordance with section 174.1: and*
- (b) subject to section (2), the borrowing is set out as a debt obligation in operating budget or capital budget or it is made to fund an expenditure authorized under subsection 169(5).*

**AND WHEREAS** the consecutive annual amounts, including principal and interest required to be raised each year for five (5) years, as hereinafter provided, for paying the principal and interest under this By-law are the amount set out in Schedule "A" hereto;

**AND WHEREAS** the amount of the existing debenture debt of the City of Morden as at December 31<sup>st</sup>, 2024 is the sum of \$3,407,209.14, of which no portion of the principal or of interest thereon is in arrears:

**NOW THEREFORE** the Council of the City of Morden, duly assembled, enacts as follows:

- 1. THAT** pursuant to subsection 174(1) of the Municipal Act the City of Morden proceed with execution and completion of this capital project to be funded by debenture that is to say:

"Industrial Park Expansion Borrowing By-law"

All at an estimated cost of \$2,063,000.00 to be financed by issuance of a debenture.

- 2. THAT** for the aforesaid project, the City of Morden may borrow the said sum of \$2,063,000.00 by the issue and sale of debenture and such debenture shall be issued at the City of Morden, in Manitoba, and shall be dated the first day of November, 2025.

- 3. THAT** the said debenture shall bear interest at a rate estimated for the time being at five and tenth percent (5.10%) per annum, and subject in any event to the authorization of The Municipal Board, at the time of sale, payable annually during their currency and shall mature in accordance with the maturities set out in Schedule "A" attached hereto on the first day of November in each of the years 2026 to 2030, both inclusive.

- 4. THAT** each of the said debentures shall be signed by the Mayor of the City of Morden, or by some other person authorized to sign the same, and by the City Manager of the City of Morden and there shall be fixed there to the Corporate Seal of the City of Morden, and the coupons, if any attached thereto, shall be signed by the City Manager whose signature thereon may be lithograph or other mechanical means.

**5. THAT** pursuant to subsection 174.1(1) of the Municipal Act pending the issuance of the debenture hereby authorized, the Council of the City of Morden may arrange temporary financing in an amount not to exceed \$2,063,000.00 for the purposes of this By-law in one or more of the following manners:

- (a) By borrowing from any bank or person; or
- (b) By using any surplus moneys of the City of Morden not immediately required for any other purpose; or
- (c) By using any money held in any reserve fund established under Section 168(1) of “The Municipal Act” being Chapter M225 of the Continuing Consolidation of Manitoba Statutes.

**DONE AND PASSED** in Council duly assembled at the City of Morden, in the Province of Manitoba, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

READ a first time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2025

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2025

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2025

\_\_\_\_\_  
**Nancy Penner**  
**Mayor**

**Nicole Reidle**  
**City Manager**

<u>Year</u>	<u>Annual Payment</u>	<u>Interest</u>	<u>Principal</u>	<u>Balance O/S</u>
<b>2026</b>	\$ 477,818.96	\$ 105,213.00	\$ 372,605.96	\$ 1,690,394.04
<b>2027</b>	477,818.96	86,210.10	391,608.87	1,298,785.17
<b>2028</b>	477,818.96	66,238.04	411,580.92	887,204.25
<b>2029</b>	477,818.96	45,247.42	432,571.55	454,632.70
<b>2030</b>	477,818.96	23,186.27	454,632.70	-
<b>Totals</b>	<b>\$ 2,389,094.80</b>	<b>\$ 326,094.83</b>	<b>\$ 2,063,000.00</b>	