

City Clerk

From: Emma Motz <emma.motz@kmgprestige.com>
Sent: Wednesday, June 25, 2025 8:24 AM
To: Dennis Dombroski; City Clerk
Subject: Project update at Forest Way

Hi Dennis, Please review and let me and Danielle know if all this sounds accurate and I would be happy to present at the council this evening.

Property Update

All four-bedroom units have now been moved into. The transfer units are currently being flipped and prepared for the incoming tenants. These units have been occupied for 3–5 years, so we have Chad Ruddles' crew assisting with painting, and Oboyle's team replacing carpet on **some** stairwells. Once that work is complete, Dan and I will handle the final touches.

Transfer Progress:

- Unit 101 → Transferred to Unit 128
- Unit 105 → Transferred to Unit 101
- Unit 109 → Transferred to Unit 125
- Unit 113 → Transferred to Unit 127
- Unit 119 → Transferred to Unit 126

Incoming Tenants (All screened and deposits paid):

- New tenant moving into Unit 105
- New tenant moving into Unit 109
- New tenant moving into Unit 113
- New tenant moving into Unit 119

Additional Notes:

- The grass is coming in well. Chad Belonga will return once the extension units are completed to address any bare patches.
- The streetlights still need to be replaced.
- The locksmith is almost done with his project

- We have broken window on a phase II unit and working with Tom Walker at Pickford Building Center to repair.
- The waitlist is currently at 29 applicants in need of at least a two bedroom unit
- I am currently doing research to get the proper AED on property for emergency situations
- Phase III currently has no internet, and I will be happy to elaborate on this with Dave and Dennis chiming in 😊
- Dennis D will provide an update on the extension units.

Incidents to Report:

1. eBike Battery Fire:

There was a minor fire caused by an eBike battery outside a unit. Fortunately, the fireproof bag was used correctly, safety protocols were followed, and no property damage occurred. We've reiterated to tenants that, despite the bags' effectiveness, they are *not* permitted inside the units due to the risk from emitted gases. Hoping to possibly have charging stations in the future to move batteries even farther from the unit.

2. Severe Stair Damage:

During a walk-through for a potential carpet replacement, we found extreme pet damage on a stairwell. The condition requires the entire stair structure to be replaced. This will be coordinated by our team but the cost will be covered by the tenants responsible.

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