

Deux-Montagnes, September 19, 2007

Ms. Josianne Haspeck
L'Éveil – La Concorde
53 Saint-Eustache Street
Saint-Eustache, QC J7R 2L2

Dear Ms. Haspeck:

I would like, here, to react to an article published in the Wednesday, September 12, 2007, edition of *La Concorde** in which we are unjustly accused of wanting to proceed with the sale of part of the train station building in order to ultimately finance our budget. Actually, this transaction represents our desire to redress public finances and optimize services to the population, while totally respecting the taxpayers' capacity to pay.

Along these lines, **the sale of a portion of the building would result in reducing expenses incurred by the municipality on an ongoing basis.** As you mentioned in your article, the building in question is still under loan by-law, which involves large interest costs. Maintenance, repair and operations costs must be added to the list of recurring expenses that the rental of the premises does not succeed in covering and that the municipality must assume.

Always from a financial point of view, **the transfer of a portion of this property to the private sector would generate additional revenue for the municipality.** As owner of these premises since 1994, the City of Deux-Montagnes currently receives no property taxes for this building. In a context where our municipality has reached the end of its traditional residential development potential, selling this asset to a private business owner would enable the collection of additional taxes, thus representing a new and non negligible source of revenue, not to mention the fact that the potential buyer intends to invest over a million dollars in this piece of real estate in order to renovate it and adapt it for new commercial use.

Following this logic, the departure of the RCM and CLD offices from the train station building and the relocation of the municipal court offices would be favourable to **new businesses in the**

* Josianne Haspeck, « Le Regroupement des payeurs de taxe déconcerté. La Ville de Deux-Montagnes entend vendre l'édifice de la Gare », *La Concorde*, 12 septembre 2007, p. 8


area, thus improving nearby services and generating important and necessary benefits for the municipality. The train station building offers particularly interesting potential that the City of Deux-Montagnes, because of its municipal entity and mission, can unfortunately not exploit, but that a private business would and could develop for the greater benefit of our citizens and commuter train users.

I hope this summarizes our intentions regarding the sale of a portion of the train station building, which, despite project realisation, would preserve its name in honour of our former mayor, Jean-Guy Bergeron.

I would like to remind you that during our election campaign, our team committed itself to the population promising to redress public finances by maximizing resources and re-evaluating expenses, without, in so doing, reducing the quality of the services provided to the population. Decisions must be taken to ensure the future of our city and our collective welfare. The sales project your article refers to is a perfect example.

The sum of these numbers should suffice to understand our motivation to accept one of the two purchase offers tabled which, as our General Manager Ms. Maud Lefebvre assured us, are very beneficial. So to Mr. Stéphane Plante of the Citizen Party (Parti des citoyens) and his collaborators, I answer yes, this is indeed the sale of a municipal asset. Considering the monetary losses resulting from the current use of the building, this transaction will enable the City of Deux-Montagnes to subtract recurring expenses from its budget, increase its sources of revenue and reduce its debt, all the while improving the services offered to its population. These are intentions that, I'm sure, ensure our population that it's a winning decision, on the short, medium and long term.

Mayor of Deux-Montagnes,

A handwritten signature in black ink, appearing to read 'Marc Lauzon', with a stylized flourish at the end.

Marc Lauzon