



THE PORT OF JOHNSTOWN MANAGEMENT COMMITTEE

THE TOWNSHIP OF EDWARDSBURGH CARDINAL

Meeting of January 30, 2023 – 6:30 pm

South Edwardsburgh Community Centre - Johnstown, Ont.

AGENDA

1. Call to Order
2. Approval of Agenda
3. Disclosure of Pecuniary Interest & the General Nature Thereof
4. Delegations and Presentations
5. Minutes of the previous POJ Committee Meeting
 - Meeting December 18, 2023
6. Business Arising from Previous PMC Minutes (if any)
7. Discussion item
8. Action/Information Items
 - a) Grain Operations Report
 - b) Maintenance Report
 - c) Capital Projects Report
 - d) Financial Report
 - e) Vessel Traffic Report
 - f) GM Report
 - g) Port of Johnstown Investments – 4th Qtr.
 - h) Year End Presentation – Pre-Audited Financial Statements
 - i) Procurement and Construction of a New Grain Dryer – Annex Expansion (Project #300-069)
9. Approval of Disbursements – Port accounts
10. Council Inquiries or Notices of Motion
11. Chair's Report
12. Question Period
13. Closed Session
 - Section 239(2)(c) a proposed or pending acquisition or disposition of land by the municipality or local board: Specifically Industrial Property and Closed session minutes from December 18, 2023
14. Report out of Closed Session
15. Adjournment

**MINUTES
PORT OF JOHNSTOWN MANAGEMENT COMMITTEE
SOUTH EDWARDSBURGH COMMUNITY CENTRE - JOHNSTOWN
MONDAY DECEMBER 18, 2023
6:30 PM**

Present: Deputy Mayor Stephen Dillabough, Chair
Tory Deschamps, Mayor
Councillor Chris Ward
Councillor Waddy Smail
Randy Stitt, Advisory Member
Frank McAuley, Advisory Member
Clint Cameron, Advisory Member
Regina Hernandez, Advisory Member

Regrets: Councillor Joseph Martelle

Staff: Dave Grant, CAO
Sean Nicholson, Treasurer
Robert Dalley, General Manager
Kevin Saunders, Operations Manager
Mike Moulton, Operations Manager
Candise Newcombe, Deputy Clerk
Rhonda Code, Office Manager

1. Call to Order

Deputy Mayor Dillabough called the meeting to order at 6:32 p.m.

The Chair noted the following:

- The passing of the former Mayor Pat Sayeau's wife Shirley and the celebration of life held at the Prescott Golf Course in Prescott earlier that evening.
- The absence of Councillor Joseph Martelle.

2. Approval of Agenda

Moved by: T. Deschamps

Seconded by: W. Smail

That Committee approves the agenda as amended to reorder items g) and h) to discuss the new grain dryer purchase prior to the Port of Johnstown investment discussion.

Carried

3. Disclosure of Pecuniary Interest & the General Nature Thereof – None
4. Delegations and Presentations – None
5. Minutes of the Previous POJ Committee Meeting

a) Regular Meeting – November 20, 2023

Moved by: C. Ward

Seconded by: T. Deschamps

That Port Management Committee receives and approves the minutes of the Port Management Committee meeting dated November 20, 2023.

Carried

6. Business Arising from the Previous PMC Minutes (if any) – None
7. Discussion Items – None
8. Action/Information Items

a) Grain Operations Report

Port staff provided an overview of the monthly operations report and highlighted the following areas: overall inventory levels, monthly traffic, grain received/shipped, vessels loaded, labour report and quality inspection rating for December.

b) Maintenance Report

Port staff provided an overview of the monthly report and there was a general discussion on the following topics: weekly and monthly maintenance/electrical work completed, in-house maintenance work, efficiencies of the automated bins system, and the frequency of tile grading of the scales.

c) Capital Projects Report

Committee was provided with a summary of the report and confirmed the new bucket for the Bobcat would be able to be easily installed once delivered.

d) Financial Report

Committee was provided with a brief overview of the monthly revenue and expenses and year to date budget to actual numbers. Committee discussed the accuracy of the Enbridge gas usage estimates for the Port from May to November, revenue losses and expectations for December, increases to Port lease revenues, and the additional salt storage required by Rideau Bulk.

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e) Vessel Traffic Report

Committee reviewed the traffic report and members discussed the changes in the categorization of salt vessels as foreign versus domestic and the increased demand for salt inventory via vessel.

f) General Manager's Report

Committee reviewed the report and discussion was held on requirement of Department of Fisheries and Oceans Canada (DFO) approval for the marina waterfront project, natural gas supply expansion options and costs, and identified additional contacts at Enbridge.

Moved by: C. Ward

Seconded by: W. Smail

That the Port Management Committee received and reviewed items 8. a) Grain Operations Report; b) Maintenance Report; c) Capital Projects Report; d) Financial Report; e) Vessel Traffic Report; and f) General Manager's Report.

Carried

g) Procurement and Construction of a New Grain Dryer – Annex Expansion – Project 300-069

Committee was provided with a summary of the report and discussed the following areas: the discrepancy in bids submitted, contingency amount variances, interchangeability of dryer hardware from propane to natural gas, estimated costs of fueling with propane versus natural gas, various case scenarios for return on investment, additional storage demands, life expectancy of a grain dryer, and options for natural gas storage.

Members inquired about procedurally approving a project that would undoubtedly exceed the 2023 budgeted amount and the parameters of the federal grant received and if a propane fueling source for the dryer would qualify as minimizing the Port of Johnstown's carbon footprint. It was noted that the intent is to minimize the use of inefficient grain dryers by offering a more efficient drying option at the Port.

Committee noted concerns with approving unknown costs associated with the project and requested that additional information be provided on the costs associated with the installation of a natural gas versus propane grain dryer. It was noted that with the natural gas option, additional infrastructure through the development of an Enbridge power station would be required to provide the additional natural gas supply at a cost of approximately \$2.8 million. Conversely, additional costs of approximately \$100,000.00 would be associated with the installation of a propane fuel source.

Committee discussed the importance of grain broker relationships, efficiencies of the new grain spouts, deadline of March 2025 for use of the federal grant funding received for the grain dryer, anticipated grain dryer installation completion date, current wet corn contracts with the Port, flexibility of current Port corn drying rates, and estimated revenue losses due to Canadian Grain Commission (CGC) drying fee changes.

Members noted concerns with anticipated revenue loss from the adjustments made by the CGC and the risks associated with investment in this project without definitive costs.

Committee suggested remaining status quo by replacing the existing 42 million BTU grain dryer with a newer model of the same caliber and retaining the current dryer as a spare should it be needed. It was noted that the current gas supply would not support a dryer any bigger than the one currently in use. There was discussion regarding the frequency of issue of suppliers looking to use the grain dryer, drying times based on moisture points with the current dryer versus the proposed new dryer, and options of replacing the dryer versus adding an additional dryer as proposed.

There was discussion regarding the proposed expansion of the Oshawa Port, the increased storage capacity project underway at the Picton Port and the additional revenue strain the Port may experience should the new grain dryer be purchased. Members noted that offering the drying service sets the Port of Johnstown apart from their competitors and highlighted the benefit of an “one stop shop” where producers can dry and store their grain.

Moved by: T. Deschamps

Seconded by: W. Smail

That the Port Management Committee recommend that the Procurement and Construction of a New Grain Dryer – Annex Expansion – Project 300-069 be deferred until January to confirm conformity of propane to the federal grant funding parameters, and allow for additional cost information to be obtained on propane versus natural gas options.

	Yea	Nay
T. Deschamps	X	
S. Dillabough	X	
W. Smail	X	
C. Ward	X	
Results	4	0
		Carried

h) Port of Johnstown Investments

Committee was provided with an overview of the report and discussed the following: current rates, advantages of long-term versus short-term investments in the current market, upcoming investment realizations, and restrictions of locking in an investment for the remaining term of Council.

Members discussed past practices of providing rate options for various banking institutions, cashflow liquidity, current cash on hand, and investment withdrawal penalties.

Committee proposed a friendly amendment to the motion to include a condition of ensuring security of the principle should the Township wish to withdraw the investment prior to the maturity date.

Moved by: W. Smail

Seconded by: C. Ward

That the Port of Johnstown Management Committee approves the following investment recommendations:

- That the Port General Manager and Township Treasurer find the best possible rate for up to 3 years for non-redeemable GIC; and
- That the Port General Manager take the full amount (est. \$1,547,409.34) from the RBC GIC maturing on Dec. 30, 2023, and purchase a new GIC for up to 3-years.

Members noted concerns with securing an investment in excess of 2-years and recommended amending the motion to purchase a new GIC for up to 2 years.

Amendment

Moved by: W. Smail

Seconded by: C. Ward

That the Port of Johnstown Management Committee amend the recommendation from a 3-year to 2-years for non-redeemable GIC.

Carried

Moved by: W. Smail

Seconded by: C. Ward

That the Port of Johnstown Management Committee approves the following investment recommendations as amended:

- That the Port General Manager and Township Treasurer find the best possible rate for up to 2 years for non-redeemable GIC; and

- That the Port General Manager take the full amount (est. \$1,547,409.34) from the RBC GIC maturing on Dec. 30, 2023, and purchase a new GIC for up to 2-years.

Carried

9. Approval of Disbursements – Port Accounts

Moved by: C. Ward

Seconded by: T. Deschamps

That Port of Johnstown Management Committee approves payment of Port invoices circulated and numbered as follows:

Withdrawals Total:	\$273,367.06
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Batch 25 CHEQUES	\$188,619.51
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Batch 26 EFT PAYMENTS	\$97,822.84
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Batch 27 EFT PAYMENTS	\$7,067.02
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Total of Direct Withdrawal & Batch Listings:	\$566,876.43
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Carried

10. Councillor Inquiries/Notices of Motion - None

11. Chair's Report

The Chair reported on the following:

- Wished staff and Committee members a Merry Christmas and Happy New Year.

12. Question Period – None

13. Closed Session

Moved by: W. Smail

Seconded by: C. Ward

That Committee proceeds into closed session at 8:56 p.m. in order to address a matter pertaining to:

- Section 239(2)(d) Labour relations or employee negotiations; Specifically: Collective Bargaining Update and minutes of Closed session dated November 20, 2023.

Carried

Moved by: W. Smail
Seconded by: C. Ward

That the closed meeting of Committee does now adjourn and the open meeting does now resume at 9:20 p.m.

Carried

14. Report Out of Closed Session

The Chair reported that Committee met in closed session to discuss collective bargaining progress and direction was provided to the Port General Manager.

Moved by: C. Ward
Seconded by: W. Smail

That Committee receives and approves the minutes of Closed Session dated November 20, 2023.

Carried

15. Adjournment

Moved by: T. Deschamps
Seconded by: C. Ward

That the Committee meeting adjourns at 9:21 p.m.

Carried

These minutes were approved by Port Management Committee this ___ day of _____, 2023.

Chair

Deputy Clerk

GRAIN OPERATIONS REPORT

December 2023

Overall grain inventory for the month of December ended at 82,388 MT. The Port had a very busy end to the vessel season. Wheat shipments by truck also continued to be very high.



Summary of traffic for Dec:

- Received a total of 71,942 MT of grain via truck.
- Shipped a total of 13,084 MT of grain via truck.
- Shipped a total of 123,104 MT of grain via vessel.
- Shipped a total of 1,278 MT of grain via rail.

Vessels Loaded in December

Baie Comeau	Soybeans	01-Dec
Baie Comeau	Soybeans	09-Dec
Rosairea Desgagnes	Soybeans	11-Dec
Federal Freedom	Soybeans	13-Dec
Federal Seta	Corn	18-Dec
Blair McKeil	Corn	24-Dec

The Port also worked overtime Dec 23 and Dec 26 for local vendor.

RECORDABLE INCIDENTS/INJURIES

YEAR	LOST WORK	RESTRICTED WORK	MEDICAL TREATMENT	TOTAL RECORDABLES	FIRST AID	NEAR MISS	LEARNING EVENT
2023	0	0	1	1	0	0	2
2022	0	0	0	0	2	0	2
2021	0	0	0	0	0	0	2
2020	1	0	3	4	1	1	3
2019	1	1	0	2	2	1	3
2018	1	0	1	2	1	1	2
2017	1	3	0	4	2	1	6

LABOUR REPORT

CATEGORY	CURRENT YEAR		PREVIOUS YEAR	
	MONTH	YEAR	MONTH	YEAR
LABOUR HRS (OPERATIONS)	3,762	33,764	3,160	31,650

Labour Variance to 2022: 2023 Budget included an additional 3 employees +6,240 hours – for reference, page 3, “Budget 2023 Revenue and Expense Summary” under additional comments.

QUALITY REPORT

CANADIAN GRAIN COMMISSION RATING		1	2	3	4	5	6	7
	CURRENT YEAR	FEB-AAA	APR-A	MAY-A	JUL-AA	SEPT-A	NOV-A	DEC-AA
	PREVIOUS YEAR	MAR-AAA	APR-AAA	MAY-A	JUNE-B/A	AUG-AA	OCT-A	DEC-A

MAINTENANCE REPORT

Jan. 30, 2024

Work in the maintenance area during the month included the following:

- Conducted monthly Premise Inspection as per GMP requirements.
- Replace bearing in concentrator at basement bin 123.
- Replaced parking brake cable on trackmobile.
- Plow snow and salt roads as needed.
- Replaced broken tie rods inside scales 7 and 8.
- Grain handling equipment checks while vessel loading.
- Continue with tripper rail inspections and maintenance.
- Replace main drive belt of old grain cleaner.
- Install added supports to metal steps into the basement at the first 2 doors on the south side of the elevator. (Safety)
- Items from work order log.
- Weekly and monthly dust system inspections and maintenance.

Work in the electrical area included the following:

- Worked with millwrights as required.
- Maintenance and housekeeping of annex motor control center starters.
- Clean and inspect crosscut samplers and automatic valves to ship loading conveyors. This is done prior to each vessel as well as a thorough inspection and repairs at the end of the shipping season.
- Disconnect the north aeration fan of annex bin 7. This fan and housing will be reinstalled when the new fan housing arrives.
- Fabricate and install added supports for lighting conduits on rail scale floor.
- Troubleshoot security gate alarms that allow access to the ship loading and unloading areas. Parts ordered to repair the alarms.
- Items from work order log.

2023 CAPITAL BUDGET

January 30 Port meeting -Completed/Invoiced to December 31

	Capital Spending	2023 Budget Amount	2023 Budget moved to 2024	2023 Actual	Status	Completion	Project Lead
1	Paving Projects	\$ 450,000		\$ 316,806	Completed	Q3	Robert
2	Rail Repair	\$ 75,000		\$ 56,659	Completed	Q2	Mike
3	New Garage or raise roof on existing garage	\$ 150,000	\$ 150,000		Moved to 2024	Q2	Mike
4	Ditch Drain at Marina/Restaurant	\$ 150,000	\$ 150,000		Require drainage study - moved to 2024	Q1	Robert
5	POJ Warehouse - Land Development /Finish Windows(carryover 2022)	\$ 355,950	\$ 50,921	\$ 305,029	Topo survey and Drainage study	Q4	Robert
6	Marina Waterfront	\$ 250,000	\$ 245,297	\$ 4,703	Moved to 2024	Q1	Robert
7	Dredging Berth 5 (loading berth)	\$ 275,000		\$ 253,376	Completed	Q3	Robert
8	Repairs and modifications to Track Shed (Truck Receiving/Shipping) (includes \$65,000 carryover 2022)	\$ 2,300,000	\$ 2,289,890	\$ 10,110	Re-evaluate in 2024	2024	Kevin
9	Bin Wall Repair Project - Finish behind new spouts, exterior basement walls (carryover 2022)	\$ 285,000		\$ 313,729	Completed	Q3	Robert
10	Dust system	\$ 100,000	\$ 10,000	\$ 33,374	Collection boots and gates finished. Waiting for additional parts. Balnace of work 2024	Q1	Mike
11	Transfer Chute West End (New valve and spouting for #7 Belt) (carryover 2022)	\$ 75,000		\$ 63,497	Completed	Q2	Jeff
12	Generator repair (carryover 2022)	\$ 100,000	\$ 25,000	\$ 73,453	Fuel connections 2024	Q1	Jeff
13	Exterior covering for elevator	\$ 100,000		\$ 112,024	Completed	Q3	Mike
14	Automate basement bin valves (includes \$400,000 carryover 2022)	\$ 600,000		\$ 870,984	Completed	Q3	Kevin
15	New electrical feeder cables for rail scale house	\$ 180,000		\$ 243,757	Completed	Q3	Jeff
16	Replace bobcat with new Telehandler	\$ 190,000		\$ 162,879	Completed	Q3	Jeff
17	Expand Rail to Uplands II - Phase I	\$ 1,000,000	\$ 1,000,000		Moved to 2024 - depends on new business plans	2024	Robert
18	New Grain Dryer / Wet Bins	\$ 4,000,000	\$ 3,994,894	\$ 5,106	Moved to 2024	Q4	Kevin
19	Mineral oil applicator for lofters	\$ 50,000			Investigate in 2024	2024	Mike
20	Connect #5 scale to Bin 601 (carryover 2022)	\$ 25,000		\$ 8,048	Completed	Q2	Jeff
21	Replacement of Aerators	\$ 50,000		\$ 12,600	Completed	Q3	Jeff/Mike
22	New buckets for lofter	\$ 40,000		\$ 37,285	Completed	Q3	Jeff
23	New chain for #6 drag conveyor	\$ 20,000		\$ 17,319	Completed	Q3	Jeff
24	New auger for dust system	\$ 20,000		\$ 15,451	Completed	Q3	Jeff
25	New scale gates for marine scales	\$ 30,000		\$ 18,261	Completed	Q3	Kevin
26	New life line for rail car loading	\$ 21,000		\$ 14,474	Completed	Q2	Jeff

Total Capital Budget 2023 including 2022 carryover	\$ 10,891,950	\$ 7,916,003	\$ 2,948,923
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Total 2023 Completed projects budget	\$ 2,791,950
Total 2023 Completed projects spending	\$ 2,822,178
Credit of \$13,000 for recycling of old electrical feeders	\$ 13,000
Net against budget	\$ 17,228

Total 2023 projects carryover to 2024	\$ 7,916,003
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Financial Report

Month ending December 31, 2023

Summary:

Revenue for the month was \$1.87 million which is higher than budget by \$566k and December 2022 by \$652k.

Expenses were \$869k for the month which is an increase of \$214k compared to last year. The increases were due to labour costs and utilities. Labour costs for December included retroactive pay and increases to wages, as well as additional hours due to a busy December. A busier December also resulted in higher electrical costs as a result of equipment running longer due to a busier grain month.

Year to date revenue numbers ended the year strong and remained above 2022 totals by \$947k and well above budget by \$1.3 million.

Revenues: Harbour Services: -\$4k Grain Services: +\$864k Rail Services: +\$14k Leases: +\$98k

Expenses: Labour: +\$440k The delay in a contract settlement and wage increases influenced both the December and Year End numbers.

Utilities: +\$103k Operating and Admin: +\$245k (Municipal Payments +\$212k, Material & Supplies +\$54k, Outside Services +\$15k, Advertising -\$74k, Administration/Insurance +\$38k)

The year ending surplus is ahead of budget by \$1.7 million and slightly higher than 2022 by \$14k.

While the record low inventories throughout the year have impacted revenues by \$516k, this shortfall has been recovered with a very successful 2023 harvest season.

Management Fees to the Township

As of December 31, 2023, the Port has transferred to the township the total annual payment of \$1,000,000.

Dividend to Township

The township transferred a dividend of \$563,411.48 from the Port Operating account to the Township Capital account.

Actuals/Budget/Previous Year

Month Ending: December 31, 2023			
	Dec. 2023 Actual	Dec 2023 Budget	Dec. 2022 Actual
Revenue	\$ 1,866,529	\$ 1,300,000	\$ 1,214,154
Expenses	\$ 868,803	\$ 1,316,407	\$ 654,716
Surplus/Deficit	\$ 997,727	\$ (16,407)	\$ 559,438
Year to Date – December 31, 2023			
	YTD 2023 Actual	YTD 2023 Budget	YTD 2022 Actual
Revenue	\$ 11,304,729	\$ 10,010,000	\$ 10,357,627
Expenses	\$ 5,869,709	\$ 6,310,372	\$ 4,936,337
Surplus	\$ 5,435,020	\$ 3,699,728	\$ 5,421,290

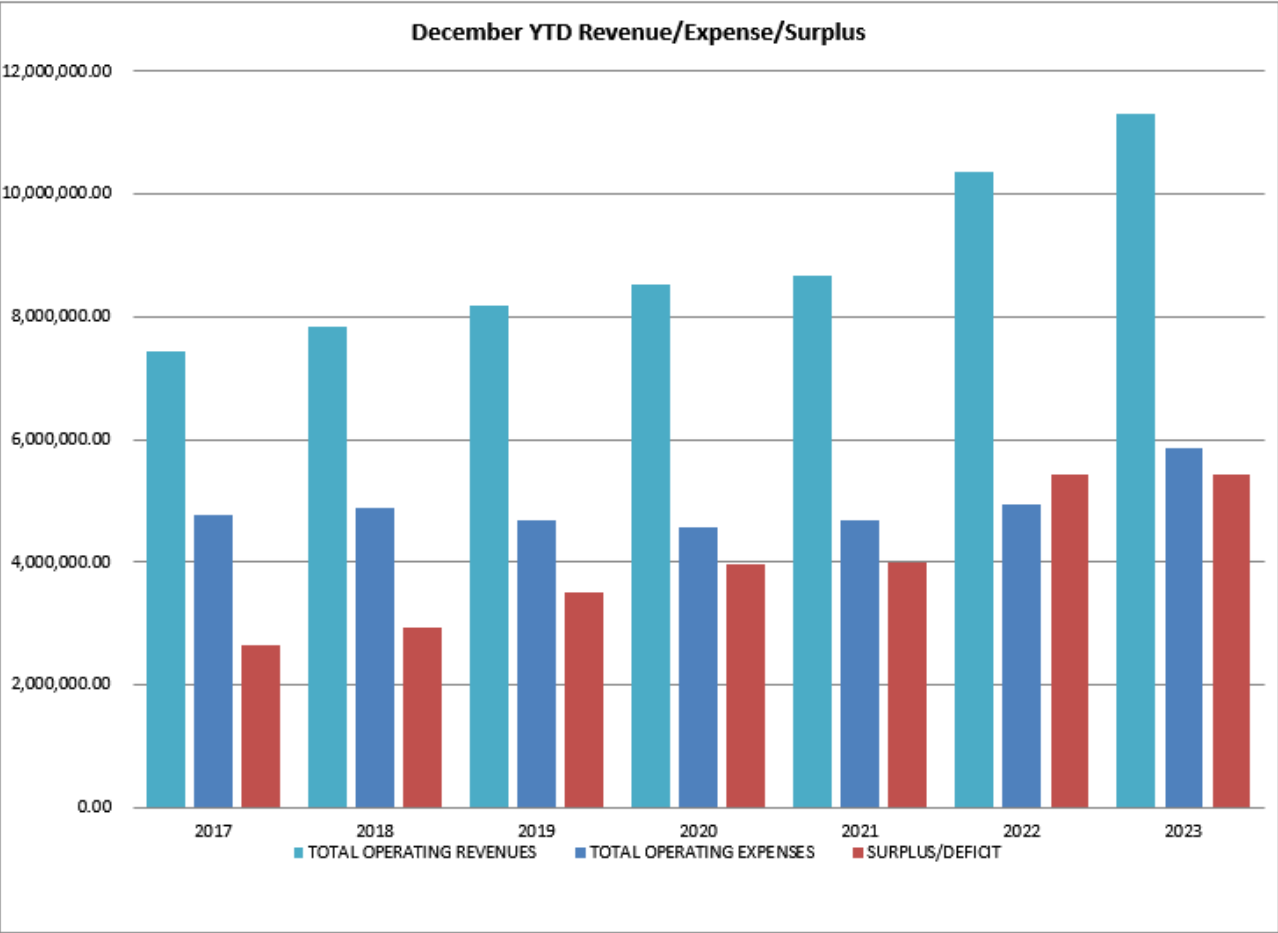
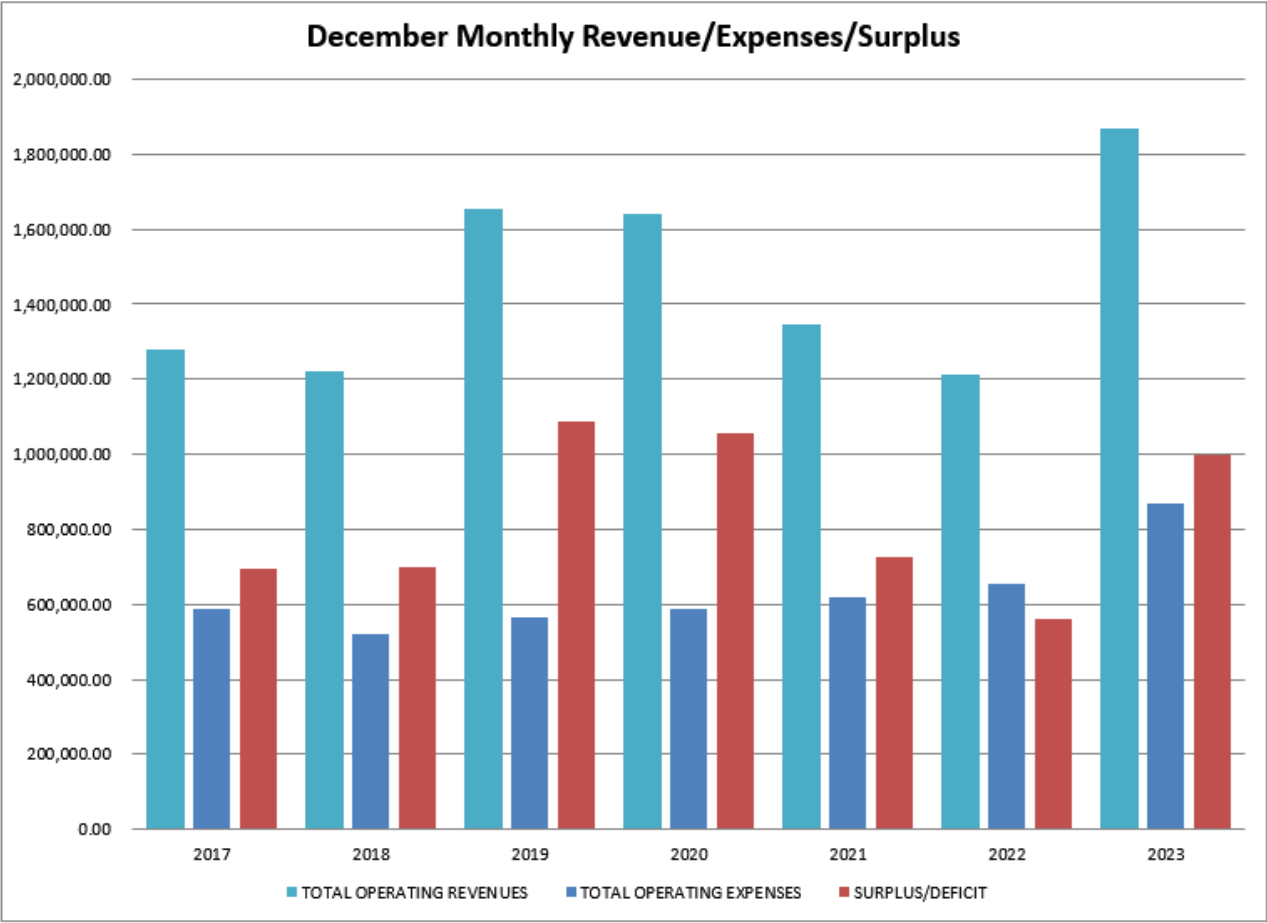
Accounts Receivables/Payables (Trade/HST)

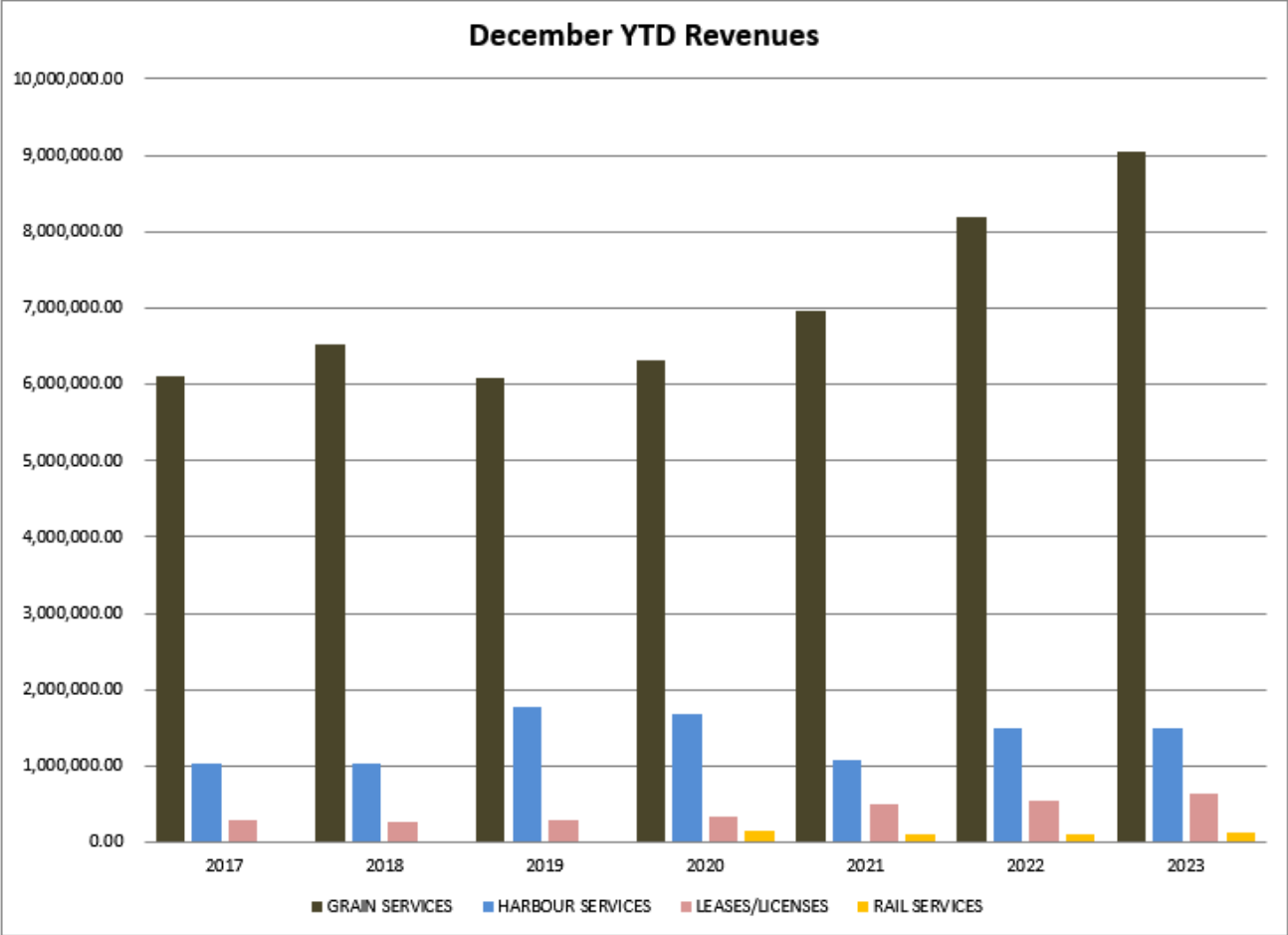
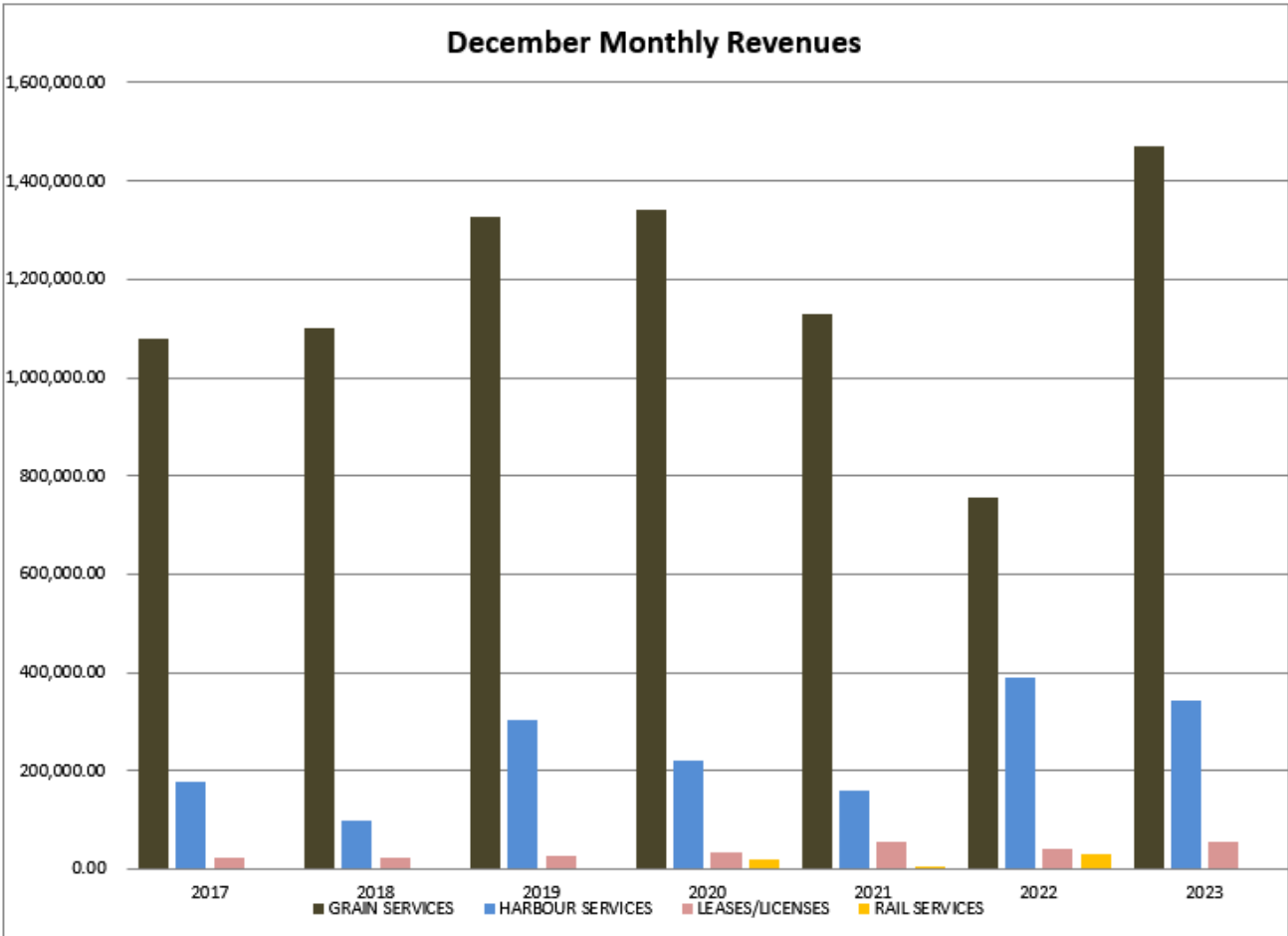
The Port's receivables are in good shape with outstanding invoices 30 days and under.

Receivables: \$1,854,251

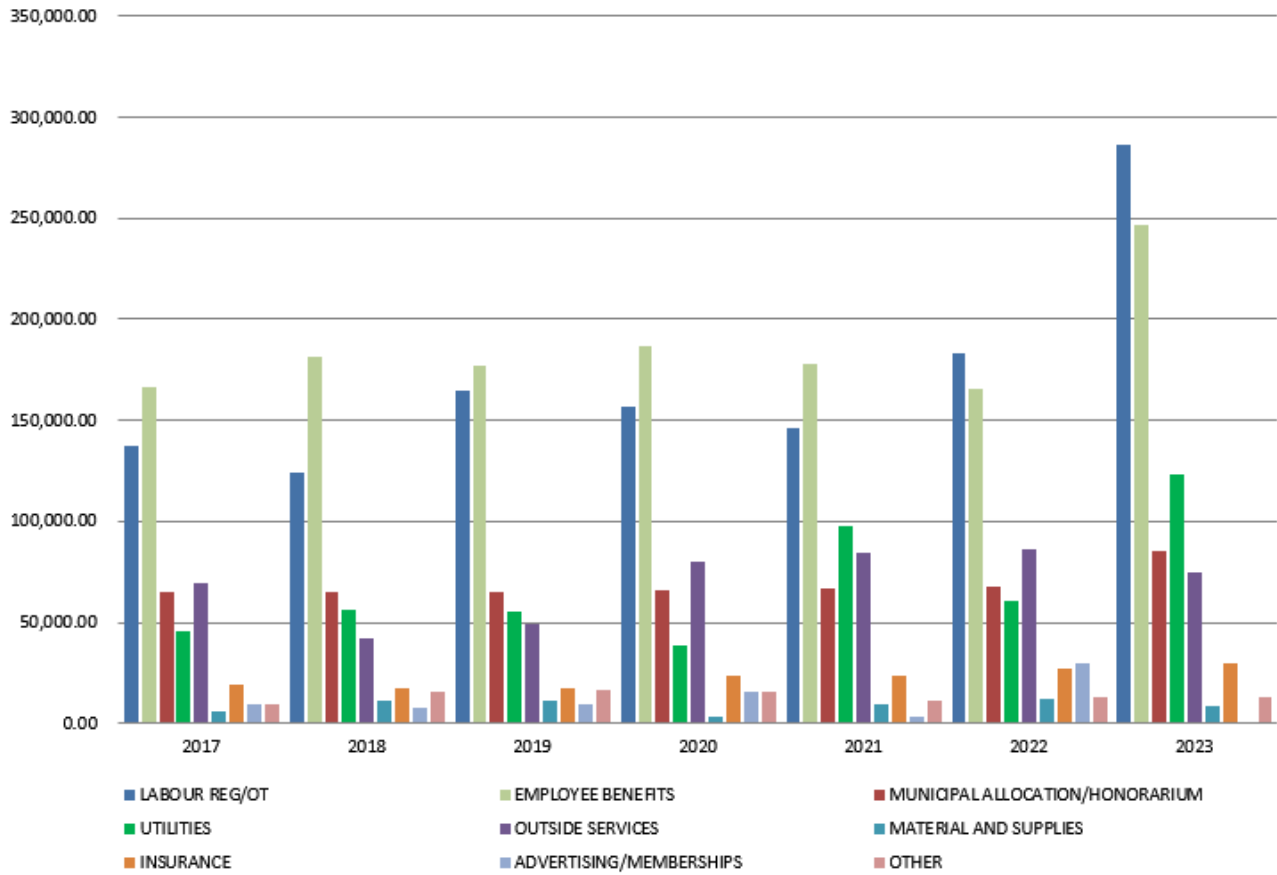
Payables: \$352,479

Cash on Hand: \$8,221,743

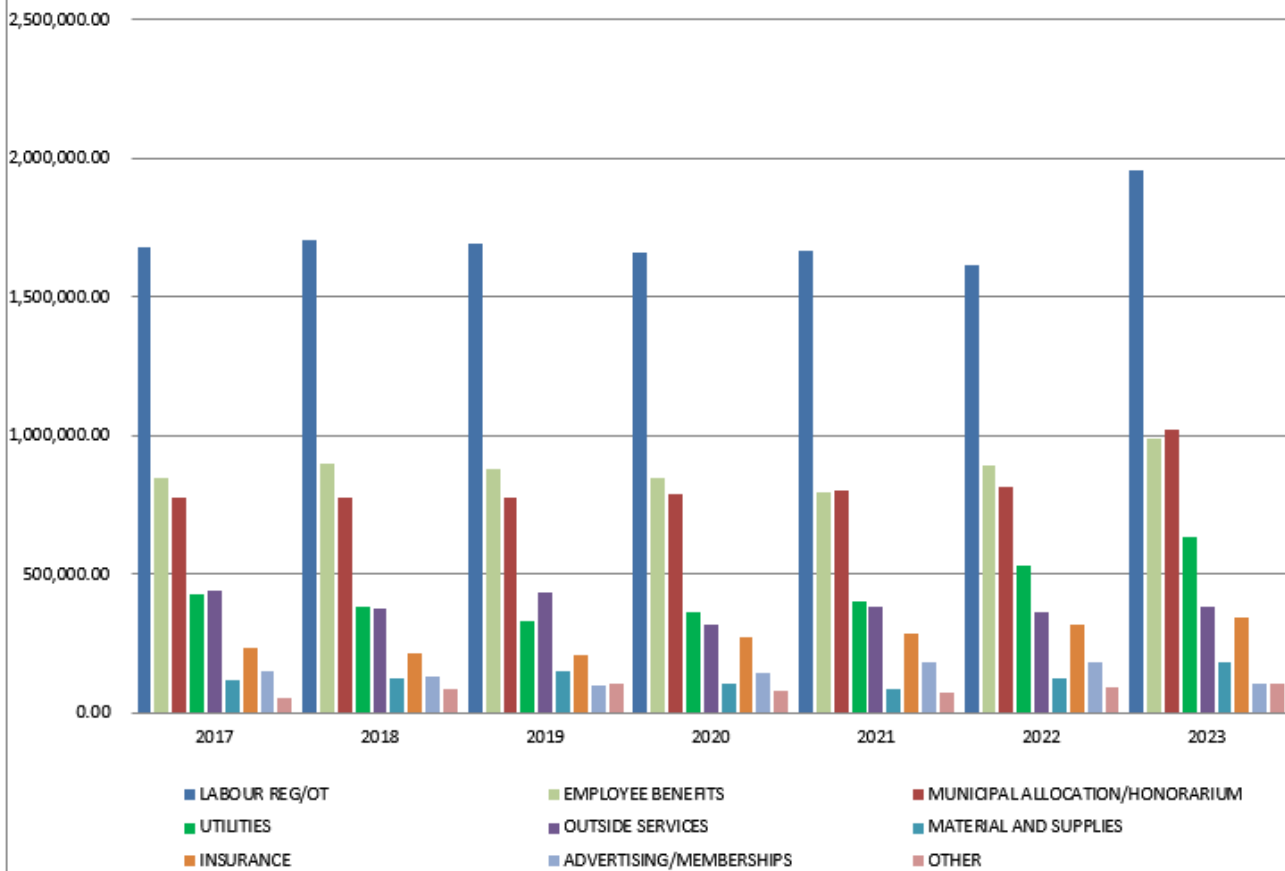




December Monthly Expenses



December YTD Expenses



YEAR TO DATE VESSEL TRAFFIC REPORT

Month Ending: December 31, 2023

HARBOUR TERMINAL REPORT

WHARF TRAFFIC		INWARD	OUTWARD	TOTAL CURRENT YEAR	TOTAL PREVIOUS YEAR
GRAIN	FOREIGN		165,713	165,713	66,135
	DOMESTIC		168,196	168,196	189,673
SALT	FOREIGN	166,008		166,008	11,035
	DOMESTIC	489,214		489,214	532,688
AGGREGATE (STONE)			24,291	24,291	14,254
LIQUID BULK		7,589		7,589	7,491
BREAKBULK/PROJECT CARGO		2,128		2,128	30,790
TOTAL		664,939	358,200	1,023,140	852,067

SHIPS AT BERTH		INWARD	OUTWARD	LAYOVERS	TOTAL CURRENT YEAR	TOTAL PREVIOUS YEAR
GRAIN	FOREIGN		9		9	4
	DOMESTIC		10		10	12
SALT	FOREIGN				0	1
	DOMESTIC	34			34	22
AGGREGATE (STONE)			1		1	1
LIQUID BULK		1			1	1
BREAKBULK/PROJECT CARGO		1			1	6
MISC*				3	3	11
TOTAL		36	20	3	59	58

*Misc. vessels include Coast Guard, Cruise, safe harbour, repairs.

Vessel Traffic Commentary

The Port had a total of 12 ships arrive in the month of December, 6 unloaded salt and 4 loaded soybeans and 2 loaded corn.

GENERAL MANAGER'S REPORT – January 30, 2024

- Marina Dock Project # 324-022: Completed shoreline berm. Walkway will be completed in May/June.
- Natural Gas Update: Received Class 5 quote from Enbridge for natural gas expansion to the Port. Will be discussed during grain dryer presentation.
- ODS Marine – Engineer is now reviewing the video footage and is preparing a report. Delayed until Feb/March meeting.
- Investments - GIC that matured Dec. 30, was re-invested. (See Investment item in package).
- Land Development Update: Waiting for survey and will be developing drainage plan in preparation for further development of removing organic materials and adding stone.
- Attended the 2024 Budget Consultations that was put on by the provincial government. Provincial Parliamentary Assistant to the Finance Minister, Rick Byers and local MPP Steve Clark received budget requests from the local municipalities. I shared future costs associated with maintaining the Port and grain elevator infrastructure and the need for the province to support their ports.
- The Port of Johnstown shared a suite with Logistec at the annual Marine Club event in Toronto. This event is an opportunity to celebrate the year and to network with companies and to support the Marine club annual dinner.
- Met with Transport Canada official and discussed our berth access plans and the need for additional signage.
- Working on Year End Report and 2024 Budget.

Port of Johnstown Investment Report - to 4th quarter

Investment Company	Account #	Initial Investment		Interest Rate as of December 31 2023	Original Investment	Current Balance
		Date	Maturity Date			as of December 31, 2023
Scotia HISA	0002476961748211	July 5, 2022	Open	5.525%	\$2,513,058	\$2,702,392
Scotia Bank Non-Redeemable GIC - 12 month	000000052398699	June 30, 2023	July 2, 2024	6.40%	\$2,000,000	\$2,064,877
RBC Non-Redeemable GIC - 12 month	00770145081-002	Dec. 30, 2023	Dec. 30, 2024	6.25%	\$773,705	\$773,705
RBC Non-Redeemable GIC - 24 month	00770145081-003	Dec. 30, 2023	Dec. 30, 2025	5.30%	\$773,705	\$773,705
Total Investments					\$6,060,467	\$6,314,678

Note: In addition, the Port's RBC operating account balance earns interest at RBC Prime less 1.75% (currently: 7.2% -1.75% = 5.45%)

**Port of Johnstown
Action Item**

Committee: Port of Johnstown Management Committee

Date: January 30, 2024

Division: Port of Johnstown

Topic: Year End Presentation / Pre-audited Financial Statement - EBITA

Purpose: To present the 2023 Year End Review report including the pre-audited financial statement prepared by management.

Background: The Port of Johnstown operates as a separate division of the township and has separate financial accounts and therefore has their own financial statements. The final pre-audited financial numbers are included, along with the 2023 Year End Report and interpreted to the POJ Management Committee at this port meeting on Jan. 30, 2024. The financial position of the Port must be audited and formally accepted by the Port Management Committee. The Port uses MNP LLP as their Professional Chartered Accountants.

Policy Implications: The terms of reference by-law 2017-02 Schedule “A” for the Port of Johnstown Management Committee is followed.

Recommendations:

- That the Port Management Committee receives the 2023 Year End Review report, and that this includes receiving the Financial Statement as per By-Law 2017-02 Schedule “A” and that these Financial Statements be submitted and interpreted to council.

Robert Dalley
General Manager, Port of Johnstown

Port of Johnstown Action Item

Committee: Port of Johnstown Management Committee

Date: January 30, 2024

Division: Port of Johnstown

Topic: Procurement and Construction of a New Grain Dryer – Annex Expansion
(Project #300-069)

Purpose: To recommend a contractor for the procurement and construction of a new grain dryer with the required wet bins and one new grain bin for dry storage at the Annex.

Background: The annex was constructed in 2010 at the time when the demand for corn storage was expected to grow with the arrival of the ethanol plant. At that time, the long-range plan was to expand the annex to eight bins and add a grain dryer. Two additional grain bins were added in 2016 and again in 2017 bringing the total number of bins to eight. One more 15,000 MT bin was added in 2019 which brought the storage capacity at the annex to 55,000 MT. All of the bins at the annex have been fully utilized since that time. Even with the amount of storage at the annex, the Port is still missing out on corn receiving opportunities due to the volume of soybeans being received over the last few years. A new grain dryer would enable the Port to receive wet corn at the beginning of harvest instead of at the end when the demand is all but gone.

Please refer to the attached business case for additional information regarding the project.

Scope of work: This project involves the procurement and construction of a new grain dryer with heat recovery unit, two hopper bins for wet grain storage and one additional 5000 MT grain bin for dry storage.

Policy Implications: The procurement policy was followed. The new grain dryer was approved in the 2023 capital budget contingent on receiving the ACT funding to support the new grain dryer. The Port was successful in receiving this funding and the signing of the contribution agreement was approved with an action item in July 2023. The ACT funding is in the amount of 50% of the project to a maximum of \$2,000,000. The project was approved by council in the 2023 Capital Budget in the amount of \$4,000,000. As the Port's portion of the project budget amount is now estimated to be above \$4,000,000, the action item must be approved by Council.

Financial Considerations: The amount of Port funds approved in the 2023 budget was \$4,000,000 that was contingent on receiving \$2,000,000 in funding from the ACT program for a project total of \$6,000,000.

A total of four grain companies attended the mandatory job showing. One company withdrew from the bidding process after the site meeting, and two of the companies formed a joint venture. The end result was that the Port received two bids as shown below. The bids do not include HST.

- Earl Horst Systems Ltd. - \$5,778,869.00

- FWS / Advanced Grain Handling Systems – \$11,289,136.00

It should be noted that manufacturers will offer end-of-season discounts at this time of year and these discounts are incorporated in the prices.

The tender bid that is being recommended for approval is from Earl Horst Systems Ltd. in the amount of \$5,778,869.00 + 5% contingency.

It should also be noted that the dryer will require an additional connection for propane in the amount \$205,200. This figure combined with the contingency brings the project total to \$6,283,272 of which the Port portion is \$4,238,272.

Recommendations:

- 1) The Port Management Committee recommends that Council award the New Grain Dryer at the Annex – Project #300-069 to Earl Horst Systems Ltd in the amount of \$5,778,869.00 (excluding HST) plus a 5% contingency.
- 2) That the Port Management Committee recommends that Council authorizes the Port General Manager to sign the contract with Earl Horst Systems Ltd on behalf of the Township.

Kevin Saunders
Operations Manager

Robert Dalley
General Manager

2024

New Dryer and Storage Bins Project



Port of Johnstown

3035 County Road 2
Johnstown, ON
K0E 1T1

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1. Executive summary

Project/business description

The Port of Johnstown is a terminal grain elevator along the St. Lawrence River that has been operating since 1930 serving producers in Eastern Ontario and Western Quebec. It is the only open Port along the St. Lawrence Seaway which offers producers the advantage of being able to sell their grain to the grain trader of their choice.

The Port has a storage capacity 185,000 MT of grain across 398 individual storage bins. The Port is a trimodal facility and is able to receive and ship grain by truck, rail and marine vessel. The demand for the Port's services continues to increase due to the additional acres planted and the increasing yields per acre. As a result, the amount of grain handled continues to increase. The Port handled 400,000 metric tons of grain in 2007. In 2022, the Port handled 745,000 MT of grain. This is an increase of volume of 86% in 15 years.

The volume of grain handled at the Port continues to grow. In 2023, the total quantity of grain handled was 936,236 MT which is the first time that the Port has exceeded the 900,000 MT mark.

Project opportunity

To increase the grain throughput at the Port by increasing the ability to handle wet corn at the beginning of corn harvest rather than at the end. The Port requires additional grain drying capacity in order to service the increasing grain volumes. The current dryer does not have the capacity to handle the extra volume when it arrives at harvest.

Timeline and revenue targets

The project would be started in early 2024 in order to be ready for the 2024 harvest. The expected increase in revenue would be between \$400k and \$500k per year.

Products/services we currently offer

The primary services offered are receiving, storage and shipment of grain. The Port also offers grain cleaning, grain drying and fumigation services.

Current sales levels

The Port's revenue in the last fiscal year (2022) was \$10,357,627.

2. Goals and objectives

Nature of the project

To increase the grain drying capability at the Port of Johnstown to meet customer demand. The increased grain volumes had put added pressure on the current grain dryer and it can no longer handle the increasing grain volume.

The Port of Johnstown began expanding their grain storage capacity in 2010 with the addition of a new Annex to meet the expected customer demand due to the arrival of the ethanol plant. At that time, the plan was to expand the annex as customer demand increased to a total of eight grain bins and a dryer. The Annex was also designed to provide a backup system for the main elevator which would allow the Port to continue receiving and shipping grain in the event of a breakdown in the main building.

The Annex began with four x five thousand metric ton steel grain bins in 2010. The project continued in the past decade with an additional 5 steel grain bins (2 in 2016, 2 in 2017 and 1 in 2019) bringing our total grain storage capacity at the Annex to 56,000 metric tons, an increase of over 40 percent in grain storage. Since 2010, we have seen an additional 3.1 million metric tons of grain received at the Port of Johnstown grain elevator, worth an estimated value in excess of \$1 billion dollars (@\$350 per mt) processed through our grain elevator primarily as a result of the new Annex expansion.

2001 - 2009 = 1,820,685 metric tons of grain received

2010 - 2023 = 4,924,391 metric tons of grain received.

The next phase of the original Annex plan is the addition of a new grain dryer to be able to accept wet corn at the beginning of corn harvest when the customer demand begins. The lack of a grain dryer at the Annex limits the amount of wet grain that we can accept which in turns limits the opportunities for area producers to get their grain to market. The increase in soybean volume at the Port, while beneficial to the Port's revenue, has had a negative impact on the ability to accept corn due to lack of bin space and the availability of the dryer time.

The Annex is currently generating over \$1.6 million dollars of revenue annually. The addition of a new grain dryer is expected to increase the annual revenue at the Annex to over \$2 million annually due to the additional grain drying fees.

Mission, vision and values

The mission of the Port of Johnstown is to provide local, national and international clients with an efficient, reliable and affordable intermodal infrastructure in support of foreign and

domestic trade, and to contribute actively to regional economic development. As the agricultural and marine industries in the region grow, the port's goals are to grow alongside.

Business goals

The goal of the project is to enable the Port to begin receiving wet corn for drying while the soybean harvest is still ongoing. Currently, the Port needs to delay receiving wet corn until such time as the soybean harvest is near completion and the current dryer is no longer needed for soybeans.

Strategic objectives

The objective of this project is to increase the ability to handle wet corn and to provide local grain producers an efficient and more environmentally friendly means of drying their wet grain. To meet this goal, the Port intends to purchase and install a new grain dryer complete with a heat recovery unit. The heat recovery component will reduce fuel consumption between 20% and 40% according to OMFRA Fact Sheet 17-001 - Reducing Energy Use in Grain Drying. This in turn will reduce GHG by a similar amount.

It should be noted that this is not the first time that the Port has increased grain drying capacity. The Port added the current dryer in 2006, with a nominal capacity of 75 MT/hr, at a time when the annual amount of grain received was approximately 200,000 MT. This dryer replaced a unit that had a capacity of 25 MT/hr. The current annual grain volume is double the 2006 level at 400,000 MT per year which emphasizes the need for additional grain drying capacity.

Grain Dryer History

Year	Dryer	Capacity (MT/hr)	Annual Grain Volume (MT)
1989	Grain Handler Model 1212	24	180,000
2006	GSI Model 4000	75	200,000
2024	GSI Model 7000	150	400,000

Prior to 2009, wheat was the dominate commodity handled at the Port. The arrival of the ethanol plant saw local corn production increase to meet the local demand. Corn then became the dominate grain. The Annex was built at that time to handle the increase in demand for corn storage. In 2012, soybean production ramped up which displaced corn as the main commodity. The table below shows the changes in commodities received at the Port.

At first glance, it appears that corn is still doing very well on an annual basis and it is. However, a deeper dive into the data shows that the Port is missing out on opportunity during harvest to

wet receive corn. The quantity the Port is able to receive at harvest has been declining over the years. This is due to the increase in soybean volumes received at the Port. Unfortunately, this has also meant that the Port is not able to receive wet corn until towards the end of the corn harvest rather than at the beginning when the demand is the greatest.

Year	Annual Receiving Quantity (MT)				Receiving at Harvest (MT)		
	Wheat	Corn	Soybean		Wheat	Corn	Soybean
2006	104,252	49,521	43,371		92,434	49,202	41,725
2007	97,280	48,653	56,279		87,236	42,278	36,991
2008	108,442	117,941	43,582		100,570	59,154	41,092
2009	69,878	142,409	78,187		59,345	57,299	74,229
2010	69,025	189,226	91,181		65,692	116,320	90,487
2011	55,382	141,568	90,999		49,852	61,018	88,635
2012	64,767	114,780	131,606		62,330	57,209	98,366
2013	65,833	130,318	113,954		55,737	100,353	113,670
2014	44,044	145,225	105,715		38,261	67,799	104,738
2015	50,895	181,462	152,374		47,589	81,937	148,509
2016	51,447	130,486	199,313		48,630	75,784	193,074
2017	26,803	97,023	180,098		23,348	36,879	175,561
2018	44,330	111,462	232,992		39,876	77,734	205,924
2019	25,647	103,683	140,252		22,070	43,546	117,684
2020	30,630	132,256	196,536		30,147	33,636	180,338
2021	38,511	187,048	199,602		38,390	98,471	189,103
2022	60,357	78,793	215,579		58,464	41,164	193,481
2023	64,672	185,036	208,446		64,223	84,887	183,854

The following shows what are considered harvest months for each commodity at the Port.

- **Wheat:** July, August, September
- **Soybean:** September, October, November
- **Corn:** October, November, December

There is opportunity to pick up additional corn data in the area. According to the published statistics published by OMAFRA, the Eastern Ontario region produces over 1,000,000 MT of corn annually. The table below shows the production in Eastern Ontario and the amount of corn received at the Port during harvest. There is room for growth in corn volume at the Port based on the percentage of corn received at the Port during the harvest season compared to production in Eastern Ontario.

Year	Eastern ON Corn Qty (MT)	Port Corn Harvest Receipts (MT)
2016	1,191,069	75,784
2017	1,411,118	36,879
2018	1,268,264	77,734
2019	1,244,364	43,546
2020	1,178,368	33,636
2021	1,241,222	98,471
2022	1,091,033	41,164

The majority of the corn harvested in Ontario must be dried before being put into storage. Wet corn has a limited shelf life when wet (above 15.5% moisture). The higher the moisture content, the shorter the storage time before it begins to spoil.

Financial objectives

- Increase the grain drying capacity at the Port.
- Increase the intake of wet corn especially prior to the end of the soybean harvest when the current drying capacity is filled with soybeans.
- Increase the overall storage capacity at the Port.
- Increase the revenue generated at the Port.

3. Background and history

Location and years in operation

The Port of Johnstown was built in the early 1930's and has grown to become one of Eastern Ontario's premier ports for truck, vessel, and rail shipping and receiving of grains, salt, aggregate, and a variety of project cargo. In 2000, the port was transferred to the Township of Edwardsburgh (now the Township of Edwardsburgh Cardinal) under the National Marine Policy (NMP) wherein the federal government established dedicated and independent port authorities for Canada's largest ports and divested smaller regional/local and remote ports to local interests, including municipalities.

Business achievements

The port is an economic driver for the community and the region at large. In July 2018, Martin Associates of Lancaster, Pennsylvania, was retained to prepare an economic impact study for a consortium of U.S. and Canadian Great Lakes - St. Lawrence River stakeholders. The study found that the economic impacts generated and enabled by the Port of Johnstown are profound:

- In 2017, the marine cargo handled at Port of Johnstown marine terminals generated \$37.1 million in economic activity in Ontario and the direct business revenue received by the firms directly dependent upon the cargo handled at the marine terminals located at the port was \$27.4 million.
- 357 jobs in Ontario are supported by the cargo moving via the marine terminals located at the Port of Johnstown.
 - Of the 357 jobs, 112 jobs are directly generated by the marine cargo and vessel activity at the marine terminals at the Port of Johnstown.
 - As the result of the local and regional purchases by those 112 individuals holding the direct jobs, an additional 165 induced jobs are supported in the regional economy.
 - 80 indirect jobs are supported by \$11.3 million of regional purchases by businesses supplying services at the marine terminals at the Port of Johnstown.
- Combining the direct, induced, and indirect income impacts, the cargo handled at the Port of Johnstown generated \$20.4 million in wages and salaries, and local consumption expenditures in the regional economy.
- In 2017, a total of \$8.6 million in provincial and federal taxes were generated by cargo and vessel activity at the port, with \$2.8 million generated at the provincial level and \$5.8 million generated at the federal level.

The port receives grain from around the region and provides a range of grading, storage, cleaning, and drying services in addition to loading vessels bound for overseas destinations.

Major initiatives

- 2019-2021 Grain Export Infrastructure Renewal and Expansion Project - \$14.5 million project for a new grain bin and the replacement and modernization of the ship loading spouts to better serve the agricultural producers in Eastern Ontario and Western Quebec. This project involved the removal of nine loading spouts at the Port and replacing them with three modern loading spouts that had the same loading capacity as the previous system. In addition, the new spouts were designed to be able to handle the largest ocean-going vessels that are able to travel the Great Lakes. The new loading spouts were also designed to limit dust emissions. This project was completed on time and on budget. Being on time was extremely important so the Port was ready to begin loading ships with grain at the start of the 2021 harvest season.
- 2017 - Annex Bin Expansion - A \$2.2 million project for the construction of two additional steel grain bins with a combined storage capacity of 10,000 MT. Project was completed on time and on budget.
- 2016 - Annex Bin Expansion - A \$2 million project for the construction of two additional steel grain bins with a combined storage capacity of 10,000 MT. Project was completed on time and on budget.

Changes that could impact the operation

- Changing weather patterns that lead to lower on farm production yields.
- The building of another terminal elevator along the St. Lawrence River within the Port's current region. In November 2023, Picton Terminals announced that they would be building a 30,000 MT grain storage facility.

4. Products, Services and Target Market

Primary service

The primary services offered are receiving, storage and shipment of grain. The Port also offers grain cleaning, grain drying and fumigation services.

Target market

The Port of Johnstown serves the agricultural producers in Eastern Ontario and Western Quebec.

Competitive advantage

With direct access to marine, road and rail networks, the Port of Johnstown is strategically located to provide access to export markets for over 1,600 farms in the region.

The Port of Johnstown is a terminal grain elevator along the St. Lawrence River that is the only open Port along the St. Lawrence Seaway which offers producers the advantage of being able to sell their grain to the grain trader of their choice. This allows producers to shop their grain to more than one broker.

Pricing strategy

The Port monitors the pricing of other elevators to ensure it remains a competitive and viable option for local producers and grain brokers.

5. Sales and marketing

Key customers and suppliers

Currently serving the agricultural producers in Eastern Ontario and Western Quebec. The Port also has established relationships with the key grain brokers that export grain. In addition, the Port has storage agreements with two key area consumers of corn.

Customer attraction and retention

The majority of the Port's customers are repeat customers for many years. The key to retention is maintaining and expanding the level of service currently available.

Key competitors

The main competitors in the grain business are the export terminals located in Montreal and Hamilton. However, their distance from the Port does not make them a preferred option provided the Port has the ability to continue receiving grain deliveries.

Industry trends, changes and opportunities

The increasing yields and additional acreage being put into production offer the opportunity of more throughput for the Port. The increased production will also mean more grain to be dried before being exported or put into storage.

6. SWOT analysis

An analysis of the Strengths, Weaknesses, Opportunities and Threats (SWOT) of Port was originally conducted by Marpro Associates in 2015. The analysis was updated in 2021 with the addition of the new loading spouts.

P O R T I N T E R N A L	STRENGTHS <ul style="list-style-type: none"> • Max Seaway vessel capability • New Vessel loading spouts in 2021 • Expanded grain handling capacity • Investment in automation • Easy access to <u>Hwys 401 and 416</u> • Inter-modal transportation hub • Served by designated rail spur to CN • Proximity to U.S. Border Crossing 	INTERNAL	WEAKNESSES <ul style="list-style-type: none"> • Heavy reliance on grain related revenue • Aging infrastructure...maintenance cost • Potential truck traffic congestion • Hard to find labour to work in elevator • Limited grain drying capacity • Reliance on grain brokers to schedule vessels 	N E G A T I V E
	OPPORTUNITIES <ul style="list-style-type: none"> • Grain drying capability • Grain cleaning capability • Access to truck, rail and marine for receiving and shipping • Ability to successfully handle non-GMO products at Annex 	EXTERNAL	THREATS <ul style="list-style-type: none"> • Seasonal operation • Existing inter-modal infrastructure serving Toronto - Montreal corridor • Environmental concerns re dust and noise 	

7. Industry Analysis

Industry Overview

Wheat, corn and soybean are the largest crops grown in Eastern Canada. Given Canada's vast amount of arable land and small population, the sector depends on exports, with over 80% of annual grains, oilseeds and pulses production exported. Canada is one of the top exporters of wheat. The top export destinations for Canadian grains, oilseeds and pulses production are: China, Japan, U.S., Mexico and the European Union.

Given the importance of trade for the health of this sector, market access is essential. Free trade deals, such as the Canada-United States-Mexico Agreement (CUSMA), facilitate increased trade flows and reduced transaction costs, improving the sector's competitiveness in the export market.

The future for Canadian grains, oilseeds and pulses remains strong, with demand for plant-based food products and biofuels supporting new investment across Canada.

Each crop requires a different mix of nutrients from the soil, so farmers will often develop a crop rotation. The purpose is to maximize nutrient use and return it to the soil, which benefits the soil's overall health. Certain insects and diseases also target specific crops and can overwinter in the soil. Most crops are planted during the spring and harvested during the fall.

Depending on the variety, wheat can be planted in spring or fall and harvested during summer or fall. After harvest, crops are stored on the farm in large grain bins or other temporary storage such as grain elevators, feed mills or another off-farm facility, or sold. Grain elevators or in-land terminals buy crops from many farmers to export or resell to large customers such as food processing companies.

It should also be noted that there is industry support for the addition of a new grain dryer. Please refer to the attached letters of support.

8. Risk identification and evaluation

Biggest risks

The biggest current risk to the Port is a poor crop yield which would reduce the amount of grain delivered to the Port. This would reduce the amount of revenue for the Port. A future risk would be the establishment of another terminal grain elevator along the Seaway system between Hamilton and Montreal. Picton Terminals announced in November 2024 that they would be building a 30,000 MT grain storage facility.

Tools to manage risks

The Port does not carry any debt on the grain handling operations. Therefore, there are not any debt servicing requirements that would be impacted by a poor crop year.

The Port needs to continue to provide grain services at a high level and strengthen the relationships with the grain brokers who export the grain.

Current Rates for Handling Corn at the Port

Corn Rates	\$ per MT
Inbound	\$5.05
Aeration	\$0.924
Fumigation	\$0.816
Outbound	\$3.66
Drying Charge (25% moisture)	\$19.38
Storage Rate (\$/mt/day)	\$0.064
Avg Storage Days	180

Projected Revenues for New Grain Dryer

	Volume (MT)	In / Out Tariff	Grain Services	Drying	Storage	Total Revenue
Expected	15,000	\$130,650	\$26,100	\$290,700	\$172,800	\$620,250
Worst Case	5,000	\$43,550	\$8,700	\$96,900	\$57,600	\$206,750
Best Case	25,000	\$217,750	\$43,500	\$484,500	\$288,000	\$1,033,750

9. Financial position and projections

Financial plan and statements

The Port currently has \$8,229,000 cash on hand and an additional \$6,276,005 in investments which will cover the costs of this project in its entirety.

Funding

The Agricultural Clean Technology (ACT) program was introduced as part of the Government of Canada's strengthened climate plan. The program aims to create an enabling environment for the development and adoption of clean technology that will help drive the changes required to achieve a low-carbon economy and promote sustainable growth in Canada's agriculture and agri-food sector. The Adoption Stream supports the purchase and installation of commercially available clean technology or equipment upgrades that will reduce greenhouse gas (GHG). Please keep in mind that the objective is to reduce overall GHG by having more grain pass through more energy efficient dryers which helps to achieve that goal.

The Port of Johnstown staff presented a comprehensive project evaluation for this project that was approved by the Federal government. The Port was successful in getting the maximum amount of funding available, which is 50% of costs to a maximum of \$2,000,000.

Financial needs

The Port requires a total of \$5.78 million dollars (plus 5% contingency) to purchase, install and commission a grain dryer, wet bins and an additional storage bin with a capacity of 5,000 MT. \$2.0 million is expected to come from the Agricultural Clean Technology (ACT) fund. The contribution agreement was signed in July 2023.

The new dryer project was approved in the 2023 capital budget with an amount of \$4,000,000. This project was contingent on receiving the ACT funding in the amount of \$2,000,000 for a total project value of \$6,000,000.

Expected Return on Investment for New Grain Dryer

Cost of Dryer	\$5,778,869		
Estimated Cost of NG station	\$2,707,084	(per Enbridge estimate Jan 15/24)	
Contingency (5%)	\$424,298		
TOTAL	\$8,910,251		
ACT Funding	\$2,000,000		
Port Funding Required	\$6,910,251		
	Expected	Worst Case	Best Case
Volume Increase (MT)	15,000	5,000	25,000
Expected Revenue Increase	\$620,250	\$206,750	\$1,033,750
Expected Variable Cost Increase	\$97,000	\$32,000	\$161,666
Net Revenue Gain	\$523,250	\$174,750	\$872,084
Payback (Years)	13.2	39.5	7.9

You will note in the project costs there is a line for a new natural gas station at \$2,707,084 as provided by Enbridge on January 14, 2024. The current gas line into the Port cannot supply any additional volume. Therefore, a new NG station is required to increase the amount of natural gas available to the Port for the new grain dryer. This cost was not anticipated when the project costs were estimated prior to the first round of applications for the ACT program. The cost of this station would put this project over budget by roughly the cost of the station.

Alternative:

Although it is not the preferred option, the use of propane to fuel the dryer is an option that would make the project more economically viable due to the reduced costs. A propane supplier provided an estimate for the costs with using LP. As shown in the tables below, the revenue for the dryer would remain the same since it is based on quantity. The additional variable cost would be higher due to the price of propane. It should be noted that it would be possible to lock in the price of propane for two to three years depending on the market at that time. However, the payback period for the project is less since the cost of the project is less.

Expected Return on Investment for New Grain Dryer using LP

Cost of Dryer	\$5,778,869		
Estimated Cost of Equipment	\$205,200	(per Levac estimate Dec 18/23)	
Contingency (5%)	\$299,203		
TOTAL	\$6,283,272		
ACT Funding	\$2,000,000		
Port Funding Required	\$4,283,272		
	Expected	Worst Case	Best Case
Volume Increase (MT)	15,000	5,000	25,000
Expected Revenue Increase	\$620,250	\$206,750	\$1,033,750
Expected Variable Cost Increase	\$147,718	\$49,239	\$246,197
Net Revenue Gain	\$472,532	\$157,511	\$787,553
Payback (Years)	9.1	27.2	5.4

10. Summary

The annual grain volumes at the Port continue to increase. The demand for grain drying services is also increasing and the current grain dryer is unable to meet the added demand. A new grain dryer would enable the Port to begin receiving wet corn at the beginning of the corn harvest when the demand is greatest. The annex is the ideal location for the new grain dryer as the majority of corn coming to the Port is stored at this location. The new grain dryer is expected to increase the Port's revenue by \$500,000 per year due to increased drying and grain services.

The Port is recommending that the approval be granted to proceed with the procurement and installation of a new GSI Model 7000 grain dryer. In addition, the Port is recommending that the grain dryer be fuelled using propane due to the high cost of expanding the natural gas service at the Port.

THAT Port of Johnstown Management Committee approves payment of Port invoices circulated and numbered as follows:

- Withdrawals \$515,216.12

TOTAL \$515,216.12

- Batch 1 Cheques \$37,800.53
- Batch 2 EFT \$205,531.86

TOTAL \$243,332.39

TOTAL OF DIRECT WITHDRAW & BATCH LISTINGS \$758,548.51

PORT OF JOHNSTOWN

Listing of Montly Direct withdrawl Payments for the Port of Johnstown - January 30, 2024

For approval by Committee

	Month	Amount	Withdrawl Date
Payroll Taxes	Dec 15-31	\$75,680.10	04-Jan
Payroll Taxes	Jan 1-14	\$34,712.96	17-Jan
Payroll Taxes	Jan 15-31	\$27,800.46	05-Feb
EHT	December	\$7,595.18	15-Jan
EHT	December	\$3,769.43	15-Feb
HST	December	\$220,097.35	30-Jan
SunLife	January	\$15,211.12	01-Jan
VISA - General Manager	December	\$881.59	10-Jan
VISA - Operations Manager - KS	December	\$1,405.46	17-Jan
VISA - Operations Manager - MM	December	\$99.68	17-Jan
VISA- Office Manager	December	\$2,209.45	17-Jan
Hydro One	Oct 1-Nov 1	\$42,103.64	06-Feb
Hydro One	Nov 1-Dec 1	\$47,314.86	06-Feb
Hydro One	Nov 7-Dec 5	\$206.02	18-Jan
Enbridge	Nov 21-Dec 18	\$26,126.75	29-Jan
Bell	December	\$621.15	09-Jan
Cogeco	December	\$169.44	02-Jan
WSIB	December	\$9,100.80	28-Jan
Pitney Bowes	1st Qtr Lease	\$110.68	03-Jan Mail Machine Lease
	Total	\$515,216.12	

**PLEASE SIGN AND RETURN TO RHONDA
THANKS**

A/P Batch Listing - Payment (APCBTCLZ)

From Batch Number [1] To [1]
 From Batch Date [01/24/2024] To [01/24/2024]
 Type [Entered, Imported, Generated, System, External]
 Status [Open, Ready To Post, Posted]
 Reprint Previously Printed Batches [Yes]
 Show Tax Details [Yes]
 Show Adjustment Details [Yes]
 Show Optional Fields [Yes]

CHEQUES

Batch No.:	1	Description:	SYSTEM GENERATED PAYMENT BATCH	Total Amount:	37,800.53
Batch Date:	01/24/2024	Type:	System	Source Application:	AP
Last Edited:	01/24/2024	Status:	Open	Bank:	01
				No. of Entries:	16
				No. of Checks Printed:	0

Entry No.:	1	System Generated Payment	Document No.:	PY000009955	Payment Amt.:	338.15
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Transaction Type:	Payment	Payment Date:	01/31/2024	Posting Date:	01/31/2024	Year - Period:	2024 - 01
Vendor:	CHES01		THE CHESTERVILLE RECORD	Account Set:	TRADE		
Payment Code:	CHECK	Payment Type:	Check	Check No.:	0		

DECEMBER ADVERTISING

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
35770					0.00	0.00	0.00	338.15
Total :					0.00	0.00	0.00	338.15

Entry No.:	2	System Generated Payment	Document No.:	PY000009956	Payment Amt.:	133.34
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Transaction Type:	Payment	Payment Date:	01/31/2024	Posting Date:	01/31/2024	Year - Period:	2024 - 01
Vendor:	COLE02		COLE SOLUTIONS	Account Set:	TRADE		
Payment Code:	CHECK	Payment Type:	Check	Check No.:	0		

2024 DOMAIN NAME RENEWAL

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
2799					0.00	0.00	0.00	133.34
Total :					0.00	0.00	0.00	133.34

Entry No.:	3	System Generated Payment	Document No.:	PY000009957	Payment Amt.:	593.25
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Transaction Type:	Payment	Payment Date:	01/31/2024	Posting Date:	01/31/2024	Year - Period:	2024 - 01
Vendor:	EURO01		EUROFINS ENVIRONMENT TESTING CANAD	Account Set:	TRADE		
Payment Code:	CHECK	Payment Type:	Check	Check No.:	0		

WATER TESTING

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
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A/P Batch Listing - Payment (APCBTCLZ)

3003880	0.00	0.00	0.00	593.25
Total :	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>593.25</u>

Entry No.: 4 System Generated Payment **Document No.:** PY000009958 **Payment Amt.:** 229.39

Transaction Type: Payment **Payment Date:** 01/31/2024 **Posting Date:** 01/31/2024 **Year - Period:** 2024 - 01

Vendor: GARL01 GARLAND CANADA INC.

Account Set: TRADE

MAINT SUPPLIES

Payment Code: CHECK **Payment Type:** Check

Check No.: 0

<u>Document No.</u>	<u>Sched. No.</u>	<u>Adj. No.</u>	<u>Adj. Reference</u>	<u>Adj. Description</u>	<u>Adjustment</u>	<u>Discount</u>	<u>Tax Withheld</u>	<u>Amount</u>
CI-CN0039198					0.00	0.00	0.00	229.39
Total :					<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>229.39</u>

Entry No.: 5 System Generated Payment **Document No.:** PY000009959 **Payment Amt.:** 9,177.41

Transaction Type: Payment **Payment Date:** 01/31/2024 **Posting Date:** 01/31/2024 **Year - Period:** 2024 - 01

Vendor: GROU01 GROUND MASTER LTD

Account Set: TRADE

WEED CONTROL

Payment Code: CHECK **Payment Type:** Check

Check No.: 0

<u>Document No.</u>	<u>Sched. No.</u>	<u>Adj. No.</u>	<u>Adj. Reference</u>	<u>Adj. Description</u>	<u>Adjustment</u>	<u>Discount</u>	<u>Tax Withheld</u>	<u>Amount</u>
C-12057					0.00	0.00	0.00	9,177.41
Total :					<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>9,177.41</u>

Entry No.: 6 System Generated Payment **Document No.:** PY000009960 **Payment Amt.:** 305.10

Transaction Type: Payment **Payment Date:** 01/31/2024 **Posting Date:** 01/31/2024 **Year - Period:** 2024 - 01

Vendor: HEND01 HENDERSON PRINTING INC

Account Set: TRADE

2024 WINTER CLASSIC SPONSORSHIP

Payment Code: CHECK **Payment Type:** Check

Check No.: 0

<u>Document No.</u>	<u>Sched. No.</u>	<u>Adj. No.</u>	<u>Adj. Reference</u>	<u>Adj. Description</u>	<u>Adjustment</u>	<u>Discount</u>	<u>Tax Withheld</u>	<u>Amount</u>
77275					0.00	0.00	0.00	305.10
Total :					<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>305.10</u>

Entry No.: 7 System Generated Payment **Document No.:** PY000009961 **Payment Amt.:** 8,588.00

Transaction Type: Payment **Payment Date:** 01/31/2024 **Posting Date:** 01/31/2024 **Year - Period:** 2024 - 01

Vendor: HOUS02 S. HOUSEMAN & ASSOCIATES

Account Set: TRADE

2023 ENGINEERING ON SOUTH SLIP

Payment Code: CHECK **Payment Type:** Check

Check No.: 0

A/P Batch Listing - Payment (APCBTCLZ)

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
024-50					0.00	0.00	0.00	8,588.00
Total :					0.00	0.00	0.00	8,588.00

Entry No.: 8	System Generated Payment			Document No.: PY000009962	Payment Amt.: 77.97			
Transaction Type:	Payment	Payment Date:	01/31/2024	Posting Date:	01/31/2024	Year - Period: 2024 - 01		
Vendor:	JOEC01	JOE COMPUTER		Account Set:	TRADE	BACKUP DSL		
Payment Code:	CHECK	Payment Type:	Check	Check No.:	0			

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
195879					0.00	0.00	0.00	77.97
Total :					0.00	0.00	0.00	77.97

Entry No.: 9	System Generated Payment			Document No.: PY000009963	Payment Amt.: 1,137.01			
Transaction Type:	Payment	Payment Date:	01/31/2024	Posting Date:	01/31/2024	Year - Period: 2024 - 01		
Vendor:	MOTI01	MOTION INDUSTRIES, INC.		Account Set:	TRADE	VARIOUS MAINT. SUPPLIES		
Payment Code:	CHECK	Payment Type:	Check	Check No.:	0			

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
ON17-00391328					0.00	0.00	0.00	711.23
ON17-00391662					0.00	0.00	0.00	425.78
Total :					0.00	0.00	0.00	1,137.01

Entry No.: 10	System Generated Payment			Document No.: PY000009964	Payment Amt.: 20.57			
Transaction Type:	Payment	Payment Date:	01/31/2024	Posting Date:	01/31/2024	Year - Period: 2024 - 01		
Vendor:	PURO01	PUROLATOR COURIER LTD.		Account Set:	TRADE	SHIPPING SERVICES		
Payment Code:	CHECK	Payment Type:	Check	Check No.:	0			

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
455164206					0.00	0.00	0.00	7.58
455344819					0.00	0.00	0.00	12.99
Total :					0.00	0.00	0.00	20.57

Entry No.: 11	System Generated Payment			Document No.: PY000009965	Payment Amt.: 65.88			
Transaction Type:	Payment	Payment Date:	01/31/2024	Posting Date:	01/31/2024	Year - Period: 2024 - 01		

A/P Batch Listing - Payment (APCBTCLZ)

Vendor: SGSC01 SGS CANADA INC. Account Set: TRADE
Payment Code: CHECK Payment Type: Check Check No.: 0

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
11635608					0.00	0.00	0.00	65.88
Total :					0.00	0.00	0.00	65.88

Entry No.: 12 System Generated Payment Document No.: PY000009966 Payment Amt.: 55.37
Transaction Type: Payment Payment Date: 01/31/2024 Posting Date: 01/31/2024 Year - Period: 2024 - 01
Vendor: SOUT10 SOUTH GRENVILLE BEACON Account Set: TRADE CHRISTMAS ADVERTISING
Payment Code: CHECK Payment Type: Check Check No.: 0

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
1223					0.00	0.00	0.00	55.37
Total :					0.00	0.00	0.00	55.37

Entry No.: 13 System Generated Payment Document No.: PY000009967 Payment Amt.: 4,627.35
Transaction Type: Payment Payment Date: 01/31/2024 Posting Date: 01/31/2024 Year - Period: 2024 - 01
Vendor: STLA02 ST. LAWRENCE TESTING & INSPECTION CO. Account Set: TRADE 2023 DRYER BIN PROJECT - CAPITAL
Payment Code: CHECK Payment Type: Check Check No.: 0

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
23D681					0.00	0.00	0.00	4,627.35
Total :					0.00	0.00	0.00	4,627.35

Entry No.: 14 System Generated Payment Document No.: PY000009968 Payment Amt.: 10,165.63
Transaction Type: Payment Payment Date: 01/31/2024 Posting Date: 01/31/2024 Year - Period: 2024 - 01
Vendor: TRIA01 TRIANGLE PUMP SERVICE LIMITED Account Set: TRADE 2023 - GENERATOR PROJECT - CAPITAL
Payment Code: CHECK Payment Type: Check Check No.: 0

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
31203					0.00	0.00	0.00	10,165.63
Total :					0.00	0.00	0.00	10,165.63

Entry No.: 15 System Generated Payment Document No.: PY000009969 Payment Amt.: 1,990.21

Transaction Type: Payment

Payment Date: 01/31/2024

Posting Date: 01/31/2024

Year - Period: 2024 - 01

Vendor: UNIT02

Uni-Tech Inspection Services

Account Set: TRADE

2023 ANNUAL HOIST INSPECTION

Payment Code: CHECK

Payment Type: Check

Check No.: 0

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
15400					0.00	0.00	0.00	1,990.21
Total :					0.00	0.00	0.00	1,990.21

Entry No.: 16

System Generated Payment

Document No.: PY000009970

Payment Amt.: 295.90

Transaction Type: Payment

Payment Date: 01/31/2024

Posting Date: 01/31/2024

Year - Period: 2024 - 01

Vendor: WHIT02

WHITING EQUIPMENT CANADA INC.

Account Set: TRADE

TRACKMOBILE SUPPLIES

Payment Code: CHECK

Payment Type: Check

Check No.: 0

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
105966					0.00	0.00	0.00	295.90
Total :					0.00	0.00	0.00	295.90

— Batch Summary —

	Invoice	Adjustment	Discount	Payment	Advance Credit	Bank Amount
Total for Batch 1:	0.00	0.00	0.00	37,800.53	0.00	37,800.53

16 entries printed

1 batch printed

A/P Batch Listing - Payment (APCBTCLZ)

From Batch Number [2] To [2]
 From Batch Date [01/24/2024] To [01/24/2024]
 Type [Entered, Imported, Generated, System, External]
 Status [Open, Ready To Post, Posted]
 Reprint Previously Printed Batches [Yes]
 Show Tax Details [Yes]
 Show Adjustment Details [Yes]
 Show Optional Fields [Yes]

EFT PAYMENTS

Batch No.:	2	Description:	SYSTEM GENERATED PAYMENT BATCH	Total Amount:	205,531.86
Batch Date:	01/24/2024	Type:	System	Source Application:	AP
Last Edited:	01/24/2024	Status:	Open	Bank:	01
				No. of Entries:	27
				No. of Checks Printed:	0

Entry No.:	1	System Generated Payment	Document No.:	PY000009971	Payment Amt.:	1,249.24
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Transaction Type:	Payment	Payment Date:	01/31/2024	Posting Date:	01/31/2024	Year - Period:	2024 - 01
Vendor:	ACKL01		ACKLANDS- GRAINGER INC	Account Set:	TRADE		
Payment Code:	EFT	Payment Type:	Other				

SAFETY & MAINT. SUPPLIES

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
9938704609					0.00	0.00	0.00	121.95
9938704617					0.00	0.00	0.00	1,062.40
9955057485					0.00	0.00	0.00	53.43
9955413266					0.00	0.00	0.00	11.46
Total :					0.00	0.00	0.00	1,249.24

Entry No.:	2	System Generated Payment	Document No.:	PY000009972	Payment Amt.:	1,279.16
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Transaction Type:	Payment	Payment Date:	01/31/2024	Posting Date:	01/31/2024	Year - Period:	2024 - 01
Vendor:	AERO01		AEROTEK ULC	Account Set:	TRADE		
Payment Code:	EFT	Payment Type:	Other				

HR SERVICES FROM DEC.

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
OC16840818					0.00	0.00	0.00	650.88
OC16852770					0.00	0.00	0.00	628.28
Total :					0.00	0.00	0.00	1,279.16

Entry No.:	3	System Generated Payment	Document No.:	PY000009973	Payment Amt.:	7,752.58
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Transaction Type:	Payment	Payment Date:	01/31/2024	Posting Date:	01/31/2024	Year - Period:	2024 - 01
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A/P Batch Listing - Payment (APCBTCLZ)

Vendor: BIRD01 BIRD RICHARD
 Payment Code: EFT Payment Type: Other

Account Set: TRADE

DEC LAWYER FEES

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
12852					0.00	0.00	0.00	7,249.78
12873					0.00	0.00	0.00	502.80
Total :					0.00	0.00	0.00	7,752.58

Entry No.: 4 System Generated Payment Document No.: PY000009974 Payment Amt.: 101,220.85

Transaction Type: Payment Payment Date: 01/31/2024 Posting Date: 01/31/2024 Year - Period: 2024 - 01
 Vendor: CGRC01 RECEIVER GENERAL FOR CANADA Account Set: TRADE
 Payment Code: EFT Payment Type: Other

WEIGH/INSPECT GRAIN FOR VESSELS,
BILLED BACK TO BROKERS

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
90302830					0.00	0.00	0.00	13,179.85
90303488					0.00	0.00	0.00	120.95
90303583					0.00	0.00	0.00	87,857.18
INTEREST					0.00	0.00	0.00	62.87
Total :					0.00	0.00	0.00	101,220.85

Entry No.: 5 System Generated Payment Document No.: PY000009975 Payment Amt.: 2,327.80

Transaction Type: Payment Payment Date: 01/31/2024 Posting Date: 01/31/2024 Year - Period: 2024 - 01
 Vendor: CLAR02 CLARKE CLEANING SERVICE Account Set: TRADE
 Payment Code: EFT Payment Type: Other

HOUSEKEEPING, ANNUAL WAXING OF GENERAL
FOREMAN FLOOR

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
2308					0.00	0.00	0.00	2,327.80
Total :					0.00	0.00	0.00	2,327.80

Entry No.: 6 System Generated Payment Document No.: PY000009976 Payment Amt.: 246.13

Transaction Type: Payment Payment Date: 01/31/2024 Posting Date: 01/31/2024 Year - Period: 2024 - 01
 Vendor: CULL01 CULLIGAN OF OTTAWA Account Set: TRADE
 Payment Code: EFT Payment Type: Other

DEC/JAN BOTTLED WATER

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
06185TN					0.00	0.00	0.00	42.47

A/P Batch Listing - Payment (APCBTCLZ)

17810TN	0.00	0.00	0.00	58.72
93838TM	0.00	0.00	0.00	76.22
99579TM	0.00	0.00	0.00	68.72
Total :	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>246.13</u>

Entry No.: 7	System Generated Payment	Document No.: PY000009977	Payment Amt.: 791.00
Transaction Type: Payment	Payment Date: 01/31/2024	Posting Date: 01/31/2024	Year - Period: 2024 - 01
Vendor: D&JT01	D&J TRANSPORTATION	Account Set: TRADE	DUST RUCK REMOVAL
Payment Code: EFT	Payment Type: Other		

<u>Document No.</u>	<u>Sched. No.</u>	<u>Adj. No.</u>	<u>Adj. Reference</u>	<u>Adj. Description</u>	<u>Adjustment</u>	<u>Discount</u>	<u>Tax Withheld</u>	<u>Amount</u>
83996					0.00	0.00	0.00	791.00
Total :					<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>791.00</u>

Entry No.: 8	System Generated Payment	Document No.: PY000009978	Payment Amt.: 1,646.24
Transaction Type: Payment	Payment Date: 01/31/2024	Posting Date: 01/31/2024	Year - Period: 2024 - 01
Vendor: DALTO1	DALTCO ELEC. & SUP. (1979) LTD	Account Set: TRADE	VARIOUSE ELECTRICAL AND SECURITY GATE SUPPLIES
Payment Code: EFT	Payment Type: Other		

<u>Document No.</u>	<u>Sched. No.</u>	<u>Adj. No.</u>	<u>Adj. Reference</u>	<u>Adj. Description</u>	<u>Adjustment</u>	<u>Discount</u>	<u>Tax Withheld</u>	<u>Amount</u>
1466077					0.00	0.00	0.00	349.96
1466821					0.00	0.00	0.00	455.52
1468600					0.00	0.00	0.00	252.32
1469119					0.00	0.00	0.00	588.44
Total :					<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,646.24</u>

Entry No.: 9	System Generated Payment	Document No.: PY000009979	Payment Amt.: 991.01
Transaction Type: Payment	Payment Date: 01/31/2024	Posting Date: 01/31/2024	Year - Period: 2024 - 01
Vendor: DRAP02	DRAPEAU AUTOMATIC SPRINKLER CORP.	Account Set: TRADE	2023 SERVICE TO FIRE ALARM SYSTEM
Payment Code: EFT	Payment Type: Other		

<u>Document No.</u>	<u>Sched. No.</u>	<u>Adj. No.</u>	<u>Adj. Reference</u>	<u>Adj. Description</u>	<u>Adjustment</u>	<u>Discount</u>	<u>Tax Withheld</u>	<u>Amount</u>
25948					0.00	0.00	0.00	412.45
25949					0.00	0.00	0.00	578.56

A/P Batch Listing - Payment (APCBTCLZ)

Total :	0.00	0.00	0.00	991.01
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Entry No.:	10	System Generated Payment	Document No.:	PY000009980	Payment Amt.:	23.17
Transaction Type:	Payment	Payment Date:	01/31/2024	Posting Date:	01/31/2024	Year - Period: 2024 - 01
Vendor:	DRIV01		DRIVERCHECK, INC	Account Set:	TRADE	MONTHLY MEMBERSHIP
Payment Code:	EFT	Payment Type:	Other			

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
PORT09-1717153					0.00	0.00	0.00	23.17
Total :					0.00	0.00	0.00	23.17

Entry No.:	11	System Generated Payment	Document No.:	PY000009981	Payment Amt.:	141.46
Transaction Type:	Payment	Payment Date:	01/31/2024	Posting Date:	01/31/2024	Year - Period: 2024 - 01
Vendor:	FUTU02		FUTURE OFFICE PRODUCTS	Account Set:	TRADE	DEC COPIER CONTRACT
Payment Code:	EFT	Payment Type:	Other			

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
FOP220835					0.00	0.00	0.00	141.46
Total :					0.00	0.00	0.00	141.46

Entry No.:	12	System Generated Payment	Document No.:	PY000009982	Payment Amt.:	3,226.15
Transaction Type:	Payment	Payment Date:	01/31/2024	Posting Date:	01/31/2024	Year - Period: 2024 - 01
Vendor:	GTRS01		GTR SCALES LTD.	Account Set:	TRADE	INSPECT/CALIBRATE SCALES, NE METTLE TOLEDO DISPLAY ALL 2023
Payment Code:	EFT	Payment Type:	Other			

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
231024POJP					0.00	0.00	0.00	2,406.90
231213POJ					0.00	0.00	0.00	819.25
Total :					0.00	0.00	0.00	3,226.15

Entry No.:	13	System Generated Payment	Document No.:	PY000009983	Payment Amt.:	225.00
Transaction Type:	Payment	Payment Date:	01/31/2024	Posting Date:	01/31/2024	Year - Period: 2024 - 01
Vendor:	HOWA01		HOWARD CAMPBELL & SONS LTD.	Account Set:	TRADE	PORTABLE TOILET RENTAL
Payment Code:	EFT	Payment Type:	Other			

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
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A/P Batch Listing - Payment (APCBTCLZ)

MR2029	0.00	0.00	0.00	225.00
Total :	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>225.00</u>

Entry No.: 14 System Generated Payment **Document No.:** PY000009984 **Payment Amt.:** 169.50

Transaction Type: Payment **Payment Date:** 01/31/2024 **Posting Date:** 01/31/2024 **Year - Period:** 2024 - 01
Vendor: JONE01 JONES RAIL INDUSTRIES LTD. **Account Set:** TRADE **MONTHLY MAINT. - DEC**
Payment Code: EFT **Payment Type:** Other

<u>Document No.</u>	<u>Sched. No.</u>	<u>Adj. No.</u>	<u>Adj. Reference</u>	<u>Adj. Description</u>	<u>Adjustment</u>	<u>Discount</u>	<u>Tax Withheld</u>	<u>Amount</u>
4407					0.00	0.00	0.00	169.50
Total :					<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>169.50</u>

Entry No.: 15 System Generated Payment **Document No.:** PY000009985 **Payment Amt.:** 299.45

Transaction Type: Payment **Payment Date:** 01/31/2024 **Posting Date:** 01/31/2024 **Year - Period:** 2024 - 01
Vendor: LEVA01 LEVAC SUPPLY LIMITED **Account Set:** TRADE **COVER FOR CONVEYANCE**
Payment Code: EFT **Payment Type:** Other

<u>Document No.</u>	<u>Sched. No.</u>	<u>Adj. No.</u>	<u>Adj. Reference</u>	<u>Adj. Description</u>	<u>Adjustment</u>	<u>Discount</u>	<u>Tax Withheld</u>	<u>Amount</u>
1352861					0.00	0.00	0.00	299.45
Total :					<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>299.45</u>

Entry No.: 16 System Generated Payment **Document No.:** PY000009986 **Payment Amt.:** 732.24

Transaction Type: Payment **Payment Date:** 01/31/2024 **Posting Date:** 01/31/2024 **Year - Period:** 2024 - 01
Vendor: LIME01 LIMERICK ENVIRONMENTAL SERVICES LTD. **Account Set:** TRADE **WASTE GRAIN REMOVAL**
Payment Code: EFT **Payment Type:** Other

<u>Document No.</u>	<u>Sched. No.</u>	<u>Adj. No.</u>	<u>Adj. Reference</u>	<u>Adj. Description</u>	<u>Adjustment</u>	<u>Discount</u>	<u>Tax Withheld</u>	<u>Amount</u>
2023-2983					0.00	0.00	0.00	732.24
Total :					<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>732.24</u>

Entry No.: 17 System Generated Payment **Document No.:** PY000009987 **Payment Amt.:** 3,796.80

Transaction Type: Payment **Payment Date:** 01/31/2024 **Posting Date:** 01/31/2024 **Year - Period:** 2024 - 01
Vendor: LVCO01 L.V. CONTROL MANUFACTURING LIMITED **Account Set:** TRADE **2024 AFTER HOURS SUPPORT**
Payment Code: EFT **Payment Type:** Other

A/P Batch Listing - Payment (APCBTCLZ)

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
0000048378					0.00	0.00	0.00	3,796.80
Total :					0.00	0.00	0.00	3,796.80

Entry No.:	18	System Generated Payment		Document No.:	PY000009988		Payment Amt.:	3,333.50
Transaction Type:	Payment	Payment Date:	01/31/2024	Posting Date:	01/31/2024	Year - Period: 2024 - 01		
Vendor:	MARI02	9321420 Canada Inc. (Maritime Magazine)		Account Set:	TRADE	2024 WINTER ADVERTISING		
Payment Code:	EFT	Payment Type:	Other					

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
MM-24-0017					0.00	0.00	0.00	3,333.50
Total :					0.00	0.00	0.00	3,333.50

Entry No.:	19	System Generated Payment		Document No.:	PY000009989		Payment Amt.:	16,950.00
Transaction Type:	Payment	Payment Date:	01/31/2024	Posting Date:	01/31/2024	Year - Period: 2024 - 01		
Vendor:	MNP001		MNP LLP	Account Set:	TRADE	1ST INSTALL OF 2023 AUDIT		
Payment Code:	EFT	Payment Type:	Other					

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
11399735					0.00	0.00	0.00	16,950.00
Total :					0.00	0.00	0.00	16,950.00

Entry No.:	20	System Generated Payment				Document No.:	PY000009990	Payment Amt.:	50,083.90
Transaction Type:	Payment	Payment Date:	01/31/2024	Posting Date:	01/31/2024	Year - Period: 2024 - 01			
Vendor:	OMER01	OMERS		Account Set:	TRADE	DEC EMPLOYEE PENSION			
Payment Code:	EFT	Payment Type:	Other						

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
DEC/23 PENSION					0.00	0.00	0.00	50,083.90
Total :					0.00	0.00	0.00	50,083.90

Entry No.:	21	System Generated Payment				Document No.:	PY000009991		Payment Amt.:	1,957.73
Transaction Type:	Payment	Payment Date:	01/31/2024	Posting Date:	01/31/2024	Year - Period: 2024 - 01				
Vendor:	ONSE01	ONSERVE		Account Set:	TRADE	JAN IT NETOWRK MONITORING				
Payment Code:	EFT	Payment Type:	Other							

A/P Batch Listing - Payment (APCBTCLZ)

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
66308					0.00	0.00	0.00	1,957.73
Total :					0.00	0.00	0.00	1,957.73

Entry No.:	22	System Generated Payment		Document No.:	PY000009992	Payment Amt.:	1,698.58
Transaction Type:	Payment	Payment Date:	01/31/2024	Posting Date:	01/31/2024	Year - Period: 2024 - 01	
Vendor:	PSAC01	PUBLIC SERV. ALLIANCE OF CAN.		Account Set:	TRADE	DEC UNION DUES	
Payment Code:	EFT	Payment Type:	Other				

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
DEC/23 DUES					0.00	0.00	0.00	1,698.58
Total :					0.00	0.00	0.00	1,698.58

Entry No.:	23	System Generated Payment		Document No.:	PY000009993	Payment Amt.:	1,366.63
Transaction Type:	Payment	Payment Date:	01/31/2024	Posting Date:	01/31/2024	Year - Period: 2024 - 01	
Vendor:	SGSE01	SGS ELEVATORS		Account Set:	TRADE	MONTHLY ELEVATOR MAINT. JAN	
Payment Code:	EFT	Payment Type:	Other				

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
109025					0.00	0.00	0.00	1,366.63
Total :					0.00	0.00	0.00	1,366.63

Entry No.:	24	System Generated Payment		Document No.:	PY000009994	Payment Amt.:	2,454.81
Transaction Type:	Payment	Payment Date:	01/31/2024	Posting Date:	01/31/2024	Year - Period: 2024 - 01	
Vendor:	SKSL01		SKS Law LLP	Account Set:	TRADE	DEC LAYWER FEES	
Payment Code:	EFT	Payment Type:	Other				

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
47769					0.00	0.00	0.00	2,454.81
Total :					0.00	0.00	0.00	2,454.81

Entry No.:	25	System Generated Payment		Document No.:	PY000009995		Payment Amt.:	291.91
Transaction Type:	Payment	Payment Date:	01/31/2024	Posting Date:	01/31/2024	Year - Period: 2024 - 01		
Vendor:	STAP02	STAPLES COMMERCIAL		Account Set:	TRADE	VARIOUS OFFICE/COMPUTER SUPPLIES		

A/P Batch Listing - Payment (APCBTCLZ)

Payment Code: EFT

Payment Type: Other

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
33CD2FF9					0.00	0.00	0.00	5.79
48527799					0.00	0.00	0.00	98.16
A3737B21					0.00	0.00	0.00	187.96
Total :					0.00	0.00	0.00	291.91

Entry No.: 26 System Generated Payment Document No.: PY000009996 Payment Amt.: 583.26

Transaction Type: Payment Payment Date: 01/31/2024 Posting Date: 01/31/2024 Year - Period: 2024 - 01

Vendor: TOML02 Tomlinson Environmental Services Ltd. Account Set: TRADE

WASTE GARBAGE REMOVAL

Payment Code: EFT Payment Type: Other

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
0000026403					0.00	0.00	0.00	583.26
Total :					0.00	0.00	0.00	583.26

Entry No.: 27 System Generated Payment Document No.: PY000009997 Payment Amt.: 693.76

Transaction Type: Payment Payment Date: 01/31/2024 Posting Date: 01/31/2024 Year - Period: 2024 - 01

Vendor: UNIV01 UNIVERSAL SUPPLY GROUP INC. Account Set: TRADE

VARIOUS MAINT AND EQUIPMENT SUPPLIES

Payment Code: EFT Payment Type: Other

Document No.	Sched. No.	Adj. No.	Adj. Reference	Adj. Description	Adjustment	Discount	Tax Withheld	Amount
964-426186					0.00	0.00	0.00	374.93
964-426855					0.00	0.00	0.00	213.80
964-427835					0.00	0.00	0.00	96.37
964-428282					0.00	0.00	0.00	79.05
964-425067					0.00	0.00	0.00	-70.39
Total :					0.00	0.00	0.00	693.76

— Batch Summary —

	Invoice	Adjustment	Discount	Payment	Advance Credit	Bank Amount
Total for Batch 2:	0.00	0.00	0.00	205,531.86	0.00	205,531.86