



## Report to Council

Department: Development Services  
Division: Economic Development  
Date: September 8, 2020  
Prepared by: Nelson Silveira, Economic Development Officer  
Report Number: Economic Development-2020-12  
Subject: Community Improvement Plan 2020 Budget Update  
Number of Pages: 7

### Recommendation(s)

**That** Economic Development-2020-12 entitled Community Improvement 2020 Plan Budget Update prepared by Nelson Silveira, Economic Development Officer dated September 8, 2020 be received, and

**That** Council approve the transfer of \$66,107.46 from the Harrow and Colchester CIP Reserves to the current budget year.

### Purpose

To provide Council with information regarding the transfer of funds from reserves to the 2020 Harrow and Colchester CIP budget.

### Background and Discussion

The Town of Essex Community Improvement Plans (CIP) were created to stimulate private sector investment through municipal incentive-based programs. The CIP has a variety of grant

programs for eligible property owners that invest in façade improvements, new signage, and building renovations and improvements. These programs have facilitated and encouraged community change by providing grant funding for new development in three separate project areas that include Essex Centre, Harrow, and Colchester/County Road 50.

In 2020, the CIP program, particularly in Harrow and Colchester, has seen a particularly high level of interest and applications. Applicants requesting funding are often submitting applications under multiple programs and for projects that are much larger in scope than previous years. As a result, the initial \$100,000 budget for both Harrow and Colchester is nearly fully allocated for 2020.

### Completed Projects

The following table describes completed projects that have received CIP funding in 2020:

Address	Grant Program	Status of Grant	Total Grant Paid in 2020
26 Victoria St S Harrow Dry Cleaners (Harrow CIP)	Façade Improvement Grant Demolition Grant Landscaping & Buffering Grant	Grant Paid – March 2020	\$16,694.47
32 Munger St W Harrow Clinic (Harrow CIP)	Façade Improvement Grant	Grant Paid – March 2020	\$5,918.88
50 Maple (Rear Alley) 1818631 Ontario Inc. (Harrow CIP)	Façade Improvement Grant	Grant Paid – May 2020	\$12,000.00
178 Essex County Rd 50 Magnolia Ranch	Landscaping & Buffering Grant Conversion & Rehabilitation Grant	Grant Paid – May 2020	\$9,744.55

(Colchester/County RD 50 CIP)			
60 Fairview Ave Fitness Fury (Essex Centre CIP)	Landscaping & Buffering Grant Outdoor Café & Patio Grant	Grant Paid – June 2020	\$6,400.00
6 King St W RC Bud Shop (Harrow CIP)	Façade Improvement Grant	Grant Paid – August 2020	\$11,564.00
37-39 King St W (Harrow CIP)	Façade Improvement Development Permit Fee Grant Conversion & Rehabilitation Grant	Grant Paid – August 2020	\$28,700.00
<b>Total Funds Distributed in 2020</b>			<b>\$91,021.90</b>

#### Pending Applications to Receive Funding in 2020:

Address	Grant Program	Status of Work	Total Estimated Grant to be Paid
16 Centre St Essex Free Press (Essex Centre CIP)	Façade Improvement Grant	Work in Progress	\$12,000.00
22 Centre St Wine O'Willie's (Essex Centre CIP)	Façade Improvement Grant	Work in Progress	\$12,000.00

68 Talbot St N Former Schinkel's Building (Essex Centre CIP)	Development Permit Fee Grant Façade Improvement Grant	Completed (Reviewing Invoices)	\$12,500.00
19 Centre St Essex Stained Glass (Essex Centre CIP)	Façade Improvement Grant	Work in Progress	\$12,000.00
328 Talbot St N Siefker Group (Essex Centre CIP)	Façade Improvement Grant Development Permit Fee Grant Accessible Entrance Grant	Completed (Reviewing Invoices)	\$16,386.63
2636 County Road 20 Classy Caps MFG Inc. (Harrow CIP)	Professional Design Grant Development Permit Fee Grant Façade Improvement Grant Landscaping & Buffering Grant Accessible Entrance Grant Tax Increment Financing	Work in Progress	\$30,000.00 (Eligibility and Grant Amount for Tax increment Financing TBD in 2021)
43-45 King St E Boudreau Group (Harrow CIP)	Development Permit Fee Grant Façade Improvement Grant Conversion & Rehabilitation Grant	Work in Progress	\$17,000.00
220 Jackson St Coolchester Creamery (Colchester/County RD 50)	Façade Improvement Grant Outdoor Café & Patio Grant	Work in Progress	\$8,000.00
915 County RD 50 E John R Park Homestead (ERCA) (Colchester/County RD 50 CIP)	Development Charges Grant Development Permit Fee Grant Architectural Design Grant Outdoor Café/Patio Grant	Work in Progress	Funds to be Dispersed in 2021

1341 County RD 13 Adam Keller Motors (Harrow CIP)	Façade Improvement Grant	Work in Progress	\$9,000.00
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### Community Improvement Plan Budget 2020

Total estimated balance of pending applications shows maximum grant funding estimates as totals.

	Essex Centre CIP	Harrow & Colchester/CR 50 CIP
Approved 2020 Budget	\$100,000.00	\$100,000.00
Funds Dispersed up to August 31, 2020 (Total includes Legal Fees to register completed works on Title)	\$8,131.29	\$ 86,725.22
Current Balance as of August 31, 2020	\$91,868.71	\$13,274.78
Estimated Funds Pending Approval to be Dispersed in 2020	\$64,886.63	\$64,000.00
Estimated Balance with Pending Applications at the end of 2020	\$26,982.08	\$-50,725.22
Estimated Balance with Transfer from Reserves at the end of 2020	\$26,982.08	\$15,382.24

## **Transfer from CIP Reserves**

To continue funding projects that are having a positive impact on the aesthetic appearance of properties in our project areas, Administration is recommending that Council approve transferring \$66,107.46 from the Harrow and Colchester CIP Reserves to the current CIP budget. Rather than transfer funds from the Essex Centre CIP to the Harrow CIP budget, this approach will allow Administration to continue approving projects in all project areas without having an adverse effect on applicants applying under the Essex Centre CIP.

## **Financial Impact**

The \$66,107.46 transfer from Harrow and Colchester CIP reserve to the 2020 budget for those project areas would leave no remaining balance in the reserves for the Harrow and Colchester CIP. However, \$29,182.40 remains in the Essex Centre CIP reserves. A transfer from Essex Centre CIP reserves is not required at this time.

## **Consultations**

Heather MacDonald, Assistant Manager, Finance

Jeffrey Morrison, Director, Corporate Services/Treasurer

## Link to Strategic Priorities

- ☐ Manage, invest and plan for sustainable municipal infrastructure which meets current and future needs of the municipality and its citizens.
- ☐ Create a safe, friendly and inclusive community which encourages healthy, active living for people of all ages and abilities.
- ☒ Provide a fiscal stewardship and value for tax dollars to ensure long-term financial health to the municipality.
- ☒ Manage responsible and viable growth while preserving and enhancing the unique rural and small town character of the community.
- ☐ Improve the experiences of individuals, as both citizens and customers, in their interactions with the Town of Essex.
- ☐ Improve the Town's capacity to meet the ongoing and future service needs of its citizens while ensuring the corporation is resilient in the face of unanticipated changes or disruptions.

## Report Approval Details

Document Title:	Community Improvement Plan Budget Update - Economic Development-2020-12.docx
Attachments:	
Final Approval Date:	Sep 2, 2020

This report and all of its attachments were approved and signed as outlined below:

A handwritten signature in black ink, appearing to read "Lori Chadwick", with a long horizontal flourish extending to the right.

**Lori Chadwick, Director, Development Services - Aug 31, 2020 - 3:34 PM**

**No Signature - Task assigned to Chris Nepszy, Chief Administrative Officer was completed by delegate Doug Sweet, Director, Community Services/Deputy CAO**

**Chris Nepszy, Chief Administrative Officer - Sep 2, 2020 - 11:21 AM**