



## Report to Council

Department: Development Services

Division: Economic Development

Date: February 3, 2025

Prepared by: Nelson Silveira, Manager, Economic Development

Report Number: Economic Development-2025-01

Subject: Community Improvement Plan – Annual Report 2024

Number of Pages: 4

### Recommendation(s)

**That** Economic Development-2025-01 entitled Community Improvement Plan - Annual Summary 2024 prepared by Nelson Silveira, Manager, Economic Development dated February 3, 2025 be received.

### Purpose

To provide Council with an annual summary of Community Improvement Plan applications in 2024.

### 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.

Funding for CIP programs in Essex Centre and Harrow are no longer being allocated. However, the Colchester & County Road 50 CIP Program is still forecasted until 2027 and has an approved budget of \$50,000.00 annually. Grants distributed through the Tax Increment Financing Program are above and beyond the budget allocated for the CIP program and are paid to applicants once their annual taxes are paid in full.

#### **Colchester/CR50 Community Improvement Plan Projects Supported in 2024**

The following table describes completed projects that have received CIP funding in 2024:

<b>Address</b>	<b>Grant Program</b>	<b>Total Grant Paid in 2024</b>
793 County Road 50 E Carolina Cider Co (Colchester & CR50 CIP)	Landscaping & Buffering Grant Building Permit Fee Grant	\$5,603.65
1 County Road 50 Garfield's (Colchester & CR50 CIP)	Façade Improvement Grant	\$2,875.00
2636 County Rd 20 E Classy Caps (Harrow CIP)	Tax Increment Financing Grant  Final Payment in 2026 (Approved prior to the discontinuation of the Harrow CIP)	\$26,791.95
96 County Road 50 W The Grove Motel (Colchester & CR50 CIP)	Tax Increment Financing Grant  Final Payment in 2028	\$31,511.00

108 County Road 50 E Colchester Ridge Estate Winery (Colchester & CR50 CIP)	Tax Increment Financing Grant  Final Payment in 2024	\$22,534.11
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## Financial Impact

The following table summarizes the Community Improvement Plan Funds dispersed in 2024.

	Colchester/County Road 50 CIP	Tax Increment Financing Grant
<b>Approved 2024 Budget</b>	<b>\$50,000.00</b>	<b>\$117,572.52</b>
Total Grants Paid	\$8,478.65	\$80,837.06
Funds Transferred to Reserves	\$41,521.35	\$36,735.46
<b>Total Funds Remaining</b>	<b>\$0.00</b>	<b>\$0.00</b>

## Consultations

Ann Marie Unis, Manager, Finance & Business Services

## **Link to Strategic Priorities**

- ☐ Embrace asset management best practices to build, maintain, and continuously improve our municipally owned infrastructure.
- ☒ Leverage our Town's competitive advantages to promote jobs and economic investment.
- ☐ Take care of our natural environment and strengthen the sense of belonging to everyone who makes Essex "home".
- ☐ Deliver friendly customer service in an efficient, effective, and transparent manner while providing an exceptional working environment for our employees.
- ☐ Build corporate-level and community-level climate resilience through community engagement and partnership and corporate objectives.

### Report Approval Details

Document Title:	Community Improvement Plan - Annual Report 2024 - Economic Development-2025-01.docx
Attachments:	
Final Approval Date:	Jan 27, 2025

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 - Jan 27, 2025 - 11:59 AM**

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

**Doug Sweet, Chief Administrative Officer - Jan 27, 2025 - 12:02 PM**