



Report to Council

Department: Development Services
Division: Economic Development
Date: February 1, 2021
Prepared by: Nelson Silveira, Economic Development Officer
Report Number: Economic Development-2021-02
Subject: Community Improvement Plan 2020 Summary
Number of Pages: 6

Recommendation(s)

That Economic Development-2021-02 entitled Community Improvement 2020 Summary prepared by Nelson Silveira, Economic Development Officer dated February 1, 2021 be received.

Purpose

To provide Council with a year-end summary of Community Improvement Plan applications in 2020.

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 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 was not sufficient to meet the demand from applicants. At the September 8, 2020 Council Meeting, Council approved transferring up to \$66,107.46 from the Harrow and Colchester CIP Reserves to the current CIP budget.

Completed Projects

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

Harrow and Colchester/County Road 50 CIP

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 (Colchester/CR 50 CIP)	Landscaping & Buffering Grant Conversion & Rehabilitation Grant	Grant Paid – May 2020	\$9,744.55
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
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	Grant Paid – December 2020	\$34,075.69 (Grant Amount for Tax increment Financing TBD in 2021)
1341 County RD 13 Adam Keller Motors (Harrow CIP)	Façade Improvement Grant	Grant Paid – December 2020	\$7,502.22
43-45 King St E Boudreau Group (Harrow CIP)	Development Permit Fee Grant Façade Improvement Grant Conversion & Rehabilitation Grant	Grant Paid – November 2020	\$13,590.34
220 Jackson St Coolchester Creamery (Colchester/County RD 50)	Façade Improvement Grant Outdoor Café & Patio Grant	Grant Paid – September 2020	\$4,808.42
Total:			\$144,598.57

Essex Centre CIP

Address	Grant Program	Status of Grant	Total Grant Paid in 2020
328 Talbot St N Siefker Group (Essex Centre CIP)	Façade Improvement Grant Development Permit Fee Grant Accessible Entrance Grant	Grant Paid – August 2020	\$16,386.63
60 Fairview Ave Fitness Fury (Essex Centre CIP)	Landscaping & Buffering Grant Outdoor Café & Patio Grant	Grant Paid – June 2020	\$6,400.00
68 Talbot St N Former Schinkel's Building (Essex Centre CIP)	Development Permit Fee Grant Façade Improvement Grant	Grant Paid - October 2020	\$12,100.00
12 Talbot St N Century 21 Realty (Essex Centre CIP)	Façade Improvement Grant	Grant Paid – December 2020	\$2,266.08
361 Talbot St N Essex Motors (Essex Centre CIP)	Landscape & Buffering Grant Outdoor Café & Patio Grant	Grant Paid – June 2020	\$6,400.00
167-169 Irwin Ave First Steps Child Care Centre (Essex Centre CIP)	Accessible Entrance Grant Façade Improvement	Grant Paid – December 2020	\$18,000.00
43 Arthur Ave SX Communications (Essex Centre CIP)	Mini Grant (Façade Improvement)	Grant Paid – December 2020	\$2,000.00

19 Centre St Essex Stained Glass (Essex Centre CIP)	Façade Improvement Grant	Grant Paid – September 2020	\$6,852.50
22 Laird St The Polished Parlour (Essex Centre CIP)	Accessible Entrance Grant	Grant Paid – January 2021 (Funds allocated from 2020 Budget)	\$1,650.00
Total:			\$72,055.21

Community Improvement Plan Budget 2020

	Essex Centre CIP	Harrow & Colchester/CR 50 CIP
Approved 2020 Budget	\$100,000.00	\$100,000.00
Funds Transferred from Reserves	\$0	\$47,798.09
Total Grants Paid	\$72,055.21	\$144,598.57
Legal Fees Associated with Registering CIP works on Title	\$1,963.30	\$3,199.52
Total CIP Funding Allocated	\$74,018.51	\$147,798.09

Financial Impact

Unspent funds from the CIP programs are transferred to reserve at year-end, and are budgeted as revenue to offset the following year's expenditures of the CIP programs.

Consultations

Katelynn Giurissevich, Manager, Finance and Business Services

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 2020 Summary - Economic Development-2021-02.docx
Attachments:	
Final Approval Date:	Jan 26, 2021

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".

Lori Chadwick, Director, Development Services - Jan 26, 2021 - 11:29 AM

A handwritten signature in black ink, appearing to read "Chris Nepszy".

Chris Nepszy, Chief Administrative Officer - Jan 26, 2021 - 11:32 AM