



## Report to Council

Department: Development Services  
Division: Economic Development  
Date: April 20, 2020  
Prepared by: Nelson Silveira, Economic Development Officer  
Report Number: Economic Development-2020-04  
Subject: Community Improvement Plan Update (Quarter 1 2020)  
Number of Pages: 4

### Recommendation(s)

**That** Economic Development-2020-04 entitled Community Improvement Plan Update (Quarter 1 2020) prepared by Nelson Silveira, Economic Development Officer dated April 20, 2020 be received for information.

### Purpose

The purpose of this update is to provide Council with a quarterly update on the status of Community Improvement Plan applications.

### 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 in a co-ordinated manner by providing grant funding for

new development in three separate projects that include Essex Centre, Harrow, and Colchester/County Road 50.

## Quarter 1 2020 Update

While Essex Centre CIP applications historically garner the most interest and/or requests in the past few years, Harrow CIP interest and inquiries have surpassed that of Essex Centre in the first quarter of this year. Administration has also received interest from several property owners looking to leverage funding from the Colchester/County Road 50 CIP program. Although only several applications have been received so far in 2020 there remains interested property owners who have pre-consulted or have even simply inquired, but have not come forward to begin an application process. Administration maintains rapport with many of these individuals in effort to maintain interest and momentum in having them prepared when they decide to make the commitment. The tables below are an itemized list of completed projects in 2020, as well as a list of 2020 CIP projects that are currently underway.

### Completed Projects

The following table describes completed projects that accessed 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 and Buffering Grant	Projected Started 2019 Grant Paid – March 2020	\$16,694.47
32 Munger St West Harrow Clinic (Harrow CIP)	Façade Improvement Grant	Project Started 2019 Grant Paid – March 2020	\$5,918.88
<b>Total</b>			<b>\$22,613.35</b>

## Applications Received

The following table describes CIP projects that have commenced in 2020:

Address	Grant Program	Status of Work	Notes
16 Centre St Essex Free Press (Essex Centre CIP)	Professional Design Grant Façade Improvement Grant	Design Work in Progress	Applicant is in the exterior design phase for both 16 & 22 Centre St. Façade work to follow.
22 Centre St Wine O'Willie's (Essex Centre CIP)	Professional Design Grant Façade Improvement Grant	Design Work in Progress	Applicant is in the exterior design phase for both 16 & 22 Centre St. Façade work to follow.
68 Talbot St N Former Schinkel's Building (Essex Centre CIP)	Development Permit Fee Grant Façade Improvement Grant	Work in Progress	Applicant has commenced a complete façade renewal. Work will entail new building canopy, metal siding, lighting, and signage. Work to include creation of an additional commercial storefront.
2636 County Road 20 Classy Caps MFG Inc. (Harrow CIP)	Professional Design Grant Development Permit Fee Grant Façade Improvement Grant	Work in Progress	Applicant has commenced work on exterior to include stucco work, new windows and doors, signage, and lighting. This project includes the construction of a warehouse to store merchandise.
43-45 King St E Boudreau Group (Harrow CIP)	Development Permit Fee Grant Façade Improvement Grant Conversion Grant	Work in Progress	Applicant has commenced work on exterior to include stone veneer bottom, steel siding, and new windows. Creation of one new rental dwelling in upper portion of building.

## Consultations

Heather MacDonald, Acting Manager, Finance and Business Services

## Financial Impact

Early this year, Council approved a \$100,000 2020 budget for the Essex Centre CIP and \$100,000 for the Harrow and Colchester/County Road 50 CIP. Funds dispersed in the first quarter of this year in the amount of \$22,613.35 and were from applicants who applied in 2019 and completed grant eligible works in 2020. Therefore, \$77,386.65 remains in the Harrow and Colchester/County Road 50 CIP fund and the Essex Centre CIP fund remains at \$100,000. Other projects are currently underway and funds are to be dispersed once invoices for completed work is received and a funding agreement is signed.

## 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.

## Report Approval Details

Document Title:	Community Improvement Plan Update (Quarter 1 2020) - Economic Development-2020-04.docx
Attachments:	
Final Approval Date:	Apr 15, 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".

**Lori Chadwick, Director, Development Services - Apr 14, 2020 - 2:37 PM**

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

**Chris Nepszy, Chief Administrative Officer - Apr 15, 2020 - 2:15 PM**