



Report to Council

Department: Development Services
Division: Economic Development
Date: February 7, 2022
Prepared by: Nelson Silveira, Economic Development Officer
Report Number: Economic Development-2022-02
Subject: Community Improvement Plan – Annual Summary 2021
Number of Pages: 7

Recommendation(s)

That Economic Development-2022-02 entitled Community Improvement Plan-Annual Summary 2021 prepared by Nelson Silveira, Economic Development Officer dated February 7, 2022 be received.

That Council approve the transfer of \$30,901.38 from the Harrow and Colchester CIP budget to fund pending applications through the Essex CIP program for the December 31, 2021 year end.

Purpose

To provide Council with an annual summary of Community Improvement Plan applications in 2021.

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 have now expired and have therefore not been identified in the 2022 Budget. Instead, funds from the Essex Centre and Harrow CIP programs will be redirected to the streetscape projects in both project areas. The Colchester & County Road 50 CIP Program, however, expires in 2027 and has an approved budget of \$50,000.00 in 2022.

Harrow and Colchester/CR50 Community Improvement Plan Projects Supported in 2021

The following table describes completed projects that have received CIP funding in 2021:

Address	Grant Program	Total Grant Paid in 2021
220 Jackson St The Wreck/Coolchester Creamery (Colchester & CR50 CIP)	Conversion Grant	\$1,000.00
1 County Road 50 Garfield's (Colchester & CR50 CIP)	Façade Improvement Grant	\$2,525.00
724 County RD 50 E Paglione Estate Winery (Colchester & CR50 CIP)	Landscape & Buffering Grant	\$5,827.50
21 King St E The Bearded Dog Brewing Co. (Harrow CIP)	Façade Improvement Grant Accessible Entrance Grant Outdoor Café and Patio Grant Development Permit Fee Grant	\$18,221.33

33-35 King St W Balance Massage Therapy (Harrow CIP)	Façade Improvement Grant Development Permit Fee Grant	\$6,629.70
830 County Road 50 E Bridgewood Farms (Colchester & CR50 CIP)	Landscape & Buffering Grant Conversion Grant Development Permit Fee Grant	\$5,107.58
915 County RD 50 E John R Park Homestead (ERCA) (Colchester & CR50 CIP)	Landscape & Buffering Grant Development Charges Grant Development Permit Fees Grant Professional Design Grant Outdoor Café/Patio Grant	\$22,963.48
39 King St E Harrow Dollar Discount (Harrow CIP)	Façade Improvement Grant	\$4,219.00
60 McAfee Street Doctor's House B&B (Harrow CIP)	Landscaping & Buffering Grant	\$8,475.27
22 King St West (Harrow CIP)	Façade improvement Grant	\$11,650.00
2636 County Rd 20 E Classy Caps (Harrow CIP)	Tax Increment Financing Grant	\$24,154.10
Total: \$110,772.96		

Essex Centre Community Improvement Plan Projects Supported in 2021

The following table describes completed projects that have either received CIP funding in 2021 or are pending approval based on the reallocation of funds from the Harrow and Colchester/CR50 CIP 2021 approved budget:

Address	Grant Program	Total Grant Paid in 2021
2 Talbot St South Former Dahl House (Essex Centre CIP)	Rehabilitation Grant Façade Improvement Grant Development Permit Fees Grant Accessible Entrance Grant Professional Design Grant	\$37,959.47
114 Talbot St. South Balanced Life Wellness Centre (Essex Centre CIP)	Landscape & Buffering Grant Façade Improvement Grant Development Permit Fee Grant	\$11,066.91
108 Talbot St N Little House of Cupcakes (Essex Centre CIP)	Façade Improvement Grant	\$5,970.32
10 Talbot St South Walkerville Candles/EC Kg (Essex Centre CIP)	Façade Improvement Grant Accessible Entrance Grant	\$12,049.56
16 Centre St Essex Free Press (Essex Centre CIP)	Façade Improvement Grant	\$7,583.50
22 Centre St Wine O'Willie's (Essex Centre CIP)	Façade Improvement Grant	\$9,318.50

71 Talbot St N Blimey's British Store (Essex Centre CIP)	Façade Improvement Grant Accessible Entrance Grant	\$20,000.00
335 Talbot St S Essex Gospel Church (Essex Centre CIP)	Façade Improvement Grant Accessible Entrance Grant Professional Design Grant Development Permit Grant	\$20,712.32
68 Talbot St N (Essex Centre CIP)	Accessible Entrance Grant Development Permit Grant	\$6,240.80
Total: \$130,901.38		

Financial Impact

The Community Improvement Plan has supported a variety of property improvements in all three project areas in 2021. As outlined in the chart above describing supported projects, the CIP programs in 2021 were oversubscribed with funding applied for in Essex Centre being greater than what was approved in the 2021 budget. A large savings in the Harrow and Colchester/CR50 CIP budget was noted in 2021 due to one applicant's tax incremental financing amount being much less than anticipated (\$24,154 vs budget of \$70,000).

Administration is requesting that Council approve the transfer of \$30,901.38 to the Essex Centre CIP budget to support applications that are pending approval based on the reallocation of funds from the Harrow and Colchester/CR50 CIP 2021 approved budget.

The following table summarizes the Community Improvement Plan Budgets for 2021 including grants paid out, transfer of funds to be made, and funds remaining.

	Essex Centre CIP	Harrow & Colchester/CR 50 CIP
Approved 2021 Budget	\$100,000.00	\$170,000.00
Total Grants Paid	\$130,901.38	\$110,772.96
Total Funds to be Transferred	\$0.00	-\$30,901.38
Total Funds Remaining	\$0.00	\$28,325.66

Consultation

Kate Giurissevich, 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 - Annual Summary 2021 - Economic Development-2022-02.docx
Attachments:	
Final Approval Date:	Feb 1, 2022

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". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Lori Chadwick, Director, Development Services - Jan 31, 2022 - 7:00 PM

A handwritten signature in black ink, appearing to read "Doug Sweet". The signature is more stylized and angular than the one above, with a prominent "D" and "S".

Doug Sweet, Chief Administrative Officer - Feb 1, 2022 - 9:08 AM