



Report to Council

Department: Development Services
Division: Economic Development
Date: July 20, 2020
Prepared by: Nelson Silveira, Economic Development Officer
Report Number: Economic Development-2020-09
Subject: Community Improvement Plan Update (Quarter 2 2020)
Number of Pages: 6

Recommendations

That Economic Development-2020-09 entitled Community Improvement Plan Update (Quarter 2 2020) prepared by Nelson Silveira, Economic Development Officer dated July 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 coordinated manner by providing grant funding for new development

in three separate project areas that include Essex Centre, Harrow, and Colchester/County Road 50.

Quarter 2 2020 Update

Administration has received applications from several property owners looking to leverage funding from the Harrow, Essex and Colchester/County Road 50 CIP program. The majority of applications received and funds distributed in 2020 have come from property owners located in the Harrow CIP project area. Several new applications have been received in Quarter 2 of 2020 and 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 an 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 & 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/County RD 50 CIP)	Landscaping & Buffering Grant Conversion & Rehabilitation Grant	Grant Paid – May 2020	\$9,744.55
60 Fairview Ave Fitness Fury (Essex Centre CIP)	Landscaping & Buffering Grant Outdoor Café & Patio Grant	Grant Paid – June 2020	\$6,400.00
Total Funds Distributed in 2020			\$50,757.90

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	Waiting on Invoices	Applicant has completed façade renewal. Administration is waiting on invoices.
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	Work in Progress	Applicant in nearing completion on façade work. Construction of a warehouse has commenced. Landscaping work is underway.
43-45 King St E Boudreau Group (Harrow CIP)	Development Permit Fee Grant Façade Improvement Grant Conversion & Rehabilitation 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.
220 Jackson St The Wreck at Colchester Harbour (Colchester/County RD 50)	Façade Improvement Grant Outdoor Café & Patio Grant	Work in Progress	Applicant has started exterior paint, installation of service window, awning, shutters, shade sail, signage, and entry door. Patio work, decorative moorings and rope to delineate patio area and walk-in for ice cream shop.
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	Design Work in Progress	Applicant has started design work and is almost ready to commence construction on new Heritage Centre/Tourism Information Centre.

6 King St W RC Bud Shop (Harrow CIP)	Façade Improvement Grant	Work in Progress	Applicant has started work on painting building, new signage in front with new electrical LED wiring. New siding on exterior west wall and trim with new fascia.
1341 County RD 13 Adam Keller Motors (Harrow CIP)	Façade Improvement Grant	Work in Progress	Applicant has commenced work to install new siding, fascia, and trim to the exterior of the building.
19 Centre St Essex Stained Glass (Essex Centre CIP)	Façade Improvement Grant	Work in Progress	Applicant has commenced work to paint exterior of building and install new signage, lighting, windows.

Financial Impact

Early this year, Council approved a \$100,000 budget for the Essex Centre CIP and \$100,000 for the Harrow and Colchester/County Road 50 CIP. Remaining funds are as follows:

	Essex Centre CIP	Harrow & Colchester/CR 50 CIP
Approved 2020 Budget	\$100,000.00	\$100,000.00
Funds Dispersed in Q1 & Q2	\$6,400.00	\$ 44,357.90
CIP Legal Fees	\$1,731.29	\$2,103.32
Funds Remaining	\$91,868.71	\$53,538.78

Funds for projects that are currently underway described in the prior section of this report are to be dispersed once invoices for completed work is received and a funding agreement is

signed.

Consultations

Lori Chadwick, Director, Development Services

Heather McDonald, Assistant Manager, Finance

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 2 2020) - Economic Development-2020-09.docx
Attachments:	
Final Approval Date:	Jul 14, 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 - Jul 9, 2020 - 2:55 PM

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

Chris Nepszy, Chief Administrative Officer - Jul 14, 2020 - 12:59 PM