

Date: 14 June 2011



City Council Committee Report

To: Mayor Canfield & Members of Council

Fr: Tara Rickaby Planning, Jennifer Findlay EDO, Charlotte Edie Finance

Re: Community Improvement Plan for former mill site

Recommendation:

That the Council of the City of Kenora adopts the following incentives as part of the Community Improvement Plan for the former mill site: tax-increment based (or equivalent), Brownfields re-development tax assistance, LEED®, application and permit fees assistance; Accessibility grant; and Industrial Building Improvement grant.

Background:

The City adopted Official Plan Amendment No. 1, to extend the boundary of the area subject to a Community Improvement Plan(CIP) on the former mill and is currently developing the (CIP) for the former mill site. A CIP is a tool which enables municipalities to provide incentives on specific properties to stimulate economic development.

The Kenora CIP incentives will encourage both existing and new businesses to locate on the site to create jobs for local residents and area First Nations. The long-term vision for the site is a business park where a number of small and medium sized businesses are co-located and sharing resources. The CIP has been developed using input received during several public consultation opportunities (Jan. 31, 2011 Council Education Workshop, Feb. 23, 2011 Stakeholder Visioning Workshop, Feb. 23, 2011 Community Engagement #1 - Public Open House, Mar. 14, 2011 Community Engagement #2 -Public Workshop, Mar. 15, 2011 Statutory Public Meeting on OPA to expand CIP boundary- followed by a Council meeting – Mar. 21, 2011, and at the May 10, 2011 Committee of the Whole Meeting.

The following incentives have been developed for Council's consideration. Once recommended, they will form the basis for the program.

Program	Summary Details
Tax Increment-Based (or equivalent)	Tax break based on varying percentages over 5 years
Brownfields Redevelopment Tax Assistance	Cancellation of the municipal property tax increase for up to 3 years Cancellation of the education property tax increase for up to 3 years
Leadership in Energy & Environmental Design (LEED®)	Grant percentage up to 100% of the assessed value for the first year only based on the level of (LEED®) certification achieved for new buildings.
Application and Permit Fees Assistance	Waiving of fees equivalent to 100% of the planning and building permit application fees paid by the applicant, to a maximum of \$5,000.
Accessibility Grant Program	A one-time grant of 50% to a maximum of \$2,500 is available to assist property owners or tenants or assignees to encourage accessibility to existing buildings.
Industrial Building Improvement Grant Program	This program will provide a grant equivalent to 50% of the cost of eligible interior and exterior buildings and maintenance improvement works to industrial buildings up to a maximum loan per building of \$20, 000.

Budget: Maximum of \$7,500 for Accessibility Grant over 5 years; plus Maximum of \$60,000 Industrial Building Improvement Grant over 5 years. 2011 Economic Development Budget for advertising CIP (existing budget)

Communication: Per Notice By-law 144-2007 – Agenda of Property and Planning Committee, Council and City portal