

1 Quaker Road, Welland SNIP BTIG Application

PDS 10-2025, Committee of the Whole

Julianna Vanderlinde and Khaldoon Ahmad

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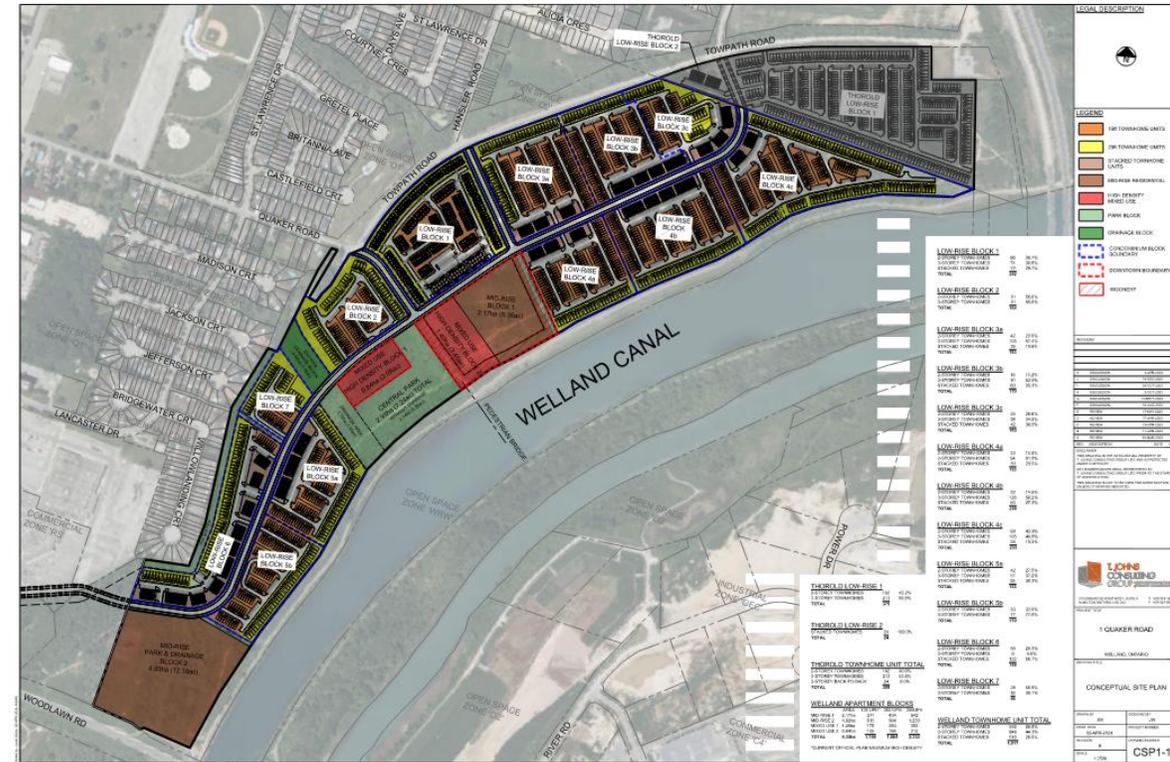
Presentation Agenda

- Development Details
- Regional SNIP BTIG program
- 1 Quaker Road BTIG Application for \$40 million
- Overview of Development and Eligible Costs
- Remediation and Excess Material
- Financial Impact
- Recommendation



Development Details

- Within Welland's Brownfield CIP area
- Former Municipally owned lands
- 4,249 residential units to be built over 18 Phases
- \$181,062 in remediation costs and \$19,598 in study costs
- No affordable or attainable housing (not a requirement for the BTIG)



SNIP BTIG Program

- Purpose: remove financial barriers to level the playing field for brownfields
- Matching program with local CIPs
- Grants a percentage of the increase in taxes back to the applicant
- Eligible costs as maximum grant
- Region is not obligated to match
- Approval authority
- Funded by assessment growth
- Program ends April 1, 2026

1 Quaker Road SNIP BTIG Application

City of Welland approved grants:

- Environmental Studies Grant
\$35,000
- Brownfields Tax Assistance
Program \$200,000
- Brownfield Tax Increment Grant
\$40 million

**Application to Region: \$40million
SNIP BTIG for 1 Quaker Road in
City of Welland**



1 Quaker Road SNIP BTIG Application

- Executed agreement between City and developer received December 18, 2024 (original application received September 5, 2024)
- Largest request for SNIP BTIG at \$40 million
- SNIP BTIG for each phase (18 in total) estimated dates of payment: first year 2030, final year 2056

Overview of Development and Eligible Costs

- Total cost of the project: \$1.8 billion
- Total construction costs: \$1.6 billion
- Total eligible costs for BTIG: \$125.5 million (includes excess soil management \$125.3 million plus \$181,062 in remediation costs and \$19,598 in study costs)

Remediation and Excess Material

- Known remediation costs (\$181,062 and \$19,598 in study costs) covered by BTAP and ESG grants from Welland
- Requested \$40 million BTIG is for 2.3 million cubic meters of excess material that must be removed prior to construction (\$125.3 million)



Financial Impact

- \$206 million in committed TIG payments to 2041 for approximately 158 projects
- Supporting brownfield remediation is important but must be financially sustainable.
- Approval of \$40 million BTIG will reduce assessment growth available for other critical needs and necessary service demands that result from growth

Recommendation

- Cap \$5 million Regional BTIG
- Based on demonstrated remediation costs of excess material incurred by January 1, 2035