



## Corporate Report

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**Report from** Planning and Building Services, Planning Services

**Date of Report:** January 18, 2016

**Date of Meeting:** February 22, 2016

**Report Number:** PBS-054-2016

**File:** 60.32.99

**Subject:** Community Improvement Plan – Request for Approval of Applications for:  
Tax Increment Finance Program (TIF)

- 155 Ontario Street and 4, 6, 10 Adams Street
- 19 Beard Place
- 60 Canterbury Drive
- 271 Merritt Street

Brownfield Tax Assistance Program

- 282-285 Ontario Street and 10 Pleasant Avenue

Expanded Incentive under 2004 Plan

- 51 Lake Street
- 136 James Street

## Recommendation

That Council approve the application for a Tax Increment Finance incentive under the 2015CIP, equivalent to a 45% tax rebate over a 10-year time period, for the application for 155 Ontario Street and 4, 6, 10 Adams Street; and

That Council approve the application for a Tax Increment Finance incentive under the 2015CIP, equivalent to a 45% tax rebate over a 10-year time period, for the application for 271 Merritt Street; and

That Council approve the application for a Brownfield Tax Assistance incentive under the 2015CIP, equivalent to a 100% tax rebate over a three-year time period, for each of 282 Ontario Street, 285 Ontario Street, and 10 Pleasant Avenue; and

That applications for Tax Increment Finance under the 2015CIP pertaining to 60 Canterbury Drive and 19 Beard Place not be approved; and

That the request to shift CIP incentives under the 2004 CIP pertaining to 51 Lake Street and 136 James Street not be approved unless CIP funding is increased by Council accordingly; and

Further, that the base amount of the funding model for the CIP program be amended, beginning in 2017, to sustain adequate funding of existing commitments made under the 2004 CIP, as well as funding to support approval of projects under the 2015CIP as recommended in this report. FORTHWITH

## **Summary**

The City has had a Community Improvement Plan (CIP) since 2004. A total of 86 projects were approved for municipal financial incentives under this CIP. To satisfy all remaining financial incentive commitments made under this Plan, the municipality is required to allocate an additional \$6,935,000 in future municipal budgets.

To date, five applications have been submitted for consideration of incentive approvals, for a total of seven projects, under the City's new CIP (2015CIP) Tax Increment Finance (TIF) Program and the Brownfield Tax Assistance (BTA) Program. A request has also been made for changing incentives previously granted under the 2004 CIP. The total estimated value of all incentives requested is \$5,454,820. If approved, this amount would be required to be set out in future municipal budgets over the next 10 to 20 years and is over and above the allocation required to satisfy existing commitments approved under the 2004 CIP.

This report outlines existing commitments made under the 2004 CIP and addresses the evaluation and budget implications of new TIF and BTA applications received under the 2015CIP, as well as the request for a change in incentives under the former 2004 CIP for two development sites.

## **Background**

Provincial legislation enables local municipalities to adopt Community Improvement Plans (CIP) to enable municipalities to offer financial incentives to the private sector to stimulate investment in projects that support municipal community renewal objectives and strategies. More specifically, the incentives are intended to help offset a portion of costs incurred by the private sector for projects related to redevelopment, reuse, and rehabilitation of the built environment, and brownfield remediation.

### **Original CIP (2004)**

The City first adopted a CIP in 2004, with a 10-year time plan horizon. It expired at the end of 2014. The 2004 CIP offered seven financial incentive programs. Four of the programs offered a one-time grant, and three provided a longer term tax based incentive.

Under the 2004 CIP, a total of 86 projects were approved by City Council for financial incentives. The total value of incentives committed by the City under those approvals was \$13,135,000. Between 2004 and 2015, approximately \$6,200,000 has been allocated in municipal budgets for funding the incentive approvals granted, and 37% of this allocation has been disbursed to date. An estimated additional \$6,935,000 is required to be allocated in future municipal budgets to satisfy all of the existing funding commitments approved under 2004 CIP programs. This will extend for approximately 12 years to 2028.

The 86 projects approved through the 2004 CIP represent the creation of over 900 new residential dwelling units and an estimated increase of \$150,000,000 in property tax assessment.

## Revised 2015CIP

In advance of the CIP expiring at the end of 2014, the City, in 2013, undertook an extensive review of the CIP. This review resulted in the preparation of the 2015CIP, which was formally approved by Council on November 17, 2014. It offers the following programs:

1. Façade Improvement Program (FIP) and Residential / Office Conversion Program  
A one-time grant is given after project completion. The Director of Planning and Building Services has been given approval authority under these programs. There is an allocation of \$100,000 in the proposed 2016 municipal budget to fund these programs.
2. Tax Increment Finance (TIF) Program  
This program provides an annual rebate of property taxes paid on a property to offset a portion of costs incurred for soil remediation and/or redevelopment projects.

The value of the rebate is based on the increase in property tax assessment resulting from the completion of the project. For redevelopment projects, the value of the rebate is 45% of the increase in property taxes generated by the project, or the eligible project costs incurred, whichever is less. The rebate is given annually for a period of 10 years after project completion

For redevelopment projects that also involve soil remediation, the value of the rebate is 80% of the increase in property taxes generated by the project, or eligible project costs incurred, whichever is less, and the rebate is given annually for a period of 10 years after project completion.

The program is based on a competitive application process, with each application evaluated based on a weighted criteria ranking system to determine priority consideration for approval. The evaluation criteria and weighted ranking system is set out in Appendix 1.

The program is available to all properties within the City's urban area. However, one of the components of the program evaluation criteria gives a higher points ranking to properties located in Priority Neighbourhoods and within designated Intensification Areas as established in the City's Official Plan (Appendix 2).

Although the incentive is given for a 10-year period, the timeline to allocate monies in the municipal budget to fund the incentive is typically spread out over a much longer time frame. Approved projects must enter into a TIF Agreement with the municipality prior to project commencement and then have three years to complete the project. Within two years of completing the project, the applicants must request commencement of the incentive rebate. Effectively, the tax rebate may not be commenced for a period of up to five years after actual project completion.

Given the long term nature of the tax based incentives, the allocation of monies in the municipal budget directed towards paying the incentive is spread out over an extended period of time, typically 10 to 20 years.

### 3. Brownfield Tax Assistance (BTA) Program

This program provides an annual rebate of property taxes paid on a property to offset costs incurred for soil remediation projects. The rebate is equal to 100% of annual taxes paid on the property, or eligible project costs incurred, whichever is less, and is provided annually for a maximum period of three years.

This program is only available to properties located in Priority Neighbourhoods (Appendix 2).

The municipality began accepting applications under the new 2015CIP on October 30, 2015. To date, four TIF applications and one BTA application have been submitted for consideration of incentive approvals for a total of seven projects.

Combined, the requested TIF projects represent the generation of 675 new residential dwelling units and approximately 125 new permanent job opportunities, the majority of which are in the Downtown.

If all TIF and BTA applications were approved, the total value of incentives that would be granted by the City is estimated at \$5,087,320. The estimated increase in property tax assessment generated by the proposed projects is \$168,176,000, and will result in an increase of slightly over \$1,000,000 in annual City property taxes levied once projects are completed.

This report addresses the evaluation and budget implications of the TIF and BTA applications submitted under the new 2015CIP.

This report also addresses a request to shift an existing approved incentive granted under the former 2004 CIP. This request pertains to the redevelopment projects underway at 51 Lake Street and 136 James Street in the Downtown area. The total value of the requested incentive shift is \$367,500.

## **Report**

### **2015CIP**

#### **Applications Received**

##### **TIF Program**

Four TIF applications have been submitted for the following properties (Appendix 3 - location map):

- 155 Ontario Street and 4, 6 and 10 Adams Street
- 19 Beard Place
- 60 Canterbury Drive
- 271 Merritt Street

## **BTA Program**

One BTA application has been submitted for brownfield properties at 282, 285 Ontario Street and 10 Pleasant Avenue. (See Appendix 4 - location map).

## **Application Evaluation**

Each of the new proposed projects has been evaluated for the following:

- satisfaction of complete application requirements;
- satisfaction of program criteria in the approved 2015CIP;
- consideration of community renewal goals, objectives and growth strategies established in the Official Plan and the Corporate Strategic Plan;
- determination of the value of the financial incentive requested for each project.

Appendix 5 provides a summary of the project description, evaluation of each project and the estimated value of the incentive requested for each project. Based on the competitive priority evaluation criteria of the TIF program (Appendix 1), the proposed TIF projects are addressed in Appendix 5 in descending order of priority ranking for approval.

Appendix 6 provides a summary of the estimated annual and total value of incentives requested by each project.

The estimated incentive values stated in the appendices are only estimates and are subject to change depending on actual detailed project costs incurred, annual property taxes levied at time of project commencement and supplementary (actual) MPAC post development property tax assessments required after project completions.

## **Summary**

### **TIF Applications**

Based on project evaluations, all the TIF applications satisfy program criteria to be eligible for the incentive. Completion of these projects is estimated to generate an overall increase in property tax assessment of approximately \$168,176,000 and an increase of about \$1,000,000 in annual City property taxes levied once projects are completed.

If approved, the estimated total value of incentives that would be granted by the City for these projects is \$4,735,450 over a 10-year period, or \$473,545 annually.

### **BTA Applications**

Based on project evaluation, the BTA application for all three properties satisfies program criteria to be eligible for the incentive. If approved, the estimated annual and total three-year value of the incentive, by property, is as follows:

282 Ontario Street:	\$55,400 annually/\$166,200 over three years;
285 Ontario Street:	\$59,000 annually/\$177,000 over three years;
10 Pleasant Avenue:	\$2,890 annually/\$8,670 over three years.

The total incentive for all three properties combined would be \$117,300 annually and \$351,870 over three years.

### **Recommendation for Incentive Approvals**

All applications submitted for the TIF and BTA programs under the 2015CIP represent worthwhile projects for municipal community renewal and growth.

Approval of all applications would require that an estimated total of \$5,087,320 be allocated in future municipal budgets to fund these projects.

In recognition that the City's Operating Budget cannot sustain overall financial support for all applications for funding, the 2015CIP introduced a competitive application ranking system for TIF applications (Appendix 1) to address priority ranking for consideration of approval.

Certain stakeholders recommended that applications meeting a certain threshold of points awarded under the ranking system should automatically be recommended for approval. However, in essence, this discredits the purpose of the program to provide a priority based evaluation system in relation to the funding model to support the continuance of the CIP program.

In Council approving this priority based system, and in relation to the funding model to support new projects, it was recognized that certain applications may be recommended for approval and others may not.

The evaluation of applications is set out in Appendix 5. Based on this competitive ranking system, and in consideration of the Corporate Strategic Plan, the Official Plan, overall municipal goals for community renewal, growth strategies, and objectives, staff provide the following recommendations for priority approval of applications received under the 2015CIP:

1. 155 Ontario Street (including 4,6,10 Adams Streets);
2. 282-285 Ontario Street/10 Pleasant Avenue;
3. 271 Merritt Street.

Combined, these projects represent the generation of 604 new residential dwelling units, the creation of approximately 125 new permanent job opportunities, an estimated increase of \$152,181,908 in property tax assessment, and \$951,400 in annual property taxes paid to the City upon the completion of the projects.

### **Incentive Request Outside of the 2015CIP Program - 51 Lake Street and 136 James Street**

The City has received a request to shift an existing approved incentive granted under the former 2004 CIP. This request has been made for the redevelopment projects currently underway at 51 Lake Street and 136 James Street (Appendix 7).

On July 7, 2014, the applicant received approval for incentives under the 2004 CIP for redevelopment projects at 51 Lake Street and 136 James Street. Approval was granted under the Tax Increment Grant (TIG) program which provides a 45% tax rebate incentive over 10 years. Approval was also given for a grant under the Residential Construction Program and the refund of application and permit fees under the Municipal Application and Permit Fees Refund Program.

After approval of the incentive, it was discovered that additional project costs for soil remediation would be incurred on both sites to address contaminants that were previously undetected. This has triggered the request to move, retroactively, from the TIG program to the Brownfield Tax Increment Grant (BTIG) program and the BFTA program under the 2004 CIP. The BTIG program provides an 80% tax rebate for redevelopment projects that involve remediation, for a period of 10 years, and the BFTA program provides a 100% tax rebate for soil remediation for a maximum period of three years during remediation.

The applicant has stated that had the property owners been aware of the soil contamination on the subject properties at the time of their original application under the 2004 CIP, they would have applied for the BTIG and BFTA at that time, rather than the TIG.

The following provides a summary of CIP incentives previously approved and the incentives now requested.

- 51 Lake Street  
Construction of 67 residential units

2004 CIP Approvals		Request	
TIG (ten years)	\$248,364	BTIG (ten years)	\$432,936
Residential Construction	\$125,000	Residential Construction	\$125,000
Municipal Fee Rebate	\$ 88,015	Municipal Fee	\$ 88,015
		BTFA (maximum 3 years)	\$ 11,058
Total	\$461,379		\$657,009
Total Increase Requested			\$195,630
Approval under the BTIG and BFTA programs would represent an increase in the total value of incentive provided to the owners of approximately \$195,630 or \$19,563 annually.			

- 136 James Street  
Construction of 53 residential units

2004 CIP Approvals		Request	
TIG (ten years)	\$201,747	BTIG (ten years)	\$365,496
Residential Construction	\$125,000	Residential Construction	\$125,000
Municipal Fee Rebate	\$ 59,117	Municipal Fee	\$ 59,117
		BTFA (maximum 3 years)	\$ 8,121
Total	\$385,864		\$557,734
Total Increase Requested			\$171,870
Approval under the BTIG and BFTA programs would represent an increase in the total value of incentive provided to the owners of approximately \$171,870 or \$17,187 annually.			

The specific reason for the requested shift in the incentives is to recover costs related to unforeseen required soil remediation works. It must be acknowledged that evidence of contamination did not surface until the process for obtaining Records of Site Condition were underway. In order to proceed with the projects, brownfield remedial works in the amounts of \$1,363,016 for 51 Lake Street and \$835,765 for 136 James Street were required to be undertaken. As such, additional costs have been incurred that otherwise were not contemplated during Council deliberation of the original CIP requests for these two projects.

Given the additional costs that have been incurred to reach project completion, it is altogether prudent for Council to consider the approval of the applicant's request to transfer the TIG to that of a Brownfield TIG and also to consider approval of the Brownfield Tax Assistance program.

The premise of CIP is to offer incentives to stimulate private investment in 'new' projects, and one of the foundations of the program is that incentives are not provided retroactively for projects that already are commenced or are completed. The developments at 51 Lake Street and 136 James Street will be complete in 2016, and investments already have been made. Supporting these requests may be precedent setting and open the door for other projects previously approved for CIP funding that are complete or under construction to make similar requests.

The granting of this request may also compromise consideration of incentive approvals for other worthwhile projects that have submitted applications under the 2015CIP. Approval of the applicants request further impacts the amount of monies that Council would need to allocate for the 2016 CIP budget and for future years. In fact, to approve this request, Council would need to increase the funding by \$36,750 above recommended 2017 amounts for the first three years and then by \$17,751 for the remaining seven years.



These requested additional funds need to be balanced against those projects that fulfill the goals of the Strategic Plan and the Official Plan of achieving a vibrant Downtown and Urban Growth Centre where higher density of development is to be achieved.

Staff does not support the request from the applicant for expanding existing approved incentives granted under the former 2004 CIP for the properties at 51 Lake Street and 136 James Street for the reasons stated above.

## **Financial Implications**

The 2016 municipal budget establishes a funding model for financing commitments made under the CIP program. This funding model is to be carried over in subsequent future budgets to satisfy the long term nature of the incentive rebates.

If approving the three projects recommended by staff and maintaining the base amount currently established in the funding model, the budget reserve to fund CIP projects would drop to a negative reserve scenario in the year 2025 and three years before existing approvals under the 2004 CIP are complete.

In order to maintain an adequate base amount in the funding model to sustain funding of projects approved under the 2004 CIP and the three projects recommended under the 2015CIP, it would require an additional allocation of \$75,000 to the base amount beginning in 2017 and carried over into future budgets.

Appendix 8 identifies the implications of approving the three recommended projects under the 2015CIP without increasing the base amount of the funding model and also with an increase of \$75,000 to the base amount of the funding model beginning in 2017.

## **Relationship to Strategic Plan**

The recommendations of this report support Strategic Plan Goal 1 to attract private investment and directly relate to Action 1.2, 1.3 and 1.4: to prioritize redevelopment initiatives consistent with provincial planning legislation and the City's Official Plan to intensify mixed-use residential developments and ultimately enhance the property tax base and support job creation; to focus on the redevelopment of the former GM lands and Hotel Dieu site on Ontario Street; and to develop funding formula for the Community Improvement Program and brownfield improvement programs that support the goal of community redevelopment with the ability for the City to manage financial impacts of the funding program on an annual basis.

This report also relates to Strategic Plan Goal 2, Action 2.5 in addressing potential long term financial commitments and multi-year budgeting scenarios, and Strategic Plan Goal 5, Action 5.1 and 5.2 supporting connectivity between people, places and neighbourhoods, and redevelopment of properties to enhance the livability of neighbourhoods.

The recommendations of this report support the provision of municipal financial incentives to support redevelopment projects, and given the significant value of proposed incentives, may compromise Strategic Plan Goal 2, Action 2.6 to work towards achieving a budgetary tax rate increase at or below the rate of inflation by 2018.

## **Conclusion**

The 2004 CIP is seen as a great success in stimulating private sector investment in support of municipal community renewal objectives and strategies. Funding committed under the 2004 CIP has resulted in over 900 new residential dwelling units created and an estimated increase in property tax assessment of \$150,000,000.

Recommended projects for approval under the 2015CIP include the redevelopment of 155 Ontario Street and 4, 6 and 10 Adams Street, a significant property for Downtown and community renewal; the soil remediation of lands at 282-285 Ontario Street and 10 Pleasant Avenue, the largest brownfield site in the municipality; and the continued redevelopment of the former brownfield site at 271 Merritt Street, representing continued renewal at the Merritt Street / Glendale Avenue node. Combined, these projects represent the generation of 604 new residential dwelling units, the creation of approximately 125 new permanent job opportunities, an estimated increase of \$152,181,908 in property tax assessment, and \$951,400 in annual property taxes paid to the City upon the completion of the projects.

The approval of these projects requires an additional budget allocation of \$75,000 to the base amount of the CIP funding model, beginning in 2017 and in subsequent future budgets.

## **Notification**

It is in order to notify each of the applicants of the outcome of this Council decision.

### **Prepared by:**

Bruce Bellows, Policy Planner

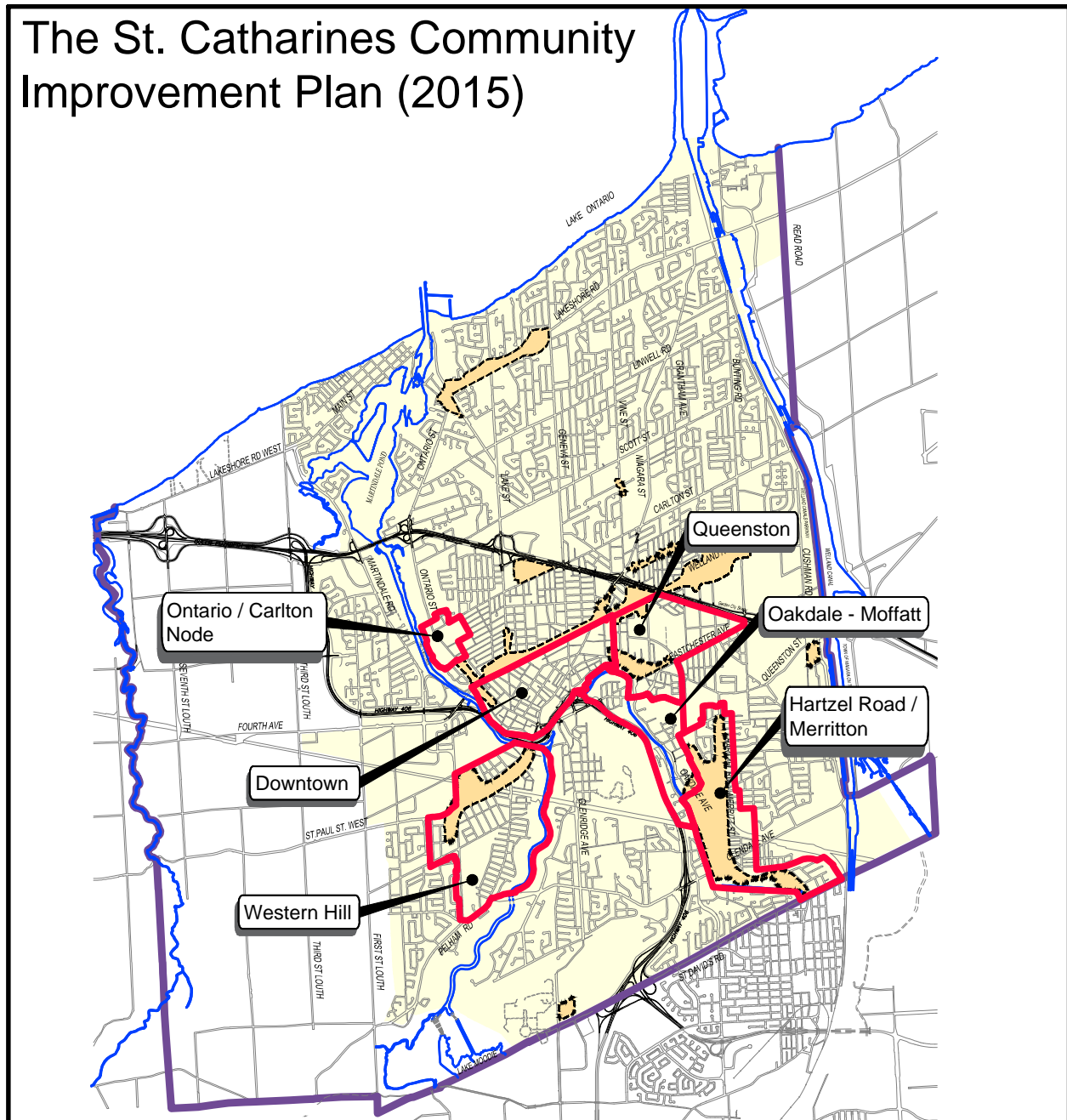
### **Submitted and Approved by:**

James N. Riddell, M.P.L., MCIP, RPP  
Director of Planning and Building Services





### TIF Application Priority Evaluation Criteria

VALUATION RANKING SYSTEM	Weight (points)
<b>1. Redevelopment Projects</b>	20
<b>2. Redevelopment Projects involving Remediation</b>	
- estimated cost of <i>remediation</i> in relation to other projects:	
- highest	30
- 2 <sup>nd</sup> highest	25
- 3 <sup>rd</sup> highest	20
<b>3. Lot Size</b> - 1 hectare or less	2
- greater than 1 hectare	4
<b>4. Project Location</b>	
- within the Downtown Priority Neighbourhood	15
- within other Priority Neighbourhoods	10
- within an Intensification Area outside a Priority Neighbourhood	5
<b>5. Financial Impact</b>	
- net benefit on weighted assessment in relation to other projects	
- highest	5
- 2 <sup>nd</sup> highest	3
- 3 <sup>rd</sup> highest	1
<b>6. Density Generation</b> (people and/or jobs per hectare) in relation to other projects	
- highest	10
- 2 <sup>nd</sup> highest	6
- 3 <sup>rd</sup> highest	3
<b>7. Value Added</b>	
- urban design features (façade, landscaping, public realm, etc)	2.5
- sustainability (LEEDS, energy efficiency, etc.)	2.5
- accessibility ( universal access, barrier free) in accordance with Facility Accessibility Design Standards (FADS)	2.5
- heritage restoration/preservation	2.5
<b>** For criteria 1 to 6, points are awarded on an all or nothing basis. For criteria 7, points may be awarded on a sliding scale up to a maximum of 10. **</b>	

# The St. Catharines Community Improvement Plan (2015)



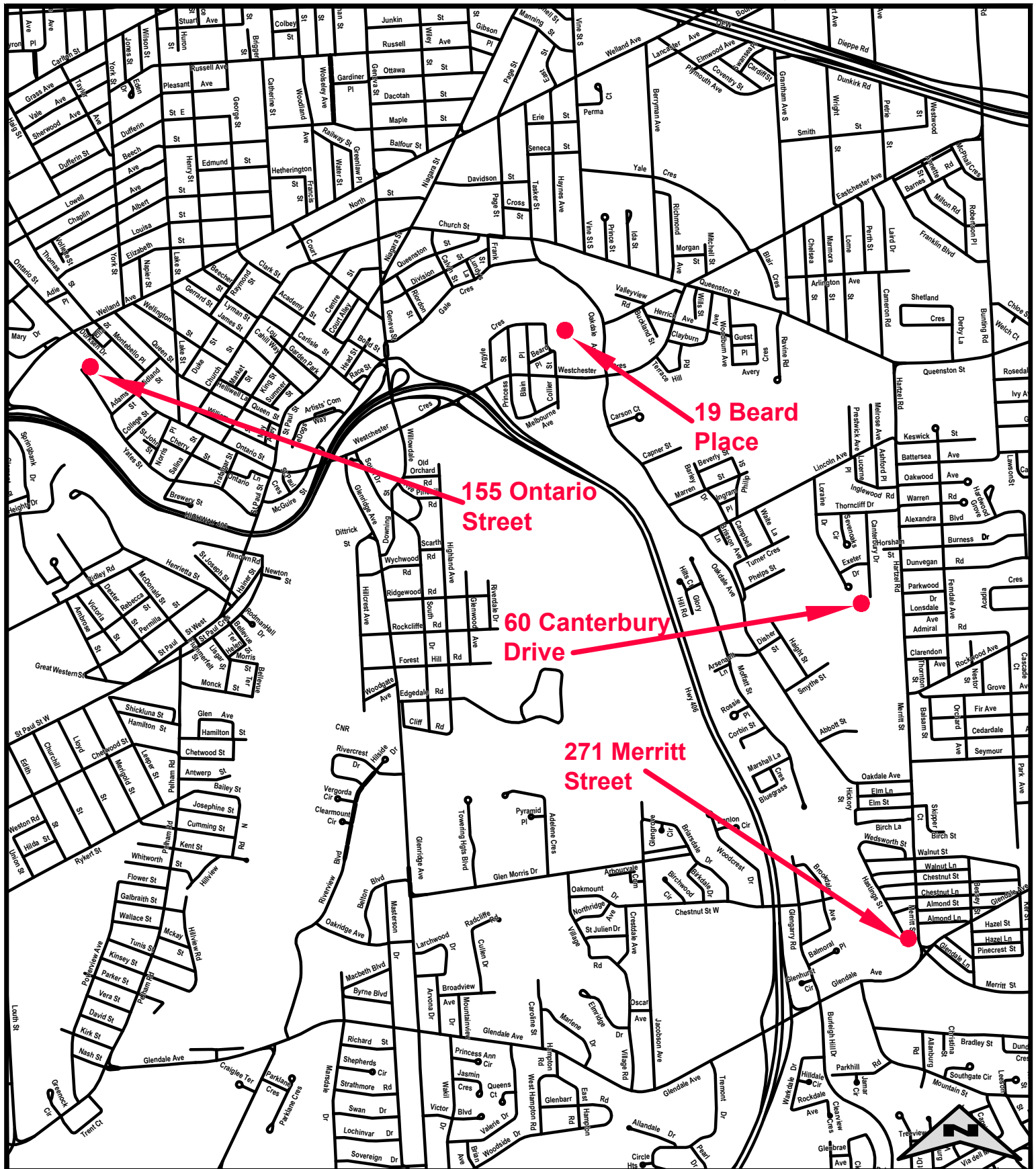
## Community Improvement Plan (2015)

- |   |   |
|---|---|
|  Urban Area Community Improvement Project Area (Urban Area CIPA) |  Intensification Areas |
|  Priority Neighbourhoods   |  Municipal Boundary    |
| Downtown  | Oakdale - Moffatt   |
| Queenston   | Western Hill  |
| Hartzel Road / Merritton  | Ontario / Carlton Node  |

City of St. Catharines  
Planning and Development Services

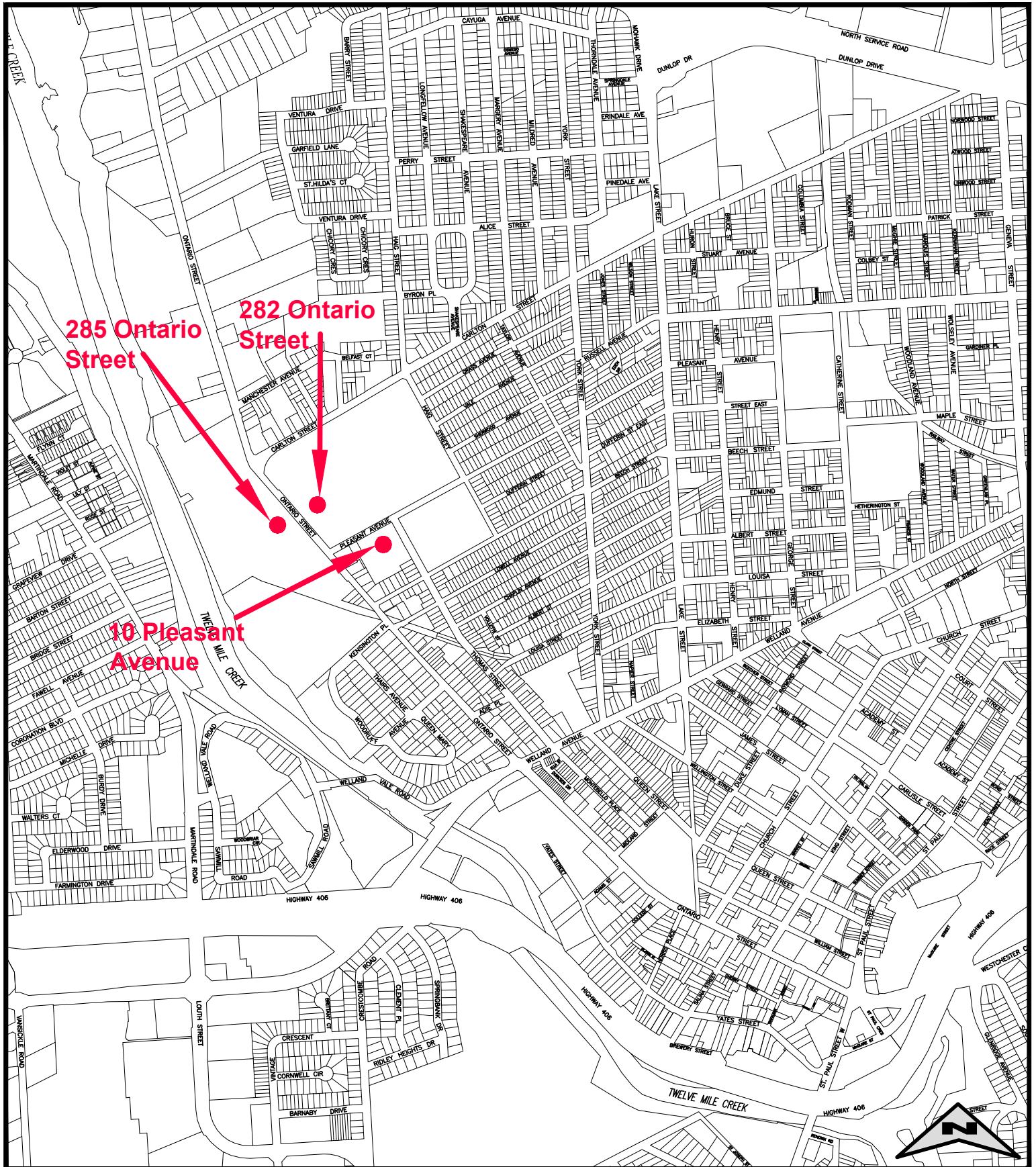


## Applications Submitted for the Tax Increment Finance (TIF) Program





## Applications Submitted for the Brownfield Tax Assistance (BTA) Program





[illegible]







Application Location	Program Type	Property Size	Project Details	Estimated Project Costs	Existing Annual City Tax	Annual Eligible Incentive	Total Incentive Value (over 3 years)
282 Ontario Street ( former General Motors site)	BTA	10.5 ha	soil remediation	\$1,190,000	\$55,400	\$55,400	\$166,000
<b>Evaluation</b>							
	<b>Yes</b>	<b>No</b>	<b>Comments</b>				
Complete Application	X						
Priority Neighbourhood	X		Ontario/Carlton Node				
Intensification Area		X					
COMMENTS:	Former GM lands represents largest brownfield remediation opportunity in the municipality in key central location; Represents remediation to a mixed use commercial/residential standard, supporting future large scale redevelopment opportunities with close proximity to Downtown; Supports Corporate Strategic Plan Goal 1, Action 1.2, 1.3, 1.4, Goal 5, Action 5.1, 5.2; Estimated project costs greater than potential incentive value.						
Total Incentive Value	\$166,000						
Annual Payment Incentive	\$55,000						

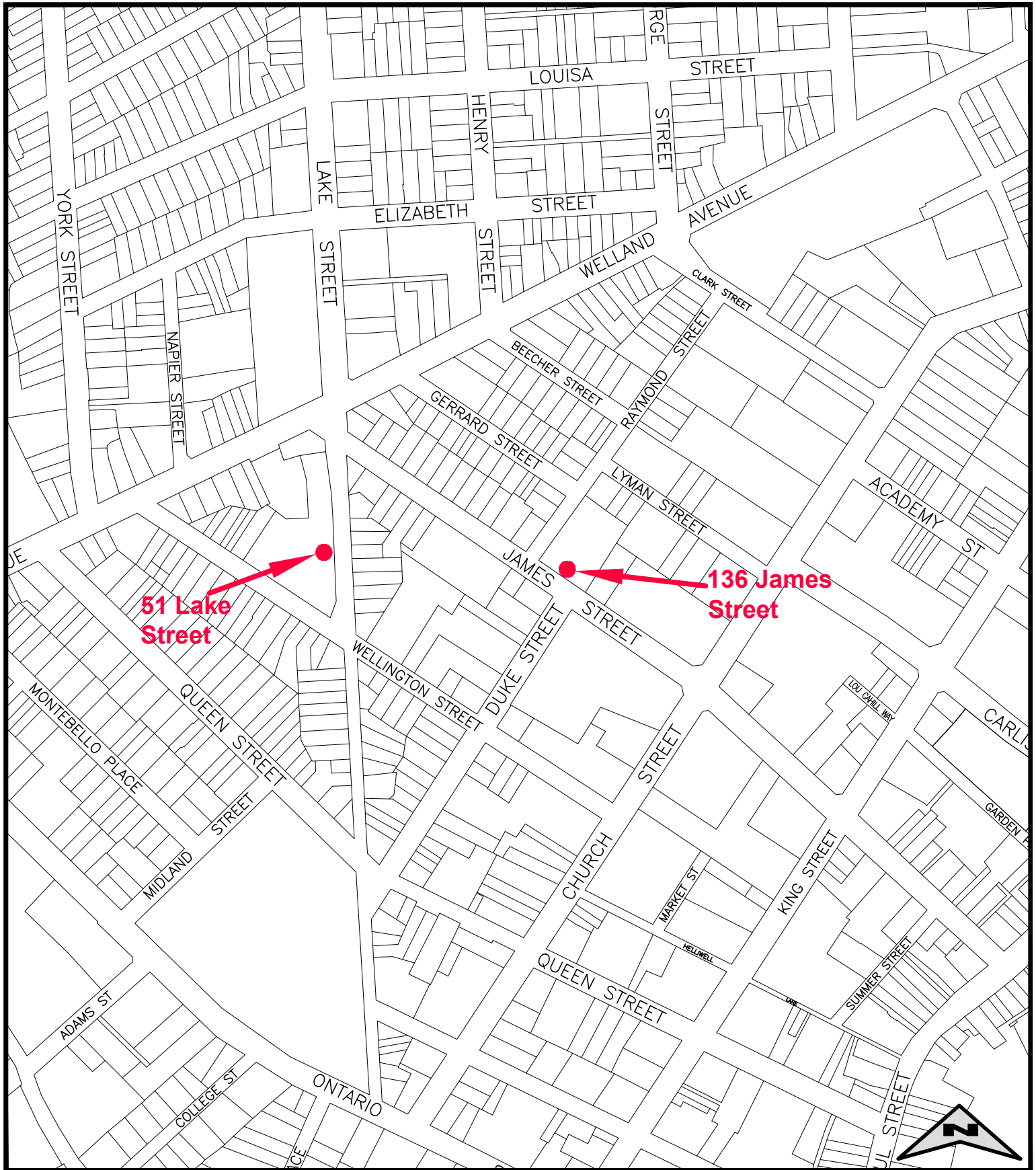




**Estimated Value of Tax Rebate Incentives Requested**

Project	Tax Rebate Incentive (\$)			Meets Program Evaluation For Approval (\$)	
	Annual For 3 years	Annual For 10 years	TOTAL	Yes	No
<b>TIF APPLICATIONS</b>					
155 Ontario Street		400,000	4,000,000	4,000,000	
19 Beard Place		25,200	252,000	252,000	
271 Merritt Street		27,600	276,000	276,000	
60 Canterbury Drive		20,745	207,450	207,450	
<b>total</b>		<b>473,545</b>	<b>4,735,450</b>	<b>4,735,450</b>	
<b>BTA APPLICATIONS</b>					
282 Ontario Street	55,400		166,200	166,200	
285 Ontario Street	59,000		177,000	177,000	
10 Pleasant Avenue	2,890		8,670	8,670	
<b>total</b>	<b>117,290</b>		<b>351,870</b>	<b>351,870</b>	
<b>2004 CIP REQUEST</b>					
51 Lake Street	3,686	18,457	195,630		195,630
136 James Street	2,707	16,374	171,870		171,870
<b>total</b>	<b>6,393</b>	<b>33,681</b>	<b>367,500</b>		<b>367,500</b>
<b>TOTAL</b>	<b>123,683</b>	<b>507,226</b>	<b>5,454,820</b>	<b>5,087,320</b>	<b>367,500</b>

Properties Subject to Request for Expanded Incentive Approval under the 2004 CIP



## City of St. Catharines Funding Proposal - CIP Reserve

Costing Scenario: **Staff Recommended Projects with no adjustment to Funding Model**

Financial Implications: The Financial Model is insufficient and the Reserve is depleted in 2025.  
The depletion of the reserve occurs three years before the existing approvals are completed

Year	Opening Reserve Balance	Annual Funding			Annual Payments	Ending Reserve Balance
		Base Amount	Growth Amount	Total Annual Budget		
2016	3,898,048	825,000	63,408	888,408	1,102,135	3,684,321
2017	3,684,321	825,000	104,047	929,047	1,155,574	3,457,794
2018	3,457,794	825,000	111,813	936,813	1,495,565	2,899,042
2019	2,899,042	825,000	127,300	952,300	1,260,511	2,590,831
2020	2,590,831	825,000	139,614	964,614	1,307,803	2,247,642
2021	2,247,642	825,000	235,053	1,060,053	1,610,674	1,697,021
2022	1,697,021	825,000	241,297	1,066,297	1,566,948	1,196,370
2023	1,196,370	825,000	240,448	1,065,448	1,522,581	739,237
2024	739,237	825,000	247,918	1,072,918	1,544,766	267,389
2025	267,389	825,000	228,245	1,053,245	1,566,951	(246,317)
2026	(246,317)	825,000	214,745	1,039,745	1,413,044	(619,616)
2027	(619,616)	825,000	170,390	995,390	1,096,377	(720,603)
2028	(720,603)	825,000	177,861	1,002,861	1,156,140	(873,882)
2029	(873,882)	825,000	162,373	987,373	965,997	(852,506)
2030	(852,506)	825,000	148,763	973,763	878,604	(757,347)
2031	(757,347)	825,000	52,293	877,293	418,341	(298,395)
2032	(298,395)	825,000	44,822	869,822	358,578	212,849
2033	212,849	825,000	37,352	862,352	298,815	776,386

2025 - projected year when base funding is not sufficient to provide for financial obligations of the program

2028 - projected last year of payments relating to existing (2004 CIP) approvals

## City of St. Catharines Funding Proposal - CIP Reserve

Costing Scenario: **Staff recommended projects and Amend Funding Model**

Financial Implications: An Increase to the Base Funding of \$75,000 annually is sufficient to fund the approvals

Year	Opening Reserve Balance	Annual Funding			Annual Payments	Ending Reserve Balance
		Base Amount	Growth Amount	Total Annual Budget		
2016	3,898,048	825,000	63,408	888,408	1,102,135	3,684,321
2017	3,684,321	900,000	104,047	1,004,047	1,155,574	3,532,794
2018	3,532,794	900,000	111,813	1,011,813	1,495,565	3,049,042
2019	3,049,042	900,000	127,300	1,027,300	1,260,511	2,815,831
2020	2,815,831	900,000	139,614	1,039,614	1,307,803	2,547,642
2021	2,547,642	900,000	235,053	1,135,053	1,610,674	2,072,021
2022	2,072,021	900,000	241,297	1,141,297	1,566,948	1,646,370
2023	1,646,370	900,000	240,448	1,140,448	1,522,581	1,264,237
2024	1,264,237	900,000	247,918	1,147,918	1,544,766	867,389
2025	867,389	900,000	228,245	1,128,245	1,566,951	428,683
2026	428,683	900,000	214,745	1,114,745	1,413,044	130,384
2027	130,384	900,000	170,390	1,070,390	1,096,377	104,397
2028	104,397	900,000	177,861	1,077,861	1,156,140	26,118
2029	26,118	900,000	162,373	1,062,373	965,997	122,494
2030	122,494	900,000	148,763	1,048,763	878,604	292,653
2031	292,653	900,000	52,293	952,293	418,341	826,605
2032	826,605	900,000	44,822	944,822	358,578	1,412,849
2033	1,412,849	900,000	37,352	937,352	298,815	2,051,386

2028 - projected last year of payments relating to existing (2004 CIP) approvals