

COUNCIL PLANNING AGENDA



Consolidated as of July 11, 2016

Council Chambers, City Hall, 1 Carden Street

DATE Monday, July 11, 2016 7:00 p.m.

Please turn off or place on non-audible all cell phones, PDAs, Blackberrys and pagers during the meeting.

O Canada

Silent Reflection

Disclosure of Pecuniary Interest and General Nature Thereof

PRESENTATION

- a) Amanda Macdougall, Regional Manager, Municipal & Stakeholder Relations,
MPAC re: 2016 MPAC Assessment Update

PUBLIC MEETING TO HEAR APPLICATIONS UNDER SECTIONS 17, 34 AND 51 OF THE PLANNING ACT

| Application | Staff Presentation | Applicant or Designate | Delegations (maximum of 10 minutes) | Staff Summary |
|---|--|---|---|----------------------|
| Food Vehicles Proposed Zoning By-law Amendment (ZC16-10) Citywide | Abby Watts, Policy Planner | | | |
| 745 Stone Road East and 58 Glenholm Drive Proposed Zoning By-law Amendment (File: ZC1608) Ward 1 | Lindsay Sulatycki, Senior Development Planner | <ul style="list-style-type: none">Nancy Shoemaker | Correspondence: <ul style="list-style-type: none">Donna Sunter | |
| 389 Speedvale Avenue West Proposed Zoning By-law Amendment (File: ZC1603) Ward 4 | Lindsay Sulatycki, Senior Development Planner | <ul style="list-style-type: none">David AnstettJake Spelic | | |

CONSENT AGENDA

"The attached resolutions have been prepared to facilitate Council's consideration of the various matters and are suggested for consideration. If Council wishes to address a specific report in isolation of the Consent Agenda, please identify the item. The item will be extracted and dealt with immediately. The balance of the Consent Agenda can be approved in one resolution."

| COUNCIL CONSENT AGENDA | | | |
|---|---|--|------------------------|
| ITEM | CITY PRESENTATION | DELEGATIONS (maximum of 5 minutes) | TO BE EXTRACTED |
| CON-2016.35 Affordable Housing Strategy: Recommended Strategic Actions | Joan Jylanne, Senior Development Planner | | ✓ |
| CON-2016.36 Mixed-Use Nodes Urban Design Concept Plans: Gordon/Clair Community Mixed Used Node and Woodlawn/Woolwich Community Mixed Use Node and Woolwich Intensification Corridor | David DeGroot, Senior Urban Designer | | ✓ |
| CON-2016.37 Bristol Street Reconstruction Phase I (Edinburgh Road to East of Holliday Street) | | | |
| CON-2016.38 1229 Victoria Road South Proposed Official Plan Amendment and Zoning By- law Amendment (File: OP1501/ZC1507) Ward 6 | Michael Witmer, Development Planner II | Hugh Handy Correspondence: Hugh Handy | ✓ |
| CON-2016.39 Proposed Demolition of Church Manse at 47 Arkell Road, Ward 6 | | | |
| CON-2016.50 Heritage Redevelopment Reserve Grant Application for 5 Arthur Street South (Heritage Building Complex) | | • Larry Kotseff Correspondence: Joe & Adam Carapella Tom Lammer | |
| CON-2016.51 Authorization to Market Debenture | | | |

BY-LAWS

Resolution – Adoption of By-laws (*Councillor Allt*)

"THAT By-law Numbers (2016)-20076 to (2016)-20080, inclusive, are hereby passed."

| | |
|--|---|
| By-law Number (2016)-20080 A by-law to confirm the proceedings of a meeting of Guelph City Council. | To confirm the proceedings of a meeting of Guelph City Council held on July 11, 2016. |
|--|---|

MAYOR'S ANNOUNCEMENTS

Please provide any announcements, to the Mayor in writing, by 12 noon on the day of the Council meeting.

NOTICE OF MOTION

ADJOURNMENT

Dylan McMahon

From:
Sent: July 5, 2016 6:59 PM
To: Clerks
Subject: Fwd: File:ZC1608

Follow Up Flag: Follow up
Flag Status: Completed

----- Original Message -----

From:
To: clerk <clerk@guelph.ca>
Date: July 5, 2016 at 6:54 PM
Subject: File:ZC1608

To: Your Worship Mayor Guthrie and Honourable Members of Council

I am writing to support the zoning by-law amendment application submitted by Ken and Carol Spira and John and Helen Drolc for their properties at 58 Glenholm Drive and 745 Stone Road East. Ken and Carol as well as the Drolcs through their son Alex and his wife discussed their hopes of dividing properties for family members at a meeting of the Glenholm and Area Home Owners Association about four years ago. Ken Spira followed up with a draft drawing and more details a year later. The applicants have been very open and honest about their plans and we understand the residences will be consistent with existing homes in the area.

I am looking forward to having new young families in our community and I hope you feel as positively as I do about this project.

July 5, 2016

Donna Sunter

Guelph, ON

This e-mail message (including attachments, if any) is intended for the use of the individual to whom it is addressed and may contain information that is privileged and confidential. If you are not the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If

CONSENT AGENDA

Monday, July 11, 2016

His Worship the Mayor
and
Members of Guelph City Council.

SUMMARY OF REPORTS:

The following resolutions have been prepared to facilitate Council's consideration of the various matters and are suggested for consideration. If Council wishes to address a specific report in isolation of the Consent Agenda, please identify the item. The item will be extracted and dealt with immediately. The balance of the Consent Agenda will be approved in one resolution.

A REPORTS FROM ADMINISTRATIVE STAFF

| REPORT | DIRECTION |
|---|------------------|
| <p>CON-2016.35 Affordable Housing Strategy: Recommended Strategic Actions</p> <p>1. That Report 16-55 from Infrastructure, Development and Enterprise (IDE) regarding the Affordable Housing Strategy: Recommended Strategic Actions Report dated July 11, 2016 be received.</p> <p>2. That Council endorses the use of the Recommended Strategic Actions Report set-out in IDE Report 16-55 for continued community engagement in the preparation of the final Affordable Housing Strategy.</p> | Approve |
| <p>CON-2016.36 Mixed-Use Nodes Urban Design Concept Plans: Gordon/Clair Community Mixed Used Node and Woodlawn/Woolwich Community Mixed Use Node and Woolwich Intensification Corridor</p> <p>1. That Report 16-54 from Infrastructure, Development and Enterprise titled Mixed-Use Nodes Urban Design Concept Plans: Gordon/Clair Community Mixed Used Node and Woodlawn/Woolwich Community Mixed Use Node and Woolwich Intensification Corridor dated July 11, 2016 be received.</p> | Approve |

2. That Council endorse the Urban Design Concept Plans, Principles and Illustrative Diagrams for the Gordon/Clair Community Mixed Used Node and Woodlawn/Woolwich Community Mixed Use Node and Woolwich Intensification Corridor, included as Attachments 1 and 2 to report 16-54.
3. That staff be directed to use the Urban Design Concept Plans, Principles and Illustrative Diagrams to guide the review of future development applications within these nodes and corridor.

**CON-2016.37 Bristol Street Reconstruction Phase I
(Edinburgh Road to East of Holliday Street)**

Approve

1. That the tender from J.G. Goetz Construction Limited be accepted and that the Mayor and Clerk be authorized to sign the agreement for Contract No. 2-1614 for Bristol Street Phase I with actual payment to be made in accordance with the terms of the contract.

**CON-2016.38 1229 Victoria Road South Proposed Official Plan
Amendment and Zoning By-law Amendment
(File: OP1501/ZC1507) - Ward 6**

Approve

1. That the application submitted by Reid's Heritage Homes Ltd. (on behalf of Westminster Woods Ltd.) for approval of an Official Plan Amendment to change the land use designation on the western portion of the lands from "General Residential" to "Neighbourhood Commercial Centre (4650 m²)" to permit the development of a neighbourhood commercial plaza with approximately 752.7 square metres (8,102 square feet) of gross floor area in two (2) separate buildings on the property municipally known as 1229 Victoria Road South, legally described as Part of Lot 10, Concession 8, Geographic Township of Puslinch, City of Guelph be approved in accordance with the conditions and zoning regulations contained in Attachment 4 of Infrastructure, Development and Enterprise Report 16-36 dated July 11, 2016.
2. That the application submitted by Reid's Heritage Homes Ltd. (on behalf of Westminster Woods Ltd.) for approval of a Zoning By-law Amendment to change the zoning from the "Agricultural" (A) Zone under the former Township of Puslinch Zoning By-law No. 19/85 to the specialized "General Apartment Zone" (R.4A-51(H)) with a holding symbol on the eastern portion of the lands to permit a four (4) storey, 101-unit apartment building and to the "Neighbourhood Commercial" (NC(H)) Zone with a holding symbol on the western portion of the lands to permit a neighbourhood commercial plaza with approximately 752.7 square metres (8,102 square feet) of gross floor area in two (2) separate buildings at the property municipally known as 1229 Victoria Road South, legally described as Part of Lot 10, Concession 8, Geographic Township of Puslinch, City of Guelph be approved in

accordance with the conditions and zoning regulations contained in Attachment 4 of Infrastructure, Development and Enterprise Report 16-36 dated July 11, 2016.

CON-2016.39 Proposed Demolition of Church Manse at 47 Arkell Road, Ward 6

Approve

1. That Report 16-41 regarding the proposed demolition of one (1) single detached dwelling at 47 Arkell Road, legally described as Part Lot 7, Concession 8, Part 2 RP 61R11921; City of Guelph, from Infrastructure, Development and Enterprise dated July 11, 2016, is received.
2. That the proposed demolition of one (1) detached dwelling at 47 Arkell Road be approved.
3. That the applicant erect protective fencing at one (1) metre from the dripline of any existing trees to be retained on the property, or on adjacent properties, which may be impacted by demolition.
4. That the applicant contact the City for inspection of the tree protection fence prior to demolition.
5. That the applicant be requested to contact the Plant Manager of Solid Waste Resources, within Infrastructure, Development and Enterprise regarding options for the salvage or recycling of all demolition materials.

CON-2016.50 Heritage Redevelopment Reserve Grant Application for 5 Arthur Street South (Heritage Building Complex)

Approve

1. That Report IDE-BDE-1614 regarding the proposed Heritage Redevelopment Reserve grant application for 5 Arthur Street South (Heritage Industrial Buildings) from Infrastructure, Development and Enterprise dated July 11, 2016 be received.
2. That the Heritage Redevelopment Reserve grant application for 5 Arthur Street South (industrial heritage building complex) be approved in principle to an amount not to exceed a total upset limit of \$1.2M payable over ten years following project completion as per the Heritage Redevelopment Reserve Policy.
3. That the following confirmation of the project details as generally outlined in the Report IDE-BDE-1614 as well as the approval of the required Cultural Heritage Resource Conservation Plan (Stage 2) in consultation with Heritage Guelph, that the City Solicitor be directed to prepare a comprehensive Tax Increment Based Grant Financial Assistance Agreement between the owner and the City of Guelph to the

satisfaction of the General Manager of Finance.

4. That as part of requirements of the Financial Assistance Agreement the City and owner conclude the designation process for the property under Part IV of the Ontario Heritage Act as well as enter into a Heritage Conservation Easement Agreement for the 5 Arthur Street South (industrial heritage building complex) to the satisfaction of the General Manager of Planning, Urban Design and Building Services and the City Solicitor prior to any grant payments being issued to the owner.

CON-2016.51 Authorization to Market Debenture

Approve

1. That the City Treasurer be authorized to proceed with the marketing through the City's fiscal agent, of a debenture issue in the principal aggregate amount of \$65,200,000 dated July 18, 2016 for a term not exceeding twenty years.

Attach.

| | | | |
|-------|-----------------------|-------|-----------------|
| To: | Jennifer Voss | From: | François Tomeo |
| | Reid's Heritage Homes | | Stantec Toronto |
| File: | 160320158 | Date: | July 7, 2016 |

**Reference: Kingsbury C | Westminster Woods
Summary of Recommendations**

This technical memo summarizes the recommendations following the traffic impact assessment of the residential / retail development located north of the intersection of Victoria Road South and Clair Road East, south of an existing residential development, in the City of Guelph.

As stated in the Traffic Impact Study submitted in March 2015, the following improvements are recommended for the Existing Situation (see page 6.2):

- ✓ The intersection of Clair Rd E and Victoria Rd S should be signalized;
- ✓ Due to signalization at the Victoria Rd S intersections with Clair Rd E and Frederick Dr, the southbound approaches should be widened at each intersection to include right turn lanes;
- ✓ The Clair Rd E eastbound approach at Samuel Dr-Megan PI should be widened to accommodate a left turn lanes on Clair Rd W. The westbound approach should also be widened to accommodate a left turn lane to maintain alignment of the east-west through lanes at the intersection.
- ✓ With limited space (approximately 165m) between the Clair Rd E intersections with Victoria Rd S and Samuel Drive-Megan PI and the need for back-to-back left turn lanes, widen this section of Clair Rd East to three (3) lanes to provide a centre two-way left turn lane.

In addition, further analyses demonstrate that background growth alone will trigger the need in the Year 2018 for traffic signals at the intersection of Victoria Rd S and Frederick Dr under the Ontario Traffic Manual (OTM) Book 12 Signal Warrants Justification 4.

The Figure attached to this memo shows the improvement locations.

STANTEC CONSULTING LTD.



Francois Tomeo, P.Eng. GDBA
Transportation Planning & Traffic Engineering
Phone: 416-598-6685
Fax: 416-596-7892
Francois.Tomeo@stantec.com

Attachment: Mapping of Recommendations

c. Hugh Handy, Craig Robson, Alfred Artinger, Peter Fitzgerald

Design with community in mind

REQUIRED IMPROVEMENTS



TO City Council

SERVICE AREA Infrastructure, Development and Enterprise

DATE July 11, 2016

SUBJECT Heritage Redevelopment Reserve Grant Application for 5 Arthur Street South (Heritage Building Complex)

REPORT NUMBER IDE-BDE-1614

EXECUTIVE SUMMARY

PURPOSE OF REPORT

To recommend to Council the approval of a Heritage Redevelopment Reserve grant as a contribution to the costs of the repair and rehabilitation of the historic industrial building complex along the Speed River at 5 Arthur Street South. This early commitment of support, which has just been brought to staff's attention by the developer, is being sought to assist the developer to potentially secure a time sensitive, unique adaptive reuse opportunity for the property.

KEY FINDINGS

- Council established the Heritage Redevelopment Reserve (HRR) Policy in 2007 to support the redevelopment and restoration of designated heritage properties through a Tax Increment Based Grant (TIBG) approach.
- The TIBG Reserve used in part to support the HRR program was largely committed in 2014, however with early projects being completed and reassessed, some previously committed funds are available for award.
- Part of the 2014 grant recommendations reallocated funding between programs, with the result that over \$1.8M was moved from the Heritage program towards Downtown and Brownfield applications. At the time, Council directed that reserve funding that remained was to be used for future heritage applications.
- Staff are recommending that this current opportunity be addressed both by the funding that remains from 2014 as well as the accrued returns from the early grants from all the programs.
- 5 Arthur Street South has significant cultural heritage resources on site that would be eligible for consideration. The buildings have been studied through the Urban Design Master Plan, preliminary Heritage Impact Assessments and a Conservation Plan required through rezoning of the site.
- Fusion Homes is seeking early Council commitment to help solidify a significant opportunity for the adaptive re-use of the industrial heritage

buildings of the site toward a unique employment and tourism enterprise that is time sensitive and competitive.

- The support of a Heritage Redevelopment Reserve grant would enable the developer to further its business arrangements and publically announce the project in the near future.
- Staff are recommending performance and sunset clauses on the agreement so that if the opportunity does not solidify for the developer, the funds are returned to the reserve for other award considerations.
- Staff are aware that there may be other sites potentially seeking grants through other programs that will trigger the need to plan for additional funding and replenishment of the TIBG Reserve program. Staff are proposing that this review take place in the context of the 2017 ten year budget planning set to take place in the fall of 2016.

FINANCIAL IMPLICATIONS

As of July 2016, with the completion and return of multiple CIP projects, there is over \$1,214,086 available and uncommitted in the TIBG Reserve from all program categories.

The commitment in this report establishes an upset limit that can be accommodated within the existing TIBG Reserve. The financial assistance details will be further analysed and confirmed through additional property assessment analysis by MPAC and the development of the business and restoration details of the proposed adaptive reuse, however the amount of the contribution will not exceed the upset limit.

ACTION REQUIRED

Approve and direct staff to draft and execute required agreements.

RECOMMENDATION

1. That Report IDE-BDE-1614 regarding the proposed Heritage Redevelopment Reserve grant application for 5 Arthur Street South (Heritage Industrial Buildings) from Infrastructure, Development and Enterprise dated July 11, 2016 be received.
2. That the Heritage Redevelopment Reserve grant application for 5 Arthur Street South (industrial heritage building complex) be approved in principle to an amount not to exceed a total upset limit of \$1.2M payable over ten years following project completion as per the Heritage Redevelopment Reserve Policy.
3. That the following confirmation of the project details as generally outlined in the Report IDE-BDE-1614 as well as the approval of the required Cultural Heritage Resource Conservation Plan (Stage 2) in consultation with Heritage Guelph, that the City Solicitor be directed to prepare a comprehensive Tax Increment Based

Grant Financial Assistance Agreement between the owner and the City of Guelph to the satisfaction of the General Manager of Finance.

4. That as part of requirements of the Financial Assistance Agreement the City and owner conclude the designation process for the property under Part IV of the Ontario Heritage Act as well as enter into a Heritage Conservation Easement Agreement for the 5 Arthur Street South (industrial heritage building complex) to the satisfaction of the General Manager of Planning, Urban Design and Building Services and the City Solicitor prior to any grant payments being issued to the owner.

BACKGROUND

Provisions of the Ontario Heritage Act allow Council to provide financial support for appropriate alteration of designated heritage property.

Section 39(1) of Part IV of the Ontario Heritage Act,
...the council of a municipality may pass by-laws providing for the making of a grant or loan to the owner of a property designated under this Part for the purpose of paying for the whole or any part of the cost of alteration of such designated property on such terms and conditions as the council may prescribe.

The City of Guelph's Heritage Redevelopment Reserve (HRR) Policy was established in 2007 to provide support for renovation projects that would involve the restoration of designated heritage properties through a tax increment-based grant (TIBG) structure. That is, proponents undertake and complete the projects and upon reassessment by MPAC the City provides the tax difference created back for up to ten years. The City has proactively funded the Reserve so that a project's taxes contribute immediately to General Revenue, separate from the grant payment schedule.

Funds from the Heritage Redevelopment Reserve are used to provide financial assistance to property owners who wish to undertake projects to develop or renovate property that would involve the restoration or refurbishment of heritage elements of the property. The City's contribution is used solely to offset the allowable project costs for work on heritage elements of the property and various design enhancements on new aspects of the project to ensure compatibility with the heritage elements. Funds are not to be used for new construction or restoration of existing buildings with no heritage resources.

To date, the Heritage Redevelopment Reserve has entered agreements provided financial support to the following designated heritage properties:

| Grants made prior to HRR Policy: | | | |
|---|--|---------------------|-------------|
| 2002 | Mill Lofts | 26 Ontario St. | \$711,500 |
| 2005 | Stewart Mill | 60 Cardigan St. | \$775,000 |
| Grants made under HRR Policy: | | | |
| 2007 | The Gummer, Victoria Hotel and Stewart Buildings | 1-7 Douglas St. | \$1,500,000 |
| | | 67-71 Wyndham St. N | |
| | | 65 Wyndham St. N | |
| 2008 | Stelle (Wellington Cakes) | 9 Douglas St. | \$26,700 |
| 2016 | Petrie Building | 15 Wyndham St. N | \$91,000 |

Allowable Costs under the HRR:

Costs permitted for reimbursement on qualifying projects may include:

1. 100% of the cost of heritage retention measures;
2. 50% of the cost of enhanced design elements that provide better compatibility of the required new work to the existing heritage resource;
3. 50% of the cost of architectural, structural and environmental consultants including testing and inspections necessary to determine the heritage retention and adaptive re-use potential of the property.

The specific costs and terms to be reimbursed in each instance would be detailed in a comprehensive Financial Assistance Agreement between the applicant and the City of Guelph.

Status of the Heritage Redevelopment Reserve

The Heritage Redevelopment grants are part of the TIBG Reserve established in 2012 that also funds Downtown and Brownfield CIP programs. This reserve reached substantial capacity in 2014 with the award of several major Downtown and Brownfield CIP applications and re-allocated over \$1.8M from the Heritage reserve towards those projects. At that time Council directed that funding that remained should be used for future heritage related applications.

April 7, 2014 Council Motion:

"4. That the remaining TIBG Funds be directed to the Heritage Redevelopment Reserve."

The Petrie Building façade restoration support was provided through this fund in March 2016.

With the completion of early TIBG supported projects, their reassessments having been established by MPAC and construction costs finalised, some funding has been returned to the TIBG Reserve, leaving it with a total current balance of over \$1.21M in all the program categories. The recommendation in this report would utilise both the HRR funding remaining from 2014 as well as these completed application funds from all the categories.

REPORT

Fusion Homes, the developer of The MetalWorks at 5 Arthur Street South, has approached the City with a unique, time sensitive opportunity for the rehabilitation and adaptive reuse of the industrial heritage building complex on the property. This site is separate from the Downtown and Brownfield financial assistance committed to the early phases of the new construction occurring south of the heritage buildings.

The heritage buildings on 5 Arthur Street South are significant in terms of cultural heritage value as well as Guelph's local history. The buildings are prominent examples of early industrial Guelph and are some of the last remaining structures from that period of Guelph's economic development. Having these structures rehabilitated and put back in to productive use will be a major accomplishment for the community.

The opportunity Fusion has brought to the City's attention is proposing to establish a new employment and tourist enterprise in the buildings, along with ancillary commercial supporting uses. Fusion has indicated its negotiations with the enterprise are time sensitive. The opportunity is also looking at other locations outside of Guelph, so the viable restoration of the structure is an important part of the business case for the project. Fusion is unable to publically announce the enterprise at this time, contingent on both the business arrangements and rehabilitation support being further established. However, based on the confidential information provided to date by Fusion, staff are satisfied that the enterprise is significant enough to support the request.

Staff are estimating that the potential ten year upset limit of the tax difference created by this re-use could be up to \$1.2M. The eligible restoration costs that could be funded through the Heritage Redevelopment Reserve are estimated at \$1.5M. In total, the adaptive reuse of the building is estimated to be over \$8M in construction value, not including tenant improvements.

The costs for the rehabilitation of the heritage buildings are a substantial component of the overall project in proportion to the ~40,000sqft of usable space in the structures. It has been indicated that the City/public role in supporting the project through the redevelopment grant is a key part of making the project viable and achieving the opportunity.

Staff are recommending that, should the grant be supported by Council, the resulting agreement be made contingent on the opportunity coming to fruition, with

appropriate performance and termination clauses should the enterprise not be achieved within a reasonable time (end of Q4 2016). This is in addition to the standard requirements that the proponent agree to the designation of the severed property under the Ontario Heritage Act as well as enter into a Heritage Easement with the City to protect the property in the long term.

Historic Significance of 5 Arthur Street North

The heritage-building complex on the approved severed lot shown in Attachment 1 is an excellent example of Guelph's mid-19th to early 20th century industrial architecture. Parts of the complex date back to Guelph's earliest period of industrial development and the buildings have become a landmark along this part of the Speed River. The heritage building complex is in very good condition, built using locally quarried limestone with fine quality stonemasonry and heavy wood timber post and beam construction. As seen in Attachment 3, the heritage building complex includes expansions and alterations that occurred between 1835 and 1973. Building 1 was constructed in 1835 by David Allan as an element of what was William Allan's mill (ruins extant across the Speed River) and functioned as a distillery before being used as part of the mill and foundry. Construction of Buildings 2 through 5 (the mill complex) began in 1841 was largely complete by 1882 and 1896 when the McCrae Woolen Company added the tower of Building 4, and an additional storey and brick chimney to Building 5. The Taylor-Forbes Company, one of Canada's largest manufacturers of lawn mowers and hardware, purchased the property in 1900. Taylor Forbes greatly expanded the foundry footprint to the south (where the MetalWorks towers are now being constructed). The entire property was sold in 1956 to the W.C. Wood Company who further expanded the facility for the manufacture of freezer appliances until 1973.

Proposed Project Restoration Plan

5 Arthur Street South is currently listed as a non-designated property on the Municipal Register of Cultural Heritage Properties. As required by conditions of approval for rezoning, Fusion Homes has completed the first of two stages in a Cultural Heritage Resource Conservation Plan, which identified the heritage attributes of the heritage building complex that would be protected by a future heritage designation bylaw under Part IV of the Ontario Heritage Act. The second stage of the conservation plan will guide any proposed adaptive reuse and rehabilitation of the heritage building complex and must be completed to the satisfaction of Planning staff and Heritage Guelph before Site Plan Approval can be approved for the fourth phase of The MetalWorks development.

The building complex has been vacant, stabilised and monitored since 2008.

The proposed adaptive reuse and rehabilitation plan described in general terms would include the following interventions guided by stage two of the conservation plan:

- Repair and repointing exterior and exposed interior limestone foundation and walls

- Exterior window and door restoration and replacements
- Stone window sill repairs and replacements
- Partial reconstruction of the brick chimney of Bldg 5
- Roof repairs and reconstruction of mansard roof on Bldg 4
- Exposure, repair and refinishing of exposed interior structural elements (e.g. wood posts, beams and metal trusses)
- Interior demolition and removal of hazardous materials
- Floor feature to expose riveted tanks in basement of Bldg 1
- Restoration of selected historical exterior signage
- Original freight elevator retrofit and repair
- Applicable fees for specialist consultants related to heritage, architect and engineering

Heritage Redevelopment Reserve Application for 5 Arthur Street South

The project for adaptive reuse of the vacant heritage building complex is estimated to be upwards of \$8M. This does not include tenant improvements.

The eligible renovation costs as reviewed by staff are estimated at \$1.5M. The eligible upset amount for a grant from the Heritage Redevelopment Reserve is currently estimated at \$1.2M (that is, the estimated ten year property tax increase resulting from the overall redevelopment of the severed property.) This figure is being further analysed by MPAC and will be refined through the development of the project and financial agreements established should Council approve the direction.

| Address | Proposed Improvement | Estimated Total Project Cost | Estimated Total Eligible Restoration Costs | Estimated Ten Year Property Tax Increase | Grant Upset Limit Request |
|--------------------------|--|--|---|---|----------------------------------|
| 5 Arthur Street South | Heritage Buildings Restoration & Adaptive Reuse | \$8M+ (Not Including Tenant Improvements) | \$1.5M | \$1.2M (\$120,000/yr increase in tax productivity, still to be confirmed through MPAC) | \$1.2M |
| | | | | | |
| Leverage: | Estimated Investment Ratio: (City Dollars : Private Dollars) | | 1 : 6.4 | | |
| Economic Impacts: | Direct: Employment: | | 15-20 Jobs (estimated) | | |
| | Indirect: Tourism: | | Year-round tourism anchor with a province-wide, potentially national reach. | | |

STAFF REPORT

CORPORATE STRATEGIC PLAN

City Building – Strategic Directions 3.1: Ensure a well-designed, safe, inclusive, appealing and sustainable City.

FINANCIAL IMPLICATIONS

As of July 2016, there is currently \$1,214,086 available and uncommitted in the consolidated TIBG Reserve for new applications.

Staff are recommending that the TIBG Reserve be discussed during 2017 Budget deliberations to explore the implications of stabilizing and setting the reserve on a sustainable basis in the context of the 10 year budget plan to be discussed in the fall of 2016.

DEPARTMENTAL CONSULTATION

IDE: Business Development and Enterprise/Downtown Renewal

IDE: Planning, Urban Design & Building Services

Corporate Services: Finance

COMMUNICATIONS

None

ATTACHMENTS

Attachment 1 – Location Plan

Attachment 2 – Heritage Photograph

Attachment 3 – Existing Condition Photograph

Attachment 4 – Artist Rendering of Restored Complex

Ian Panabaker, Corporate Manager, Downtown Renewal

Stephen Robinson, Senior Heritage Planner, Planning Services

Report Authors



Approved By

Peter Cartwright

General Manager

Business Development and
Enterprise

519-822-1260 ext. 2820

peter.cartwright@guelph.ca



Recommended By

Scott Stewart, C.E.T

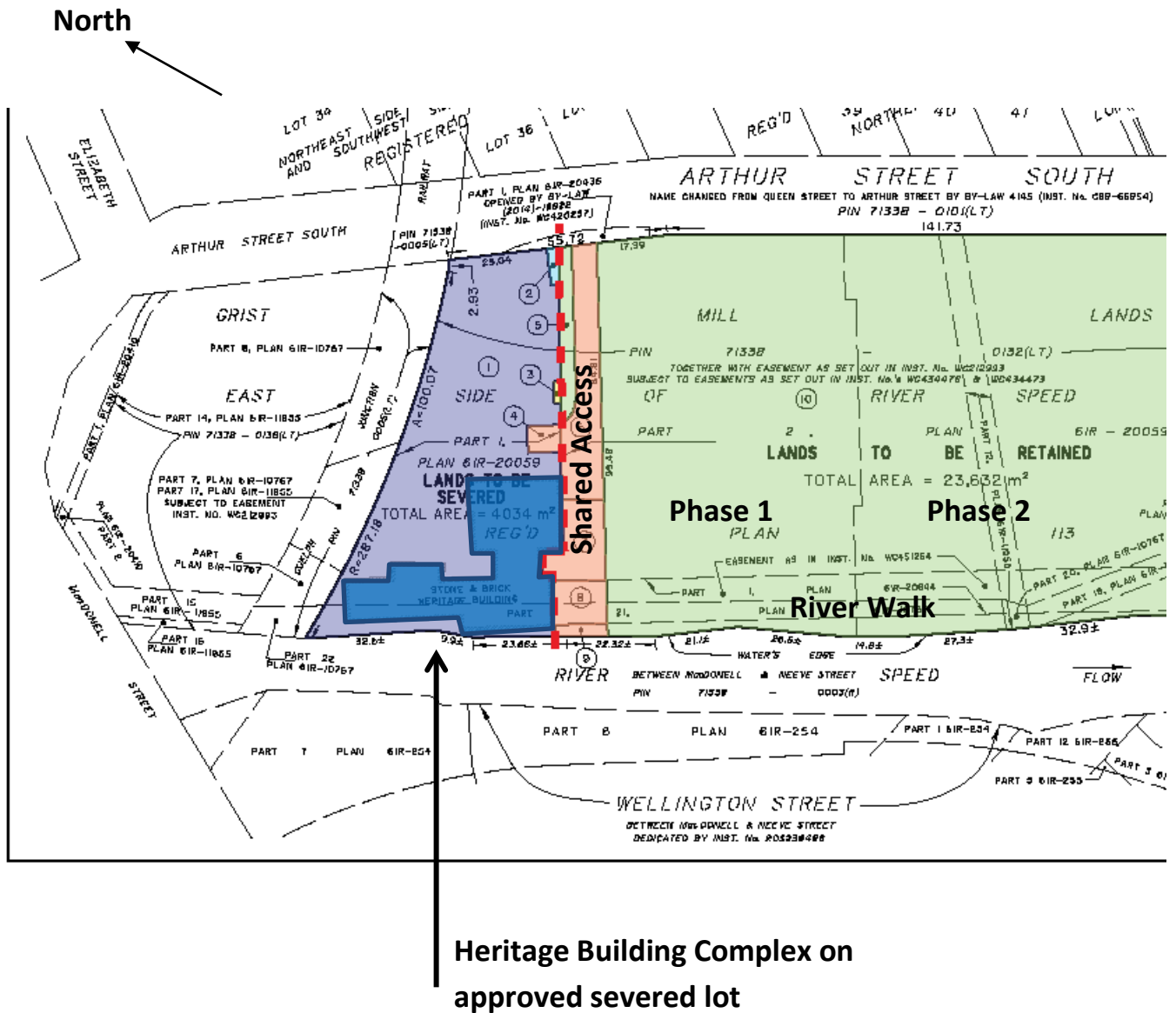
Deputy CAO

Infrastructure Development and Enterprise

519-822-1260 ext. 3445

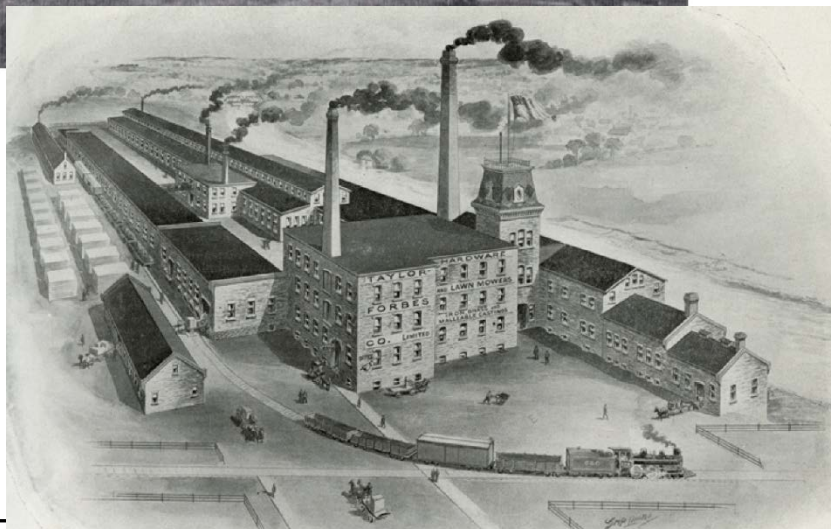
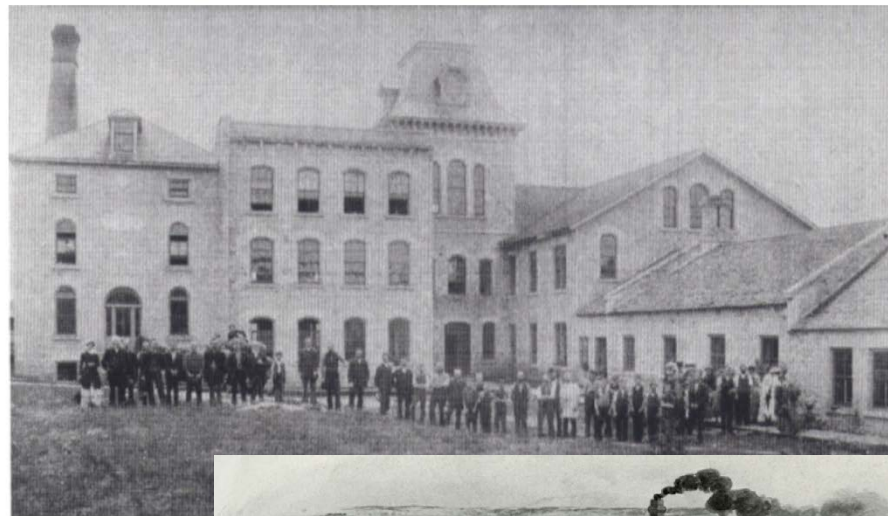
scott.stewart@guelph.ca

ATTACHMENT 1 – Location Map
(Approved Severance Sketch, CofA B-1/16)



ATTACHMENT 2

Historical Views of Heritage Building Complex at 5 Arthur Street South Allan's Distillery (1870); Guelph Woolen Mills (1895) and Taylor- Forbes (1908)



ATTACHMENT 3

Current Condition of Heritage Building Complex



ATTACHMENT 4

Artist Rendering of Restored Heritage Building Complex





July 11, 2016

Sent via email: clerks@guelph.ca

City of Guelph
1 Carden Street
Guelph, Ontario
N1H 3A1

Attention: Clerks Office

Dear Sir:

RE: Heritage Redevelopment Reserve Grant Application for 5 Arthur St South

We are writing today in response to the Staff report published on Friday July 8 regarding the above captioned matter.

As downtown Guelph's most active residential developer to date, Tricar understands the need for Tax Increment Based Grant (TIBG) programs in order for downtown cores to activate previously dormant sites that once redeveloped, contribute significant tax dollars to the City in virtual perpetuity.

The 5 Arthur St project as a whole is a significant one for downtown Guelph, and while this grant application may seem hastily brought forward by staff with minimal time for public comment, it does serve to highlight the continued importance of TIBGs to the success and health of the downtown. These programs are integral to ensuring that the City of Guelph meets its aggressive jobs and people per hectare density targets within the downtown core. A coordinated review of the TIBG in order to replenish the program is an urgent requirement for the City in order to continue to build upon the positive momentum created by the projects that were able to utilize this program in its early stages.

In addition, it is our opinion that once the review is completed and the program is replenished, some parameters need to be put in place to ensure that all potential developments are operating through the same clear and transparent process in order to secure TIBG funding.

Regards,

Joe Carapella

President

Adam Carapella

Vice President

3800 Colonel Talbot Road, London, Ontario N6P 1H5

Phone: (519) 652-8900 ▼ Fax: (519) 652-8905

Home page: www.tricar.com ▼ E-mail: ttg@tricar.com

Dylan McMahon

From: Tom Lammer <Tom@LammerGroup.com>
Sent: July 11, 2016 9:49 AM
To: Clerks
Subject: Heritage Redevelopment Reserve Grant Application for 5 Arthur Street South - Report # IDE-BDE-1614

Dear Mayor, Councilors & City Staff:

Re: Heritage Redevelopment Reserve Grant Application for 5 Arthur Street South - Report # IDE-BDE-1614

We are enthusiastic that another infill opportunity is being pursued for downtown Guelph, particularly when it has the outcome of increasing employment and tourism potential and would see the utilization of a key heritage asset. We support the role of the City to contribute financially to aid in making this opportunity competitively viable through its TIBG programs. If granted, this application would zero out all dollars for future Heritage, Brownfield and Infill Activation projects. As the 5 Arthur Street project(s) demonstrates there is tremendous community benefit from having these sites realize their potential and so we would trust that the awarding of this grant reinforces the need for such programs to be replenished so other opportunities won't be missed in the coming years and we can maintain and improve the momentum that has been hard fought to create to date.

Procedurally we do have issue with how projects are being processed and considered for support. We are of the understanding that applications were to be considered in order of presentation to staff and we have made significant business choices related to the development of three of our infill sites anticipating that our projects would be next for consideration. Lack of funds have left us patiently waiting for a future round of funding which we know is being tabled for budget deliberations this fall. Although we do support staffs ingenuity in cobbling together dollars in order to support this very worthy opportunity, this situation does spell out the need for a more clearly defined protocol in processing future grant applications. Certainty is one of the most valuable commodities for the development industry when pursuing any building project and infill, heritage & brownfield developments with their inherent extra levels of complexity would benefit greatly with clearer rules around TIBGs.

Sincerely, Tom Lammer
Lammer Development Group

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STAFF REPORT



TO City Council

SERVICE AREA Corporate Services, Finance

DATE July 11, 2016

SUBJECT Authorization to Market Debenture

REPORT NUMBER CS-2016-67

EXECUTIVE SUMMARY

SUMMARY OF REPORT

To authorize the City Treasurer to proceed with the marketing of the \$65,200,000 debenture required for capital funding in the amount of \$42,230,000 and refinancing of existing internal debt in the amount of \$22,970,000 as detailed in Appendix 1.

KEY FINDINGS

- In order for the City's fiscal agent (National Bank) to proceed with marketing the debenture to investor's, Council approval is required
- The marketing and arrangement of purchase agreements for the debenture allows Finance to return to Council on July 18th with the final terms for acceptance via an approved by-law
- The report was received at Corporate Services and will be part of the consent agenda for the July 18th Council meeting, however, the approval to market is required in advance of that

ACTION

THAT the City Treasurer be authorized to proceed with the marketing through the City's fiscal agent, of a debenture issue in the principal aggregate amount of \$65,200,000 dated July 18, 2016 for a term not exceeding twenty years.

RECOMMENDATION

THAT the City Treasurer be authorized to proceed with the marketing through the City's fiscal agent, of a debenture issue in the principal aggregate amount of \$65,200,000 dated July 18, 2016 for a term not exceeding twenty years.

BACKGROUND

Report CS-2016-54 Debenture Issue 2016 (Appendix 1) was presented at Corporate Services committee on July 4, 2016. Based on that report the City Treasurer is now requesting authorization to proceed with marketing of the

STAFF REPORT



debenture. Final approval of the debenture will be through a Council bylaw to be presented on July 18, 2016. The bylaw will contain final financing costs and complete details of the terms of the debenture.

REPORT

The process for issuing a municipal debenture requires a number of reports and approvals by Council in addition to the work undertaken by the City's fiscal agent (National Bank).

- Projects are approved as part of the annual Capital Budget process, the sources of funding are identified at that time, including debt funding
- When Finance has determined that it is time to proceed with the debenture issue, based on project completion and cash flow needs, additional Council authorization and approvals are required:
 - Authorization to proceed with marketing, which this report is seeking, is required a minimum of 5 business days prior to actual approval of the debenture
 - Approval of debenture by-law accepting final terms and conditions as negotiated by the City's fiscal agent

As the initial report (CS-2016-54) went to committee and not Council, authorization to proceed with marketing was not received. This report is asking for that authorization based on the committee report.

Due to the lack of Council meetings in August, Finance is working to complete the debenture sale prior to the summer break.

ATTACHMENTS

Appendix 1 – CS Committee Report CS-2016-54 Debenture Issue 2016

Greg Clark, CPA, CMA

Report Author

Recommended By

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Approved By

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STAFF REPORT



TO Corporate Services Committee

SERVICE AREA Corporate Services, Finance

DATE July 4, 2016

SUBJECT Debenture Issue 2016

REPORT NUMBER CS-2016-54

EXECUTIVE SUMMARY

SUMMARY OF REPORT

To provide Council with the details of the upcoming debenture issue.

KEY FINDINGS

- The 2014 Internal debt issue which borrowed \$26 million from Water and Wasterwater rate funded reserves is due to be repaid at the end of June.
- Additional significant projects which were approved through prior Capital Budgets have recently been completed or will be incurring significant spending over the next 18 months.
- Total funding requirements at this time are \$65,200,000; \$22,970,000 to repay the balance of the internal debt issue and \$42,230,000 for new funding.
- Due to historically low costs of borrowing, the City is taking this opportunity to borrow in advance for known short-term requirements; Guelph Police Head Quarters and Victoria Road Recreation Centre renovations.

FINANCIAL IMPLICATIONS

- Operating budgets currently reflect the cost of these debt issues and 2017 Budget planning has taken expected costs into consideration.

RECOMMENDATION

THAT report CS-2016-54 City of Guelph – Debt Issues 2016 be received

BACKGROUND

The process for issuing debentures at the City of Guelph is as follows:

- Debt is approved by Council as a funding source during the annual capital budget process
- Once construction of the debt funded capital project is substantially complete or in the case of significant projects, know cash requirements are identified,

STAFF REPORT

Finance will prepare a report to Council requesting authorization to market the debt issue through the City's fiscal agent (July 11th – Council Planning)

- Once the issue has been placed (sold), a debt bylaw is prepared including all details of the issue for Council approval (July 18th – Council Meeting)
- Settlement of the debt issue then takes place and the City receives the funds within a few days

REPORT

Staff has determined that the projects listed below are substantially complete and/or that significant cash flow is required in the short term that the debenture financing approved in prior budgets is required as identified in Table 1. We will be seeking Council authorization to proceed at the July 11th Council meeting. As indicated in the Table, approximately one third (\$22,970,000) of this debenture issue is to refinance the outstanding internal debenture which came due on June 30th, 2016, the balance is for tax supported projects.

Due to historically low financing rates (estimated by our fiscal agent to be <3%) we are recommending borrowing the full amount of authorized debt for the capital projects at this time.

TABLE 1

| Council Approval Date | Project Description | Total Project Approved Budget | Approved Debt Funding | To Be Funded |
|------------------------|--|-------------------------------|-----------------------|----------------------|
| 2012 & 2014 | Guelph Police HQ (PS0033) | 34,111,000 | 16,324,300 | 16,000,000 |
| 2013, 2014, 2015, 2016 | Vic Road Rec Centre (RF0051) | 15,100,000 | 12,922,000 | 12,922,000 |
| 2013, 2014, 2015 | Clair/Laird Handlon Balance (RD0267) | 17,400,000 | 17,400,000 | 13,308,609 |
| | New Debt Total | 66,611,000 | 46,646,300 | 42,230,609 |
| | Refinancing of Previous Debenture | | | |
| 2014 | New Public Health (GG0227) | | | 6,702,774 |
| 2010 | Downtown Streets (RD0168) | | | 4,698,250 |
| 2010 | Carden St (RD0263) | | | 837,125 |
| 2010 | Baker St Land (SS0007) | | | 1,137,399 |
| 2012 & 2013 | Solid Waste Carts (WC0001) | | | 4,346,178 |
| 2013, 2014, 2015 | Clair/Laird Hanlon Interchange (RD0267) | | | 5,247,666 |
| | Refinancing Total | | | 22,969,391 |
| | Total Debenture | | | \$ 65,200,000 |

STAFF REPORT



Guelph Police HQ Renovation (PS0033)

Renovation and expansion of the Guelph Police Services Head Quarters was originally approved as part of the 2011 & 2012 Capital Budgets (\$13.6 million). After completion of further investigation of existing facility and completion of final detailed design the revised cost estimate was \$34 million requiring an additional \$20.4 million in capital funding be approved as part of the 2014 Capital Budget.

Construction recently started on the site and is expected to be complete in early 2019. Based on General Contractor provided scheduling of work and cash flow and the historically low interest rates, \$16 million in debt is being issued at this time; \$8.2 million tax funded and \$7.8 million DC funded. The balance of debt funding will be issued upon completion of the project in 2019.

Victoria Road Recreation Centre Renovation (RF0051)

Renovation and expansion of the Vic Road facility was approved as part of the 2013, 2014 and 2015 Capital Budget processes, a total of \$12.6 million was approved. Through the tendering process the lowest bid was in excess of this amount and report was brought to Council in March of 2016 requesting additional budget approval of \$2.5 million, bringing the total budget to \$15.1 million.

Construction is currently under way with completion of all work expected in April of 2017. All of the required debt funding is being issued at this time to ensure sufficient cash flow for this project as well as due to the current low interest rates.

Clair/Laird & Hanlon Interchange (RD0267)

Construction of the interchange was required by the MTO as a condition of proceeding with the Hanlon Creek Business Park, the MTO constructed the interchange and the City would pay capital costs via Development Charges. Initial estimates of the cost were \$17.4 million, this was approved as part of the 2013, 2014 and 2015 Capital Budgets. Final costs totaled \$17.9 million, to be paid to the MTO in three payments (2014, 2015 & 2016). The final payment is due in October of 2016.

Refinancing of internal borrow

In 2014 funds were borrowed internally from the Water and Wastewater rate funded reserves as a temporary measure. This was done on a short term basis (2 years) as further borrowing was forecasted in the short term and the bundling of the debt would result in lower administration fees as well as improved marketability of the debenture. This debt is now due and the above are the principal balances being refinanced via the external debenture issue.

STAFF REPORT

Estimated Costs and Repayment schedule

Appendix 1 is an estimate of the current Municipal Debenture market. Rates are subject to change and placement of the debenture is not guaranteed. Prior to signing of the final debenture by-law on July 18th final costs of borrowing will be communicated and revised payment schedule will be provided. At this time it is estimated the cost of borrowing will be 2.3 to 2.8%.

Current rates are at historical lows (see below), which is a reason why prefunding the Police HQ and Victoria Road cash flows is being recommended. Given the scale of these two projects the interest savings over the 20 year term potentially will be in the millions.

Table 2

| ISSUE DATE | PRINCIPAL AMT | STRUCTURE | COST OF BORROWING |
|------------|---------------|--------------------------|-------------------|
| 28-Oct-11 | \$46,750,000 | 1-10yr Serial Bond Issue | 3.119% |
| 3-Nov-09 | \$24,870,000 | 1-10yr Serial Bond Issue | 3.938% |
| 10-Sep-08 | \$10,000,000 | 1-10yr Serial Bond Issue | 4.463% |
| 31-Jul-06 | \$25,000,000 | 25yr Amortizer Bond | 5.303% |
| 4-Apr-06 | \$6,000,000 | 1-5yr Serial Bond Issue | 4.545% |

Updated Annual Debt Repayment Limit (ARL) (Appendix 2)

As required for Council to provide authorization, the calculation of an updated debt and financial obligation limit pursuant to Ontario Regulation 403/02 Section 4(1) has been completed. Debt charges resulting from this debt issue and all approved not yet issued debt will fall within the limits prescribed by the Ministry of Municipal Affairs and Housing. The City is currently using 19% of our annual debt repayment limit, based on 2015 actuals.

City of Guelph Debt Limits

Our estimated 2016 Debt Servicing as a percentage of Operating Fund Revenue will be 3.8% as compared to a maximum of 10%. Our estimated 2016 Total Debt as a percentage of Operating Fund Revenue will be 38.8% as compared to a maximum of 55%.

Our forecasted 2017 Debt Servicing as a percentage of Operating Fund Revenue is 4.9% and our estimated 2017 Total Debt as a percentage of Operating Fund Revenue is 35%.

STAFF REPORT



Excess Funds

Any excess funds from the debenture will be invested as per the City's Investment Policy until such time as they are required by the projects. In 2015 the City's investment programs overall rate of return was 2.89%, and the interest rate of return was 1.98%. Prior returns are no guarantee of future returns.

CORPORATE STRATEGIC PLAN

Organizational Excellence

1.2 Develop collaborative work teams and apply whole systems thinking to deliver creative solutions.

Innovation in Local Government

2.1 Build an adaptive environment for government innovation to ensure fiscal and service sustainability

City Building

3.2 Be economically viable, resilient, diverse and attractive for business

DEPARTMENTAL CONSULTATION

The Executive Team has been consulted

COMMUNICATIONS

Finance will be working with the Communications department to develop a communications strategy when the by-law for the internal borrowing is approved

ATTACHMENTS

Appendix 1 – Estimated Repayment Schedule

Appendix 2 – Annual Repayment Limit

Greg Clark, CPA, CMA

Report Author

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REVISED (JUNE 3/16; 3:30PM)

INDICATIVE PRICING & REPAYMENT SCHEDULE

\$65,200,000
CITY OF GUELPH

1-10 year Instalment Debentures with a Refundable Balloon in the 10th maturity

| Year | Maturity | Principal | Coupon Rate % | Interest | | Annual Payments |
|--------------|----------|--------------------|------------------|---------------------|---------------------|----------------------|
| | | | | 21-Jan | 21-Jul | |
| 2017 | 07/21/17 | 4,069,000 | 1.15 | 650,116.00 | 650,116.00 | 5,369,232.00 |
| 2018 | 07/21/18 | 4,115,000 | 1.25 | 626,719.25 | 626,719.25 | 5,368,438.50 |
| 2019 | 07/21/19 | 4,167,000 | 1.30 | 601,000.50 | 601,000.50 | 5,369,001.00 |
| 2020 | 07/21/20 | 4,221,000 | 1.45 | 573,915.00 | 573,915.00 | 5,368,830.00 |
| 2021 | 07/21/21 | 4,283,000 | 1.60 | 543,312.75 | 543,312.75 | 5,369,625.50 |
| 2022 | 07/21/22 | 4,351,000 | 1.75 | 509,048.75 | 509,048.75 | 5,369,097.50 |
| 2023 | 07/21/23 | 4,427,000 | 1.95 | 470,977.50 | 470,977.50 | 5,368,955.00 |
| 2024 | 07/21/24 | 4,514,000 | 2.15 | 427,814.25 | 427,814.25 | 5,369,628.50 |
| 2025 | 07/21/25 | 2,221,000 | 2.35 | 379,288.75 | 379,288.75 | 2,979,577.50 |
| 2026 | 07/21/26 | <u>28,832,000*</u> | 2.45 | <u>353,192.00</u> | <u>353,192.00</u> | <u>29,538,384.00</u> |
| Total | | <u>65,200,000</u> | | <u>5,135,384.75</u> | <u>5,135,384.75</u> | <u>75,470,769.50</u> |

* of which \$26,559,000 is refundable, at the option of the City, for a further period not exceeding 10 years

Net Price to City per \$100 debenture: \$99.278
Net Proceeds to City: \$64,729,256.00
Net Cost of Borrowing to City: 2.313%

Appendix 2 CS-2016-54

Updated Annual Debt Repayment Limit

| | Approved Debt at December 31, 2016 | 2016 Estimated Debt Servicing | 2017 Estimated Debt Servicing |
|---|---------------------------------------|----------------------------------|----------------------------------|
| Tax Supported | 41,341,754 | 9,317,188 | 8,611,719 |
| Industrial Development | - | | |
| Elliott | 8,721,952 | 1,800,105 | 1,787,404 |
| Non-tax Supported | 4,090,556 | 397,076 | 397,076 |
| Development Charges | 5,996,632 | 2,306,826 | 2,189,370 |
| Current Debt Outstanding at December 31, 2016 | \$ 60,150,894 | \$ 13,821,195 | \$ 12,985,569 |
| New Debt Issue | | | |
| Public Health | 6,702,774 | - | 931,362 |
| Downtown Streets | 4,698,250 | - | 652,830 |
| Carden Street | 837,124 | - | 116,319 |
| Baker St Land | 1,137,399 | - | 158,043 |
| Solid Waste Carts | 4,346,178 | - | 603,909 |
| Clair-Laird Hanlon Interchange (DC) | 5,247,666 | - | |
| Victoria Road Recreation Centre | 12,922,000 | - | 791,126 |
| Police HQ Renovations (Tax) | 8,200,000 | - | 502,029 |
| Police HQ Renovations (DC) | 7,800,000 | - | 477,541 |
| Clair-Laird Hanlon Interchange (DC) | 13,308,609 | - | 1,136,073 |
| Total July 21, 2016 Debt Issue | \$ 65,200,000 | \$ - | \$ 5,369,232 |
| Police | 15,124,300 | - | |
| Parking | 3,740,000 | - | |
| Baker St Land | 3,225,041 | - | |
| Roads | 2,000,000 | - | |
| Storm Water | 1,800,000 | - | |
| Transit | 2,600,000 | - | |
| Total Approved Not Issued (includes 2012 Budget) | \$ 28,489,341 | \$ - | \$ - |
| Industrial Development | \$ 10,000,000 | \$ 205,000 | \$ 205,000 |
| (Average Interest/Principal during 6 year repayment period) | | | |
| Total Approved Debt | \$ 163,840,235 | \$ 14,026,195 | \$ 18,559,801 |

| Annual Debt Repayment Limit | 2014 Actual | 2015 Actual | 2016 Estimated | 2017 Estimated |
|--|--|--|--|--|
| | (limit based on 2012 FIR actuals, servicing is 2014 actuals) | (limit based on 2013 FIR actuals, servicing is 2015 actuals) | (limit based on 2014 FIR actuals, servicing is 2016 estimated) | (limit based on 2014 FIR actuals, servicing is 2017 estimated) |
| Net Revenue Fund Revenues (A) | \$ 346,979,662 | \$ 356,940,471 | \$ 367,206,238 | \$ 377,786,764 |
| 25% of Net Revenue Fund Revenues (B) | 86,744,916 | 89,235,118 | 91,801,559 | 94,446,691 |
| Debt Servicing (C) | 15,068,747 | 16,740,389 | 14,026,195 | 18,559,801 |
| ARL Limit: (B-C) | \$ 71,676,169 | \$ 72,494,729 | \$ 77,775,364 | \$ 75,886,890 |
| Debt Service Cost/Net Revenue Fund Revenue (C/A) | 4.3% | 4.7% | 3.8% | 4.9% |
| Debt Servicing as a % of Maximum (C/B) | 17% | 19% | 15% | 20% |