

- ADDENDUM -
- GUELPH CITY COUNCIL MEETING -
August 30, 2010

REPORTS FROM COMMITTEES OF COUNCIL AND OTHER COMMITTEES
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- a) Community Development and Environmental Services

**5 Arthur Street South (Former W.C. Woods Plant) Brownfield
Redevelopment Community Improvement Plan – Tax Increment-
Based Grant Request**

Memo from General Manager of Planning & Building Services

CONSENT AGENDA

A – REPORTS FROM ADMINISTRATIVE STAFF

- A-1) **Purchase of Replacement Monitor/Defibrillators for Guelph-Wellington Emergency Medical Service**

Revised Recommendation & Attachment

“THAT the tender of Physio-Control Canada for the purchase of monitors/ defibrillators be accepted;

AND THAT the Mayor and Clerk be authorized to sign the agreement for Contract 10-091 for the replacement of monitor/defibrillator units with associated support equipment, cables and supplies, for Guelph Wellington Emergency Medical Service in the amount of \$288,815.44 (excluding HST) with actual payment to be made in accordance with the terms of the contract.

AND THAT the 2010-2011 capital budget be amended to reflect the full cost of the Monitor/Defibrillators for Guelph-Wellington Emergency Services in 2010.”

“THAT By-law Numbers (2010)-19060 to (2010)-19075, inclusive, are hereby passed.”

BY-LAWS

<p>By-law Number (2010)-19074 A by-law to authorize the execution of a Transfer Release and Abandonment of an Easement over Part of Lots 2 and 3, Range 3, Division "F" (formerly Guelph Township), designated as Part 1, 61R3931, Guelph. (351 Elizabeth Street)</p>	<p>A by-law to execute a Transfer Release and Abandonment. (351 Elizabeth Street)</p>
<p>By-law Number (2010)-19075 A by-law to confirm the proceedings of meetings of Guelph City Council held July 27, and August 3, 2010.</p>	<p>To confirm proceedings of meetings of Guelph City Council.</p>

INTERNAL MEMO



DATE August 30, 2010

TO **Mayor and Councillors**

FROM Jim Riddell, General Manager of Planning and Building Services

DIVISION Planning, Engineering and Environmental Services

DEPARTMENT Planning and Building Services

SUBJECT 5 Arthur Street South (Former W.C. Woods Plant) Brownfield Redevelopment Community Improvement Plan – Tax Increment-Based Grant Request

This memo clarifies a number of matters with respect to Community Development and Environment Services Report number 10-87, which is being considered by Council this evening.

Commencement and Conclusion of the Grant Program

Clarification has been requested regarding the commencement and conclusion of the Tax Increment-Based Grant Program. In accordance with the Brownfield Redevelopment Community Improvement Plan, the Tax Increment-Based Grant Program commences only after a Record of Site Condition has been filed and reassessment of the property demonstrates an increase value, e.g. once the first phase is constructed. Once the program commences, it will continue for a maximum of ten years. If the phasing of development exceeds ten years, only development completed and reassessed within the ten year time frame will be eligible under the program. After the ten year grant period ceases, or upon reimbursement of 100 percent of the eligible costs, no grant money can be provided by the City. Although development may be phased within this time period, the maximum ten year grant period cannot be changed.

Attachment F: Projected Annual Breakdown of Municipal Taxes

There are two changes in the chart contained within Attachment F. Firstly, the estimated phasing of "Total Units Built" within the third column has been adjusted to more accurately reflect the assumptions around phasing.

Secondly, the portion of the Municipal tax levy retained by the City in years eight and nine has been adjusted to \$242,614.47 and \$736,090.53, respectively. This change more accurately reflects the anticipated breakdown of Municipal taxes over the ten year lifespan of the program. This adjustment changes the total amount of the Municipal tax levy retained by the City over the lifespan of the program from \$3,374,090 to \$2,985,090.61. Figure 1 below incorporates the changes to Attachment F.

Phase	Year ²	Total Units Built	Estimated Municipal Tax Levy	Tax Increment	Portion Retained by the City ³	Portion Granted Back to Applicant ⁴	Percentage of Eligible Costs Reimbursed
Phase 1	1	125	\$248,134.95	\$186,550.31	\$98,894.70	\$149,240.25	4.40%
	2		\$248,134.95	\$186,550.31	\$98,894.70	\$149,240.25	8.81%
	3	250	\$496,269.90	\$434,685.26	\$148,521.69	\$347,748.21	19.07%
Phase 2	4		\$496,269.90	\$434,685.26	\$148,521.69	\$347,748.21	29.33%
	5		\$496,269.90	\$434,685.26	\$148,521.69	\$347,748.21	39.59%
Phase 3	6	375	\$744,404.85	\$682,820.21	\$198,148.68	\$546,256.17	55.71%
	7		\$744,404.85	\$682,820.21	\$198,148.68	\$546,256.17	71.83%
	8	487	\$966,733.77	\$905,149.13	\$242,614.47	\$724,119.30	93.19%
Phase 4	9		\$966,733.77	\$905,149.13	\$736,090.53	\$230,643.24	100.00%
	10		\$966,733.77	\$905,149.13	\$966,733.77	\$0.00	100.00%
Total Over Lifespan of TIBG Program					\$2,985,090.61	\$3,389,000.00	
Total if No TIBG is Applied and No Redevelopment Occurs (i.e. Collection of current Municipal taxes for 10 years)					\$615,846.40	\$0.00	

Figure 1: Revised Attachment F illustrating the projected breakdown of Municipal taxes



Jim Riddell
 General Manager,
 Planning and Building Services

Planning, Engineering and Environmental Services
Planning and Building Services
 Location: 1 Carden Street

T 519-837-5616 x2361
 E jim.riddell@guelph.ca

C Janet Laird
 Marion Plaunt
 Greg Atkinson
 Colin Baker
 Ian Panabaker
 David DeGroot

Budget and Financing Schedule

JDE Project number: FS0024
 Project name: **Replace Twelve (12) Defibrilators**
 Prepared by: Sarah Purton
 Contract #: 10-091
 Date: July 15, 2010

	Total Cost	External Financing			Internal Financing		
		Grants & Subsidies	Sale of Assets	Partner Contributions	Current Revenues	City Reserves	Debt
A. Budget Approval & Additional Funding							
FS0024 Land Ambulance Vehicle and Equipment Repl	178,750	0	0	76,916	0	101,834	0
Add: Additional Funding from City (Reserve #173-01)	78,766	0	0	0	0	78,766	0
Add: Additional Funding from County	52,511	0	0	52,511	0	0	0
Budget Approval	310,026	0	0	129,427	0	180,600	0
B. Budget Requirement							
Tender Price: Physio-Control Canada (including HST)	326,361						
Less: HST Credit	<u>32,976</u>						
City Share	293,385	0	0	122,480	0	170,906	0
plus: Expenditures to Date - FS0024	0	0	0	0	0	0	0
plus: Committed Work on Existing POs & Contracts -FS0024	16,641	0	0	6,947	0	9,694	0
plus: Future Work - FS0024	0	0	0	0	0	0	0
TOTAL BUDGET REQUIREMENT	310,026	0	0	129,427	0	180,600	0
C. Surplus / (Deficit)	0	0	0	0	0	0	0
D. Revised project budget	310,026	0	0	129,427	0	180,600	0

Note1: The purchase of this equipment was originally phased across 2010 and 2011 with \$178,750 budgeted in each year. However, due to the age of the equipment and training coordination a full scale replacement is recommended in the current year. The balance of the City's share will be funded from the Emergency Services Capital Reserve (173-01) which has available funding to support this purchase.

Note2: A 60/40 split was assumed in calculating the additional funding for the City and County

FS0024

PO #	Line #	PO Amount	PO Invoiced	PO Outstanding
1003992	1	354,741	0	354,741

354,741

Reconciliation

Budget for Defibrilators	178,750
Less: Amt Used to Fund Ambulances	16,641
Budget Remaining	162,109
Cost of Defibrilators	326,361
Less: HST Credit	32,976
Cost of Contract	293,385
Deficit	-131,276
City Share (60%)	-78,766
County Share (40%)	-52,511