



The Corporation of the Town of Tecumseh

Planning & Building Services

To: Mayor and Members of Council

From: Brian Hillman, Director Planning & Building Services

Date to Council: November 24, 2020

Report Number: PBS-2020-40

Subject: Financial Incentive Program Grant Application
Tecumseh Road Main Street Community Improvement Plan
12049 Tecumseh Road
2461415 Ontario Limited (Mr. Anthony Nehme)
Parking Area Improvement Grant Program
OUR FILE: D18 CIPFIP - CIP-08/20

Recommendations

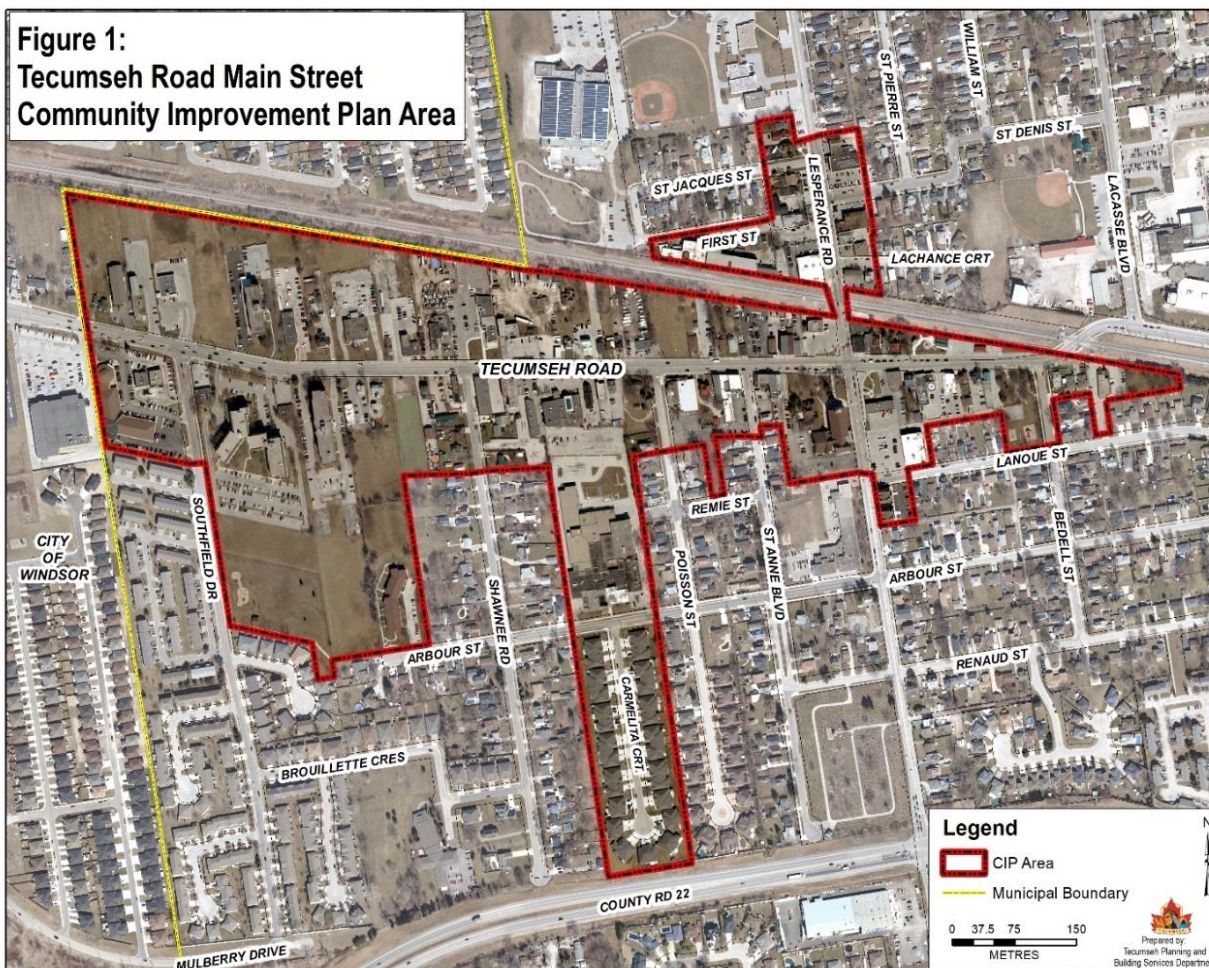
It is recommended:

That the Grant Application for the Tecumseh Road Main Street Community Improvement Plan (CIP) Financial Incentive Program, for the property located at 12049 Tecumseh Road (Roll No. 374405000005400), **be deemed eligible and approved** for the Parking Area Improvement Grant Program, for a total amount of \$10,000 toward the parking lot improvements being proposed, all of which is in accordance with Section 11.3 (5) of the CIP, and PBS-2020-40.

Background

The Council-adopted Tecumseh Road Main Street Community Improvement Plan (CIP) applies to an area that represents the historical commercial core of the Town and comprises an approximate 1.2 kilometre corridor centred on Tecumseh Road from the VIA Railway on the east to the Town's border with the City of Windsor just beyond Southfield Drive on the west (see CIP Area in Figure 1). The area encompasses 96 acres and approximately 115 properties with a mix of commercial and residential uses along with many tracts of underutilized land. The CIP establishes a community developed vision and provides a means for planning and promoting development activities to more effectively and efficiently use lands, buildings, and facilities. Its goal is to bring about revitalization and encourage both private and

public investment in the CIP Area. To help achieve this vision, the CIP provides for a range of financial incentive programs to registered Owners and tenants of land and buildings within the CIP Area. Attachment 1 contains a table that outlines the financial incentives available for lands in the CIP Area, subject to satisfying various criteria and rules.



Comments

Proposal

Mr. Anthony Nehme ("Owner") is proposing improvements to the parking lot (resurfacing and line painting) on the front portion of 12049 Tecumseh Road (see photo below and Attachments 2 and 2A), with access from Tecumseh Road. The subject property was the location of the former Torino Banquet Hall which closed in late 2019 and the Art Galia art studio which was demolished in late 2020. The current Owner is in the process of completing extensive renovations to the exterior and interior of the building. A nail salon, restaurant and other

commercial uses are anticipated to occupy the various units within the renovated building. As part of these renovations, the Owner is also proposing to properly grade, repave and reline the existing parking lot.



Town Administration has reviewed the proposed parking lot improvements against the guidelines established in the CIP and has determined that it qualifies for financial incentives under the CIP.

Proposed Grant Details

Based on the foregoing, the Owner has submitted a Financial Incentive Program Grant Application seeking financial incentives under the Parking Area Improvement Grant Program in the amount of \$10,000 (Note: HST is not included as part of the grant). As required by the CIP, the Owner has provided two reliable cost estimates for the grant, as identified below:

1. Riverside Paving & Trucking Ltd. - \$44,900
2. Metro City Paving - \$44,800

The requested amount of \$10,000 represents the maximum amount of grant available (50% of the total eligible costs or up to \$10,000) as established by the selected preferred quote of Riverside Paving & Trucking Ltd.

The above-noted grant application has been reviewed/evaluated by Town Administration against the requirements of the CIP. Town Administration has no concerns with the application and recommends that the application be deemed eligible and approved in accordance with Section 11.3 (5) of the CIP.

Next Steps

Upon Council approval, a letter from the Town to the Owner advising of Council's approval will represent a grant commitment. The CIP establishes the following:

- i) the Owner will have a period of six months to start the project and one year to complete the proposed works from the date of Council approval;
- ii) extensions will be considered on a case-by-case basis; and
- iii) an application may be cancelled if work does not commence within the six-month period or if the approved works are not completed within a one-year period from the date of Council approval.

Upon completion of the parking lot improvement, Administration will conduct a review of the work to ensure all requirements of the CIP have been complied with. Once it has been determined that the CIP requirements have been met, and upon the receipt of invoices from the Owner and proof of payment, the Grant will be issued.

Consultations

Financial Services

Financial Implications

The Tecumseh Road CIP provides for Support Programs and Incentives that can total up to \$417,000 per calendar year commencing in 2016. This is the sum of annual maximum limits per individual incentive program category within the CIP. Actual incentives available will depend on approved budget funding.

The 2020 budget includes CIP grant funding of \$125,000, with an additional \$110,527 of uncommitted budget allocation from prior period budget being carried forward. In addition, \$6,000 of funding associated with two CIP grants approved in 2019/2020 were rescinded in July of 2020 as a result of the Owners not proceeding with their respective improvements. Accordingly, a total of \$241,527 in funds are available for 2020. To date, seven other applications totalling \$151,518 in committed funding have been approved during 2020 leaving a balance of \$84,009 in current available funding.

Upon approval of the recommendation of this report, remaining available program funds for 2020 will be \$74,009 as referenced in the tables in Attachments 3A and 3B.

Link to Strategic Priorities

Applicable	2019-22 Strategic Priorities
<input checked="" type="checkbox"/>	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.
<input checked="" type="checkbox"/>	Ensure that Tecumseh's current and future growth is built upon the principles of sustainability and strategic decision-making.
<input type="checkbox"/>	Integrate the principles of health and wellness into all of Tecumseh's plans and priorities.
<input type="checkbox"/>	Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses.
<input type="checkbox"/>	Demonstrate the Town's leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals.

Communications

Not applicable ☒

Website ☐

Social Media ☐

News Release ☐

Local Newspaper ☐

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

Enrico DeCecco, BA (Hons), MCIP, RPP
Junior Planner

Reviewed by:

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Manager Planning Services

Reviewed by:

Tom Kitsos, CPA, CMA, BComm
Director Financial Services & Chief Financial Officer

Reviewed by:

Brian Hillman, MA, MCIP, RPP
Director Planning & Building Services

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
1	Support Programs and Incentives Summary
2	Property Location in Relation to CIP Study Area
2A	Property Location, Detail View
3A	CIP Incentives Financial Summary Chart No. 1
3B	CIP Incentives Financial Summary Chart No. 2