



**City of Kingston
Report to Council
Report Number 19-110**

To:	Mayor and Members of Council
From:	Peter Huigenbos, Acting Commissioner, Community Services
Resource Staff:	Paul MacLatchy, Environment Director
Date of Meeting:	April 16, 2019
Subject:	Brownfield Property Tax Financial Assistance 305 Rideau Street

Executive Summary:

This report is being brought forward in response to an application by RAW Factory Inc. (RAW) for financial assistance through the Brownfields Financial Tax Incentive Program (BFTIP) and the Tax Increment-Based Rehabilitation Grant Program (TIRGP) of the City of Kingston's Brownfield Community Improvement Plan (CIP). The applicant's property is located at 305 Rideau Street which is within Brownfield Project Area 1A of the Brownfield CIP and therefore eligible to apply for benefits.

This property was sold by the City to the applicant in 2017 as part of a Request for Proposal process to acquire, restore and repurpose the former broom factory building. The City had acquired the building as part of a larger land purchase. RAW was the only respondent to the RFP. Council approved the sale for \$1.00 subject to a number of conditions to restore and repurpose the building and property, including the preservation of certain heritage aspects and an environmental remediation plan. The sale price of \$1.00 anticipated the significant cost of heritage preservation and the application of the City's brownfield program to assist in funding only a portion of the eligible remediation costs.

The project will involve the redevelopment of the former Bailey Broom Factory property into a single storey commercial building with professional offices. The redevelopment will require the management of contaminated soils present as a result of previous commercial and industrial land uses and abatement of hazardous building materials. The application has been reviewed by staff and the project is considered to be eligible for financial assistance. This report recommends approval of financial assistance of up to \$408,300 to the property owner in the forms of property tax cancellations made under the BFTIP program and property tax rebates made under the TIRGP program.

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Analysis of the applicant's proposed remediation and redevelopment plan indicates that environmental remediation costs eligible for rebate are approximately \$408,300, that the proposed development would create a property tax uplift of approximately \$25,448 per year that could be available to fund annual TIRGP tax rebates back to the owner. With the 80% rebate of property tax uplift applied over the maximum allowable ten years, the project is expected to receive a minimum of \$204,000 in rebates toward the recovery of the \$408,300 of eligible remediation expenses.

The developer has undertaken various building stabilization activities pursuant to a heritage permit granted by the City in 2018. The Planning Act applications for this proposed development are currently under technical review by staff. The approval of the recommendations made within this report do not prejudice Council in its ability to make any decisions related to approvals under the Planning Act such as the Official Plan and zoning by-law amendments.

This report is time sensitive in that the developer cannot incur remediation costs eligible for rebate until Council has provided approval of a brownfields application.

Recommendation:

That Council approve the Brownfield Property Tax Financial Assistance Application submitted by Raw Factory Inc., owner of the property at 305 Rideau Street, for a Brownfields Rehabilitation Grant not to exceed \$408,300 subject to the establishment of, and in accordance with, the terms and conditions of a Brownfield Site Agreement; and

That a by-law be presented to Council for the cancellation of property taxes for Municipal and Education purposes for the duration of the rehabilitation period and the development period for the eligible property under the Brownfield Financial Tax Incentive Program (BFTIP); and

That following the first and second readings of the BFTIP by-law to cancel taxes, said by-law be forwarded to the Ministry of Finance for their approval and once approved, be presented to Council for third reading; and

That staff be directed to negotiate a Brownfields Site Agreement with RAW Factory Inc., establishing the terms and conditions governing the payment of the Brownfields Rehabilitation Grant for the redevelopment of 305 Rideau Street, consistent with the terms set out within Report Number 19-110; and

That the Mayor and Clerk be authorized to execute the Brownfields Site Agreement, in a form satisfactory to the Director of Legal Services.

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Options/Discussion:

The owner has filed an application under the City's Brownfield CIP for 305 Rideau Street (located at the northeast corner of Rideau and Cataraqui Streets), which requests financial benefits from the BFTIP and the TIRGP, in order to assist with the environmental remediation and redevelopment of the brownfield property. The property was the former location of the Bailey Broom Factory, has a municipal heritage designation and has been used in various commercial capacities before its acquisition by the applicant.

Phase I and II Environmental Site Assessment reports provided by the applicant indicate that the redevelopment will require management of contaminated soils and groundwater and the incorporation of environmental risk management measures into the building design and construction.

The applicant's property is located within Brownfield Project Area 1A of the Brownfield CIP and is therefore eligible to apply for brownfields funding.

The City sold the property to the applicant for \$1.00 in 2017 through a Request for Information (RFI) and Request for Proposals (RFP) process in which the applicant was the sole respondent. The result of the RFP process and terms of the sale and restoration of the property was described within [Report Number 16-322](#). The negotiated sale price anticipated the significant cost of heritage preservation and the application of the City's brownfield program to assist in funding only a portion of the eligible remediation costs.

Proposed Remediation and Redevelopment

The applicant's property is contaminated with metals, volatile organic compounds and polycyclic aromatic hydrocarbons within the soil and groundwater that are present due to past land uses and historic filling, and the existing structures contain hazardous building materials; all of which will include management and remediation to enable the proposed commercial redevelopment. The applicant is proposing to remove areas of contaminated soils, manage contaminated groundwater during construction and incorporate risk management measures into the design and construction of the building to enable safe occupancy in accordance with a site specific risk assessment and risk management plan.

The proposed remediation plan will include the following major components of work that are eligible for rebate under the City's Brownfield CIP programs:

- Completion of a Supplemental Phase II Environmental Site Assessment;
- Excavation, removal and disposal of approximately 1,700 tonnes of contaminated soils;
- Collection, storage and disposal of contaminated groundwater during project construction;
- Design and construction of engineering controls to mitigate environmental risks (sub-slab vapour barrier and active venting);
- Completion of an engineer's remediation report and related documents; and
- Completion of design and specifications to enable net-zero energy building performance.

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The estimated cost to implement the proposed remediation plan and eligible activities is \$408,300.

The property is proposed to be redeveloped into a single storey commercial office building with net zero energy performance as shown within Exhibit A.

The Brownfields Financial Tax Incentive Program (BFTIP)

The BFTIP is a component of the City of Kingston's Brownfield CIP and enables the cancellation of pre-development municipal and educational portions of property taxes for approved brownfield projects. The cancellation of the education portion of taxes must also be approved by the Ontario Minister of Finance.

The duration of the tax cancellation is for the length of the rehabilitation period and development period or up to 36 months, whichever is less. For the proposed redevelopment it is estimated that property taxes of approximately \$16,470 may be cancelled under the BFTIP program during the maximum 3 year period, which is the estimated length of the rehabilitation and redevelopment periods for the project, starting in 2019. The cancelled property taxes are deducted from the amount of eligible remediation expenses that can be rebated through the TIRGP program.

This report recommends approval of a Brownfields Site Agreement that will permit the cancellation of up to approximately \$16,470 in pre-development municipal and educational property taxes through the BFTIP program of the Brownfields CIP and the creation of a by-law (Exhibit B) that, if approved by the Minister of Finance, will enable the education tax portion of the cancellation.

The Tax Increment Based Rehabilitation Grant Program (TIRGP)

The TIRGP is a component of the City of Kingston's Brownfield CIP that enables the rebating of a portion of the post-development municipal property taxes paid to the City, back to the owner once the project has been completed, so that the owner can recover eligible remediation costs. The TIRGP allows for the annual rebating of up to 80% of the difference in the municipal portion of the property taxes between pre and post development. Rebating of the educational portion of property taxes is not permitted. The TIRGP rebates can continue annually for up to 10 years, or until eligible remediation costs have been recovered by the property owner, whichever is less.

Upon completion of the proposed redevelopment, staff estimates that the municipal portion of the property taxes will increase from approximately \$3,830 to \$29,278 annually, providing a pre to post development increment of \$25,448. Eighty percent of this estimated municipal tax increment would be approximately \$20,358 per year which, under the rules of the CIP, would be the maximum amount available each year for rebate back to the owner until eligible remediation costs have been recovered or until the ten year rebate period is completed, whichever occurs first.

Based on the above, it is estimated that the eligible remediation costs for the proposed project will not be completely recoverable within the maximum 10 year eligibility period of TIRGP

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rebates and that the brownfield program will provide approximately \$204,000 over the 10-year rebate period.

The applicant is proposing to construct the new development to a net-zero energy standard. The City's Brownfield CIP explicitly allows for the addition of eligible costs related to achievement of a LEED green building standard. The net-zero green building standard requires energy and greenhouse gas performance that is superior to the LEED standard and so has been regarded as an equivalent and included as an eligible cost, estimated to be \$12,500.

The TIRGP rebate is assignable in the event that title to all or portions of the property change from the current owner to a new owner within the period of the rebates. In such an event, the owner (Raw Factory Inc.) must advise the City of Kingston of its intent to assign the benefit to a new owner(s) and must receive the City's consent.

Start of Eligibility and an Enabling By-Law

Other than costs related to the Initial Study Grant activities, the proponent may not incur remediation costs that will be eligible for rebate until City Council has approved the owner's application for brownfield financial benefits.

If Council approves the owner's application for brownfield financial benefits, the approval is enacted through the passing of a Brownfields By-Law for the subject property. The recommended draft Brownfield By-Law for the subject property is attached as Exhibit C.

Brownfield Site Agreement and Payment of Rebates

In order to set out and bind the applicant to the terms of an approved brownfield benefit program, a Brownfield Site Agreement will be executed between the City and the property owner. The Brownfield Site Agreement will require, among other things, that before any rebates are paid out that the owner and/or developer:

- is not in tax arrears;
- has remediated the property as proposed with documentation in an Engineer's Report;
- has completed their planned redevelopment;
- is in compliance with all planning approvals granted by the City;
- has paid one full year of post-development property taxes; and
- has submitted proof of the eligible remediation costs actually incurred with confirmation from third party auditors.

Once the redevelopment has been completed and the owner has demonstrated they have met the terms of the Brownfield Site Agreement, City Council will be asked to authorize the start of rebates through the approval of a Tax Increment Rebate Grant By-Law.

Existing Policy/By-Law:

Brownfield Community Improvement Plan, revised December 2017

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Notice Provisions:

Not applicable

Accessibility Considerations:

Not applicable

Financial Considerations:

The BFTIP is to provide a cancellation of the education taxes and municipal taxes during the rehabilitation and development periods. This period is estimated to be up to 3 years and result in up to \$16,470 in pre-development property tax cancellation.

It is anticipated that the TIRGP will provide an annual tax rebate of approximately \$20,358 at the completion of the proposed redevelopment project, and the total incentives over the estimated 10-year duration will amount to approximately \$204,000 (not considering inflation).

As per the Brownfield CIP, the City will credit 20% of the incremental property tax increase resulting from the redevelopment to the City's Environmental Reserve Fund during the same period as the grants are being paid, resulting in approximately \$50,896 expected to be generated toward the Environmental Reserve Fund over the 10-year duration of the TIRGP tax rebate period.

A summary of taxation, cancellation and rebate estimates is provided within Exhibit D.

Contacts:

Paul MacLatchy, Environment Director 613-546-4291 extension 1226

Other City of Kingston Staff Consulted:

Jeff Walker, Manager, Taxation & Revenue, Financial Services

Alan McLeod, Acting Director of Legal Services and City Solicitor

Exhibits Attached:

Exhibit A Proposed Redevelopment Rendition

Exhibit B Draft Brownfields BFTIP Program By-Law for 305 Rideau Street

Exhibit C Draft Brownfields Benefits By-Law for 305 Rideau Street

Exhibit D Tax Increment Cash Flow Projections

305 RIDEAU STREET - ARCHITECTURAL SKETCHES



By-Law Number 2019-__**A By-Law to Cancel Municipal and Education Taxes for 305 Rideau Street****Passed:** Month / Day, 2019

Whereas By-Law Number 2005-40, being “A By-Law to Designate Brownfields Project Areas 1A & 1B as Community Improvement Project Areas”, pursuant to Section 28(2) of the *Planning Act*, was passed by Council on February 15, 2005; and

Whereas By-Law Number 2005-41, being “A By-Law to Adopt the Community Improvement Plan for Brownfields Project Areas 1A & 1B” was passed by Council on February 15, 2005; and

Whereas By-Laws Number 2006-125 and 2006-126, being “Amendment Number 1 to the Community Improvement Plan for Brownfields Project Areas 1A & 1B” was passed by Council on May 23, 2006; and

Whereas By-Laws Number 2013-63 and 2013-64, being “Amendment Number 2 to the Community Improvement Plan for Brownfields Project Areas 1A , 1B & 1C” was passed by Council on March 5, 2013; and

Whereas By-Law No. 2018-13 being “A By-Law to Repeal and Replace By-Law Number 2005-41, “A By-Law to Adopt the Community Improvement Plan for Brownfields Project Areas 1A, 1B, 1C, 1D, and 2” with By-Law Number 2018-13 “A By-Law to Adopt the Brownfields Community Improvement Plan” was passed by Council on December 19, 2017, and

Whereas Raw Factory Inc., the registered owner of the property known as 305 Rideau Street, more specifically described as:

305 Rideau Street: PIN 36001-0646 (LT): " Part of Lot 13, Plan B3 Kingston, Designated as Part 2, 13R-21466; City of Kingston, County of Frontenac."

applied to the City of Kingston to cancel the property taxes for this property, in accordance with the Community Improvement Plan and section 365.1 of the *Municipal Act*; and

Whereas the property is located within the Community Improvement Project Area and is eligible for Tax Assistance pursuant to section 365.1 of the *Municipal Act*; and

Whereas the Minister of Finance has approved this By-Law as required by the *Municipal Act*.

Now therefore the Council of The Corporation of the City of Kingston, pursuant to Section 28 of the *Planning Act*, R.S.O. 1990 and section 365.1 of the *Municipal Act*, 2001 S.O. 2001, c. 25, as amended, **enacts as follows:**

1. In this By-Law,
 - a) “Rehabilitation Period” means, with respect to the Eligible Property, the period of time starting on the date that Tax Assistance begins to be provided under this By-Law for the property and ending on the earliest of,
 - i) the date that is 18 months after the date that the Tax Assistance begins to be provided,
 - ii) the date that a record of site condition (RSC) for the property is filed in the Environmental Site Registry under section 168.4 of the *Environmental Protection Act*, and
 - iii) the date that the Tax Assistance provided for the property equals the Remediation Costs;
 - b) “Development Period” means, with respect to the Eligible Property, the period of time starting on the date the Rehabilitation Period ends and ending on the earlier of:
 - i) the date that is 18 months after the date that the Rehabilitation Period ends, or
 - ii) the third anniversary of the passage of the By-Law, or
 - iii) the date that the Tax Assistance provided for the Eligible Property equals the Remediation Costs;
 - c) “Eligible Property” means 305 Rideau Street; Assessment Roll Number 10 11 040 010 14303
 - d) “Owner” means Raw Factory Inc., the owner of the Eligible Property;
 - e) “Remediation Costs” means the cost of any action taken to reduce the concentration of contaminants on, in or under the Eligible Property to permit a record of site condition (RSC) to be filed in the Environmental Site Registry under section 168.4 of the Environmental Protection Act and the cost of complying with any certificate of property use issued under section 168.6 of the Environmental Protection Act, and any cost associated with engineering controls to reduce environmental risk in accordance with a site specific risk assessment, and eligible costs as further specified in the Community Improvement Plan;
 - f) “Tax Assistance” means the deferral or cancellation of taxes for municipal and education purposes levied on the Eligible Property during the Rehabilitation Period and the Development Period pursuant to this By-Law. In the period before the Owner’s obligations under this By-Law have been met, Tax Assistance shall take the form of a deferral of taxes. Once the City of Kingston has confirmed that the Owner’s obligations under this By-Law have been met,

Tax Assistance shall take the form of a cancellation of taxes.

2. The City of Kingston shall provide Tax Assistance for the Eligible Property subject to the provisions of this By-Law and subject to confirmation that the Owner has paid all property taxes owing with respect to the Eligible Property for all years prior to the year in which this By-Law is passed.
3. The Tax Assistance shall commence as of the date this By-Law receives third reading and shall be effective only for the duration of the Rehabilitation Period and the Development Period. In no event shall the Tax Assistance continue past the third anniversary of the passage of this By-Law.
4. The Tax Assistance available shall be a maximum of 100% of the taxes for municipal purposes and 100% of the taxes for education purposes levied during the Rehabilitation Period and the Development Period. The City of Kingston may revise the level of Tax Assistance based on the Municipal Tax Roll as returned in any given year and said revision shall not require an amendment to this By-Law, but the percentage of education taxes deferred or cancelled shall match the percentage of municipal taxes deferred or cancelled. The City of Kingston shall notify the Minister of Finance forthwith of any revision to the level of Tax Assistance.
5. Where Tax Assistance is provided for a portion of any year, or where Tax Assistance represents only a portion of the taxes levied on the Eligible Property, the Owner is responsible for payment of all property taxes levied during the portion of the year when Tax Assistance is not provided, and for all taxes not subject to Tax Assistance.
6. As of the date of passing of this By-Law, the City of Kingston may,
 - a) Refund the taxes to the extent required to provide the Tax Assistance in the year this By-Law is passed, if the taxes for the Eligible Property have been paid; or
 - b) Credit the amount to be refunded to an outstanding tax liability of the Owner with respect to the Eligible Property, if the taxes have not been paid in the year that this By-Law is passed.
7. The Treasurer shall alter the tax roll in accordance with the Tax Assistance to be provided for the Eligible Property.
8. The Owner shall, within 18 months of the anniversary of the commencement of Tax Assistance (or such later date agreed to in writing by the City of Kingston and the Minister of Finance), either provide an Engineer's Report produced by a Qualified Person attesting to the suitability of the remediation and engineering controls for the intended land use or file a record of site condition (RSC) with respect to the Eligible Property in the Environmental Site Registry under section 168.4 of the *Environmental Protection Act*. The owner shall, within 30 days, notify

the City of Kingston of the filing. Within 30 days after receiving the notice from the Owner, the City of Kingston shall advise the Minister of Finance of the filing.

9. (1) The Owner shall provide to the City of Kingston an annual report within thirty (30) days of the anniversary of the commencement of Tax Assistance for each year or part thereof that Tax Assistance is provided. The annual report shall include:
- a) An update of the concentration and location of contamination on the Eligible Property;
 - b) The status of remediation work completed to date;
 - c) Costs expended to date and an estimate of costs not yet incurred; and
 - d) Time estimates to complete the remedial and redevelopment work.
- (2) Within 30 days of receiving the report from the Owner, the City of Kingston shall provide a copy to the Minister of Finance.
10. (1) Tax Assistance shall be suspended, and either or both the municipal and education portions of it may be terminated, where any one of the following occurs:
- a) The Owner is in default of any obligation pursuant to this By-Law;
 - b) The Owner is in default of any provision of the Brownfield Site Agreement entered into between the Owner and the City of Kingston and attached as a Schedule to this By-Law.
 - c) The Owner fails to commence or ceases remediation for any reason.
- (2) The municipal portion of the Tax Assistance shall be suspended, and may be terminated, where any one of the following occurs:
- a) The Eligible Property has been severed and the severed parcels have each been assigned roll numbers and one of the severed parcels is subsequently sold, the by-law shall only be canceled on the parcel(s) that has been sold;
 - b) Tax Assistance has been provided for three (3) years.
- (3) The education portion of the Tax Assistance shall be terminated where any one of the following occurs:
- a) The Eligible Property is severed, subdivided or all or any portion of the property is conveyed;
 - b) Tax Assistance has been provided for three (3) years.
- (4) The Tax Assistance shall be terminated where the Tax Assistance equals or exceed the Remediation Costs.

11. The Owner shall notify the City of Kingston forthwith if any of the events in sections 10(1), 10(3)(a) or 10(4) occur. The City of Kingston shall then forthwith notify the Minister of Finance.
12. If Tax Assistance has been suspended under subsections 10(1) or 10(2), the City of Kingston may:
 - a) Provide the Owner with notice that the Tax Assistance is terminated; or
 - b) Provide the Owner with notice that it may cure the default within such period and on such terms as the City specifies in writing, and that the failure to do so will result in termination of the Tax Assistance.
13. A notice under clause 12(b) is not effective with respect to education taxes unless it has been agreed to in writing by the Minister of Finance.
14. (1) In the event that Tax Assistance is terminated pursuant to section 10 or 12 above, the City of Kingston shall provide notice to the Owner under subsection 365.1(3.1) of the *Municipal Act* that the conditions under this By-Law have not been met and order the Owner to repay all of the education taxes which were subject to the Tax Assistance, and all or a portion of the municipal taxes which were subject to the Tax Assistance.

(2) Where the City makes an order under subsection (1), interest is payable on the taxes which become payable under the order calculated at the standard rates of the Municipality, as if the Tax Assistance had not been provided.
15. In the event that the Tax Assistance provided pursuant to this By-Law exceeds the actual Remediation Costs for the Eligible Property, the amount that the Tax Assistance exceeds the Remediation Costs shall be repaid by the Owner, failing which the amount to be repaid shall be added to the Assessment Roll for the Eligible Property and collected as property taxes.
16. This By-Law shall come into force and take effect on the date of its passing.

Given first and second readings: xx, 2019

Given third reading and passed: xx, 2019

John Bolognone
City Clerk

Bryan Paterson
Mayor

By-Law Number 2019-XX

A By-Law To Approve Brownfield Financial Benefits and Associated Brownfield Site Agreement For the Property Known As 305 Rideau Street

Passed: April 16, 2019

Whereas By-Law No. 2005-40, being “A By-Law to Designate Brownfields Project Areas 1A, 1B & 1C as Community Improvement Project Areas”, pursuant to Section 28(2) of the Planning Act, was passed by Council on February 15, 2005;

Whereas By-Law No. 2005-41, being “A By-Law to Adopt the Community Improvement Plan for Brownfields Project Areas 1A, 1B & 1C” was passed by Council on February 15, 2005; and

Whereas By-Laws No. 2006-125 and 2006-126, being “Amendment No. 1 to the Community Improvement Plan for Brownfields Project Areas 1A , 1B & 1C” was passed by Council on May 23, 2006; and

Whereas By-Laws No. 2013-63 and 2013-064, being “Amendment No. 2 to the Community Improvement Plan for Brownfields Project Areas 1A , 1B & 1C” was passed by Council on March 5, 2013; and

Whereas By-Law No. 2018-13 being “A By-Law to Repeal and Replace By-Law Number 2005-41, “A By-Law to Adopt the Community Improvement Plan for Brownfields Project Areas 1A, 1B, 1C, 1D, and 2” with By-Law Number 2018-13 “A By-Law to Adopt the Brownfields Community Improvement Plan” was passed by Council on December 19, 2017

Now therefore the Council of The Corporation of the City of Kingston, pursuant to Section 28 of the Planning Act, R.S.O. 1990, and section 106(3) of the Municipal Act, 2001 S.O. 2001, c. 25, as amended, enacts as follows:

1. That upon fulfillment of the terms of a Brownfield Site Agreement to be made between the City and the owner the owner of the property known as 305 Rideau Street; Part of Lot 13, Plan B3 Kingston, Designated as Part 2, 13R-21466; City of Kingston, County of Frontenac; shall be entitled to receive Brownfield Financial Tax incentives and Tax Increment Rehabilitation Grant for eligible brownfield costs as described within the City of Kingston’s Brownfield Community Improvement Plan in an amount not to exceed \$408,300; and
2. That this By-Law shall not fetter the City of Kingston’s ability to make decisions in regard to any other matter related to applications made for the property in relation to the Planning Act of Ontario; and
3. That remediation costs eligible for rebate (eligible remediation costs) may be incurred by the owner as of the date of passing of this By-Law, and
4. That this By-Law does not constitute approval of any future application to the Brownfield Community Improvement Plan Program; and

5. That this By-Law and the associated approval or payment of the Rehabilitation Grant does not constitute a municipal partnership in the redevelopment and the City is not assuming any management, care or control of the project by virtue of providing any grants assistance through the brownfields community improvement plan program; and
6. That this By-Law may be amended from time to time to incorporate other aspects of the Brownfields Community Improvement Plan Program that may become applicable to the subject property; and
7. That This By-Law shall come into force and take effect on the date of its passing.

Given All Three Readings and Passed: April 16, 2019

John Bolognone
City Clerk

Bryan Paterson
Mayor

Tax Increment Cash Flow Projections for 305 Rideau Street

The following brief cash flow outlines the financial assistance anticipated should brownfield benefits be provided as recommended within this report:

CASH FLOW PROJECTIONS

Eligible Costs

Eligible Rehabilitation Costs, as per statements submitted	\$408,300
Total Approved or Cancelled Grants to date (Initial Study Grant)	-\$20,000
Balance remaining eligible for grants and/or rebates	\$388,300
Balance remaining prior to BFTIP	\$388,300
BFTIP Program Tax Cancellation (3 years, no inflation adjustments)	-\$16,470
Balance remaining post BFTIP (if 3 years are applied)	\$371,830

Property Tax Increment per year (TIRGP)

Post-development estimated municipal property taxes in 2020	\$29,278
Less Pre-development municipal property taxes in 2018	-\$3,830
Tax Incremental per year (Pre to Post)	\$25,448

TIRGP Grant/Rebate per year

Annual amount available for rebate through brownfields program = 80%*	\$20,358
Annual amount directed to Environmental Reserve Fund = 20%*	\$5,090

Estimated duration of TIRGP program (years)	10
Estimated total payment via BFTIP+TIRGP (no inflation)	\$203,580

*based on an estimate of 2019 tax rates and assessment.

The rebates may change annually but the maximum funds granted (after Initial Study Grant) are not to exceed this amount: \$388,300

All amounts shown above are estimates. An audit of actual costs incurred by the developer will be performed prior to the presentation of a final by-law authorizing the payment of annual grants.