



FINANCE AND ADMINISTRATION COMMITTEE AGENDA

Finance and Administration Committee Meeting
Tuesday, February 16, 2021
Tom Davies Square - Council Chamber / Electronic Participation

COUNCILLOR MIKE JAKUBO, CHAIR

Deb McIntosh, Vice-Chair

4:00 p.m. FINANCE AND ADMINISTRATION COMMITTEE MEETING
COUNCIL CHAMBER / ELECTRONIC PARTICIPATION

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ROLL CALL

DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

REGULAR AGENDA

PRESENTATIONS

1. Board of Health for Public Health Sudbury and Districts - 2021 Budget
(ELECTRONIC PRESENTATION) (FOR INFORMATION ONLY)

- René Lapierre, Chair, Board of Health for Public Health Sudbury and Districts
- Dr. Penny Sutcliffe, Medical Officer of Health/Chief Executive Officer, Public Health Sudbury and Districts

(The Board of Health for Public Health Sudbury and Districts will provide a presentation regarding their 2021 budget.)

MANAGERS' REPORTS

- R-1. Report dated January 20, 2021 from the General Manager of Community Safety regarding Non-Competitive Purchase - Community Safety Department Station Location Study.

6 - 11

(RESOLUTION PREPARED)

(This report provides a recommendation regarding an agreement with Operational Research in Health Limited (ORH) to provide consulting services to review the location and number of Community Safety stations within the City of Greater Sudbury.)

MEMBERS' MOTION

- M-1. **Warming Station Services**

As presented by Councillors Leduc and Kirwan:

WHEREAS there continues to be a gap in identified winter shelter needs and options;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury directs staff to, working collaboratively to address the concerns relative to the downtown core, prepare and execute a service agreement with Independent Living Sudbury Manitoulin on a single source basis for an amount not to exceed \$175,000 that provides 9 hours per day of warming station services up to April 30, 2021, with terms that include:

- temporary facilities suitable for the service
- meals for up to 66 people per day, twice per day
- on-site social services
- on-site security

- appropriate washroom facilities, with a cleaning regimen that reflects Public Health Sudbury and Districts guidance
- sufficient, appropriate staff training
- other terms to the satisfaction of the Director of Legal Services

AND BE IT FURTHER RESOLVED that a donation of \$50,000 be received from the United Way to fund this service, subject the provision of a letter from the City of Greater Sudbury acknowledging the United Way's donation;

AND BE IT FURTHER RESOLVED that the balance of required funds for this agreement be provided by the Tax Rate Stabilization Reserve.

M-2. Business Case for Sudbury Curling Club Grant

As presented by Councillor Leduc:

WHEREAS the Sudbury Curling Club (the Club), a not for profit entity, has been in existence for 127 years providing curling activities and enjoyment to people of all ages and abilities;

AND WHEREAS the pandemic has had a devastating impact on the Club's finances due to a significant decline in registrations, which stood at over 300 members before the pandemic started;

AND WHEREAS the Club has had to lay off staff as a result of the declining demand in order to pay their mortgage;

AND WHEREAS the Club has also seen a decline in the number of volunteers that it can rely upon due to COVID concerns and regulations;

AND WHEREAS the Club advises that there is no other form of financial assistance available to it from upper levels of government;

AND WHEREAS the Club requires some form of financial assistance in order to continue to pay basic expenses;

AND WHEREAS the 2020 property taxes for the Club are \$8,744.23;

THEREFORE BE IT RESOLVED THAT the City of Greater Sudbury directs staff to prepare a business case to provide a grant from the City, equivalent to the property tax liability for the Sudbury Curling Club, for Council's consideration during the 2021 budget deliberations.

M-3. Business Case for Winter Sidewalk Maintenance

As presented by Councillor Sizer:

WHEREAS winter sidewalk maintenance has been the subject of significant interest in Greater Sudbury and City Council has a policy in place to define service expectations;

AND WHEREAS variable weather patterns in winter that include frequent freeze/thaw cycles contribute to conditions that can reduce pedestrians' ability to enjoy the City's sidewalks;

AND WHEREAS our current state of municipal emergency due to the COVID-19 virus makes winter sidewalk maintenance more important to help ensure the community can enjoy safe outdoor activities, such as walking, throughout the winter;

THEREFORE BE IT RESOLVED that staff prepare a business case for consideration as part of the 2021 Budget deliberations that reviews winter sidewalk maintenance standards and identifies approaches for enhancing the existing service level, including but not limited to addressing/considering a decrease in snow accumulation to initiate the implementation of a staff response.

CORRESPONDENCE FOR INFORMATION ONLY

- I-1. Report dated January 20, 2021 from the General Manager of Corporate Services regarding Contract Awards Exceeding \$100,000 July 1 - September 30, 2020. **12 - 28**
(FOR INFORMATION ONLY)
(This report provides information regarding the City of Greater Sudbury Contract Awards \$100,000 or greater from July 1 - September 30, 2020.)
- I-2. Report dated January 20, 2021 from the General Manager of Corporate Services regarding 2020 Third Quarter Statement of Council Expenses. **29 - 67**
(FOR INFORMATION ONLY)
(This report provides information regarding the 2020 third quarter statement of Council expenses.)
- I-3. Report dated January 26, 2021 from the General Manager of Growth and Infrastructure regarding Community Improvement Plans - 2020 Intake and Status Update - Follow Up. **68 - 106**
(FOR INFORMATION ONLY)
(This report provides information regarding the Community Improvement Plans - 2020 Intake and Status Update.)

ADDENDUM

CIVIC PETITIONS

QUESTION PERIOD

ADJOURNMENT

Request for Decision

Non-Competitive Purchase - Community Safety Department Station Location Study

Presented To: Finance and
Administration
Committee

Presented: Tuesday, Feb 16, 2021

Report Date Wednesday, Jan 20,
2021

Type: Managers' Reports

Resolution

THAT the City of Greater Sudbury approves the Non-Competitive purchase of consulting services from Operational Research in Health Limited (ORH Ltd.) to conduct a station location study, as outlined in the report entitled "Non-Competitive Purchase - Community Safety Department Station Location Study", from the General Manager of Community Safety, presented at the Finance and Administration Committee meeting on February 16, 2021.

Relationship to the Strategic Plan / Health Impact Assessment

This report deals with operational matters.

Report Summary

This report seeks Council's approval to make a non-competitive purchase for consulting services from Operational Research in Health Limited (ORH Ltd.) in order to conduct a station location study to determine the optimal number, distribution, and size of emergency services stations.

Financial Implications

This report recommends securing ORH Ltd. to conduct a station location study at a cost of \$195,000, to be funded through the Station Revitalization Project approved in the 2020 Capital Budget.

Signed By

Report Prepared By

Craig Lawrence
Acting Issues & Data Management
Officer
Digitally Signed Jan 20, 21

Financial Implications

Steve Facey
Manager of Financial Planning &
Budgeting
Digitally Signed Jan 20, 21

Recommended by the Department

Joseph Nicholls
General Manager of Community Safety
Digitally Signed Jan 20, 21

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Jan 20, 21

Purpose

This report seeks Council's approval to make a non-competitive purchase for consulting services from Operational Research in Health Limited (ORH Ltd.) in order to conduct a station location study. The key objectives of these services is to determine the optimal number, distribution, and size of emergency services stations for the City of Greater Sudbury by using advanced modelling techniques.

Executive Summary

Identifying and evaluating optimal locations for emergency service stations is a complex process. ORH Ltd. is an international company that specializes in helping emergency services to optimize the number of fire and paramedic stations and their location in order to respond in the most effective and efficient way. They have been consulting in the emergency service industry for over 30 years including in Ontario with the Region of York, City of Guelph, County of Simcoe, and the District Municipality of Muskoka. ORH Ltd. utilizes modelling techniques to analyze the interactions between travel times (using past performance data) and current road networks, population levels, and demographics. Developing a predictive model incorporating municipal planning information such as projected growth, types of future development and community risk assessments, to inform the potential future volumes, locations, and types of emergency calls. This report recommends securing ORH Ltd. to conduct a station location study, at a cost of \$195,000 CAD, to determine the optimal number, distribution and size of fire and paramedic stations. It is in the best interest of the City to purchase these services from ORH Ltd. for the following reasons:

- They use rigorous scientific analysis and advanced predictive modelling techniques to determine optimal emergency station configuration.
- They use a proven and sophisticated genetic algorithm to assess various station configurations including the simulation of future scenarios. (they can run countless simulations to produce the most effective and efficient station configurations, not just the optimal).
- They bring 30 years of highly regarded international experience specifically in optimizing emergency services stations.
- We have spoken to Ontario clients who are all satisfied with their work and who continue to do additional projects with them.

Background

In 2017, Council authorized the Long Term Financial Plan which included a more strategic approach to Asset Management Planning. The strategy was adopted to assist in the prioritization of infrastructure investments that minimize the risk of service interruption or increased cost due to asset failure while supporting the consistent delivery of expected service levels. Fire and Paramedic Services require functional facilities that house staff, vehicles and equipment to support the delivery of emergency response. Community Safety Department (CSD) stations are largely in the latter stages of their anticipated 50 year life cycle. Specifically, 2 stations are under 30 years, 14 are between 30 and 50 years and 8 exceed 50 years of age.

The Community Safety Building Condition Assessment Summary Report presented to Council has identified that the majority of CSD facilities are in a poor state. To move forward with the Station Revitalization project the CSD urgently needs to hire a consultant to work with Community Safety staff to develop a phased plan that addresses the sustainability of emergency service stations.

An ORH Ltd. station location study would be the next in a series of reports provided to Council to address CSD stations. The Finance and Administration Committee was presented with a Facility Condition Index Report in October, 2019 and a Building Condition Assessment report in July, 2020. In the Building Condition Assessment report, it is estimated that between 2018 and 2027, the anticipated total portfolio expenditures are in the range of 36 million dollars. However, that would only bring the stations back to a state of good repair and does nothing to remedy the lack of space and functionality of the stations, which is equivalent to the 2018 replacement value estimate for CSD stations. In the Asset Management Status report presented to the Finance and Administration Committee on December 8, 2020, the emergency services buildings and facilities are the only ones listed as currently being in poor condition and projected to be in very poor condition by 2022.

Maintaining twenty-four (24) fire and paramedic stations within the current funding model is unsustainable and a plan is needed to identify and prioritize which stations should be renovated or re-built and assess their locations to ensure optimal service level prior to committing substantive investments into the 24 stations. A determination needs to be made on whether a station should be relocated in order to better service the area, re-built in the same or new location, and what size the rebuilt station should be to house the required response units. Additionally, the study will consider various options for consolidating stations to improve efficiencies, wherever possible.

ORH Ltd., an internationally renowned company, has helped many Ontario municipalities optimize the number and location of their emergency services stations through rigorous scientific analysis. In order to determine which options best achieve the objectives they use a proven and sophisticated genetic algorithm to assess various station configurations including the simulation of future scenarios. ORH's advanced modelling techniques are unique and help identify opportunities for improvement and uncover hidden capacity. They create a model of the current system and compare how the model works against the actual system performance in the current time period which validates their scenario modelling. York Region and Simcoe County both state that 'retrospective analysis showed results comparable to that which was predicted in ORH modelling'. ORH Ltd. also has a proprietary complex modelling software solution that aids in the appraisal of different planning options for long-term service delivery.

ORH Ltd. combines analysis, modelling and consultancy to solve complex emergency services planning issues. They provide an objective, independent assessment of options with clear supporting evidence. Below are some examples of their work in Canada and abroad.

- British Columbia Emergency Health Services (BCEHS) – Review of Metro Ambulance Service Delivery – BCEHS is the largest provider of emergency medical services in Canada. They used ORH's services to forecast ambulance demand levels for Metro Vancouver over five years and model different options for service delivery including

station locations, types of vehicles and staff deployment that to meet performance targets. BCEHS used their modelling results to develop a multi-year strategy which formed part of their Action Plan for improving their response times. *“We must continue to modernize our pre-hospital emergency services...to create a sustainable ambulance service for the province. This review gives us valuable information to achieve this goal.”* Terry Lake, British Columbia Health Minister

- County of Simcoe Paramedic Services (CSPS) – Development of a 10-year master plan for stations and vehicle deployments – The County of Simcoe has a population of 305,000 and the CSPS covers 4,841 square kilometers with 17 stations. Using optimization and simulation modelling, ORH identified optimum locations and their resource capacity requirements against the future profile of demand. *“The final report ORH supplied to us is extremely valuable to our operational and strategic planning as well as our long term financial planning for facilities”* Andrew Robert, Director and Chief, County of Simcoe Paramedic Services.
- York Regional Police – Development of a 20-year facilities plan – ORH undertook intensive consultation and data analysis to gain an in-depth understanding of the service’s operations in order to build up a profile of the current service and identify the drivers for location planning. ORH’s location optimization model (OGRE) was used to identify the most appropriate configuration of stations. This was applied over a 20-year timescale in a phased manner to meet future planning requirements. ORH provided a robust, evidence-based, qualitative road map for the phased introduction of new patrol zones and stations. Incident coverage in the Region has improved from 90% within seven minutes to 90% within five minutes. Their expertise in location optimization and experience of demand forecasting provided the Region with confidence necessary to implement the recommended solutions.
- The City of Guelph Emergency Services – Optimal resource deployment of emergency services for paramedic and fire services – ORH developed a 10-year plan that encompassed both services with the aim of improving the equity of the service provision across the City and County. Using advance modelling techniques, ORH produced a three-stage phasing plan optimized the configuration of their stations and identified co-location opportunities. *“The current economic and fiscal realities require that Paramedic Services operate as efficiently and effectively as possible. The professional and sophisticated analysis and modelling completed by ORH provided some extremely valuable tools to assist in achieving those goals.”* Stephen Dewar, Chief, Guelph Wellington Paramedic Service.
- The City of Goodyear (Arizona) Fire Department (GFD) – Planning station locations in a city with a rapidly increasing population – ORH projected demand to 2035 and determined optimal locations for stations. ORH analyzed the current incident profile, response performance, vehicle utilization, and travel times in order to build a model of GFD’s behavior in incident response. ORH identified optimal station sites and simulation modelling quantified the response time and utilization impacts of potential changes. ORH then created a ten year phased plan for GFD based on the modeled impacts of each change which was approved by Council. *“ORH’s station study will help to ensure*

that the short and long-term needs of the City are met through responsible planning.”
Paul Luizzi, Fire Chief, Goodyear Fire Department.

- London Fire Brigade (LFB) – Planning station locations while making substantial financial savings with minimal impact on response coverage – The City London has a population of 8,674,000 and spans 1,572 square kilometers. The LFB has 102 fire stations and responds to 105,000 incidents annually. Having discussed the coverage objectives and a range of operational constraints with the LFB, ORH optimized the deployment of apparatus and station locations using simulation modelling to examine risk coverage and response times. The LFB closed 10 stations and removed or redeployed 19 apparatus while maintaining LFB response time standards. *“We have been working with ORH for over ten years now – their team has continually provided new insights into the work of the Brigade. ORH consultants are also important in helping us develop new ideas and solutions to the problems and issues we face...”* Deputy Commissioner, London Fire and Emergency Planning Authority.

Competition

Emergency service consultants have historically based their station location recommendations on the personal knowledge and hands on experience of those who have worked in the field i.e. fire-fighters and emergency medical services (EMS) personnel. More recently, consultants have also been leveraging geographic information systems (GIS) to gather, manage, and analyze emergency service data. However, the use of GIS is somewhat limited due the fact the model considered when plotting station locations are usually static and encompass very few variables, usually confined to drive times and population densities. Accordingly, they lack the technical ability to use the modelling techniques required to produce an objective, independent assessment of options with clear supporting analysis.

ORH Ltd. combine both optimization and simulation modelling using a unique and powerful software tool to process and analyze data in ways that geographic information systems are unable to. OGRE, which stands for “Optimizing by Genetic Resource Evolution”, uses a sophisticated, geographically based genetic algorithm to evaluate multiple options for facility locations. This enables millions of different configurations to be assessed within minutes. The modelling methods utilized by ORH Ltd. will allow greater analytical capability for “What if?” scenarios, i.e. if a station is closed, where do the remaining stations need to be located to ensure optimal emergency response? ORH Ltd. can produce a ranked list of options and evaluate preferred options using range cover models to provide robust statistical comparisons.

Upon a review of all possible consultants within Canada, ORH Ltd. is the only consultant that uses in-depth technical analysis and modelling using their proprietary software that will produce the quality report that is required.

Under the applicable trade agreement, Canadian Free Trade Agreement, the City can use limited tendering (single/sole source) under the following circumstance:

Article 513: Limited Tendering, 1. (b) if the goods or service can be supplied by only a particular supplier and no reasonable alternative or substitute goods or services exist for

any of the following reason: (ii) the protection of patents, copyrights or other exclusive rights and (iii) due to absence of competition for technical reasons.

Recommendation

It is recommended that the General Manager of Community Safety be authorized to purchase consulting services from ORH Ltd. in the amount of \$195,000 CAD, to conduct a station location study, funded through the Station Revitalization Project which Council approved as part of the 2020 Capital Budget. ORH Ltd. has the technical expertise and capacity to complete the station location study within an anticipated timeframe of 18 weeks. Staff believe that it is in the best interest of the City to single source this service in order to provide the requisite information to complete the next phase of the Station Revitalization Project and to provide quantitative data in support of time sensitive operational and fiscal decisions being contemplated in the Community Safety Department.

Resources Cited

City of Greater Sudbury Purchasing By-Law 2014-1

<https://citylinks.greatersudbury.ca/?LinkServID=5B29B70D-0B5B-8BE7-EF7E908703E551C2>

City of Greater Sudbury Finance and Administration Committee Meeting Minutes, July 7, 2020

<https://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&attachment=30368.pdf>

Operational Research in Health Limited

<http://www.orhltd.com/emergency-service-planning/emergency-medical-services/>

City of Greater Sudbury Finance and Administration Committee Meeting Minutes, October 24, 2017

<https://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&lang=en&id=1175>

For Information Only

Contract Awards Exceeding \$100,000 July 1 - September 30, 2020

Presented To: Finance and
Administration
Committee

Presented: Tuesday, Feb 16, 2021

Report Date Wednesday, Jan 20,
2021

Type: Correspondence for
Information Only

Resolution

For Information Only

Relationship to the Strategic Plan / Health Impact Assessment

This report supports Council's Strategic Initiative to Demonstrate Innovation and Cost-Effective Service Delivery. It specifically continues the evolution of business planning, financial and accountability reporting systems to support effective communication with taxpayers about the City's service efforts and accomplishments.

Report Summary

The Purchasing By-Law (By-Law 2014-01) requires regular information to the Council on Bid Solicitations, Cooperative Purchases, Emergency Purchases and Revenue Generated Contracts Awarded with a Total Acquisition Cost or revenue of \$100,000 or greater.

During the reporting period there were 30 Contract Awards valued at \$100,000 or greater as a result of a competitive procurement process, three Contract Awards valued at \$100,000 or greater as a result of Cooperative Purchasing, two non-competitive procurement Contract Awards valued at \$100,000 or greater and four Contract Awards valued at \$100,000 or greater as a result of Standing Offers. The report also includes two Contract Awards valued at \$100,000 or greater as a result of a competitive procurement process from previous reporting periods.

Signed By

Report Prepared By

Kari Bertrand
Chief Procurement Officer
Digitally Signed Jan 20, 21

Manager Review

Jim Lister
Manager of Accounting/Deputy
Treasurer
Digitally Signed Jan 20, 21

Division Review

Ed Stankiewicz
Executive Director of Finance, Assets
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Digitally Signed Jan 20, 21

Financial Implications

Steve Facey
Manager of Financial Planning &
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Digitally Signed Jan 20, 21

Recommended by the Department

Kevin Fowke
General Manager of Corporate
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Digitally Signed Jan 20, 21

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Jan 20, 21

Bid Solicitations are advertised electronically on bids&tenders in the form of either Request for Tender or Request for Proposal. Where a Request for Tender is used, the Award is to the Lowest Compliant Bid. Where a Request for Proposal is used, the Award is to the highest scored Proposal based on Best Value, which is defined as the optimal balance of performance and cost determined in accordance with pre-defined evaluation criteria; all in accordance with the Purchasing By-law.

Financial Implications

Sufficient funding exists within the previous approved budgets in accordance with the Operating and Capital Budget Policies at that time. Council approved policies for the Operating and Capital Budgets enable staff to reallocate operating budget dollars or obtain funding from the respective Holding Account Reserve (for Capital only) in order to award tenders when the tendered amount exceeds the budgeted amount. The budget amount is an estimate whereas the tendered amount is the actual cost received by the City through a competitive tender process from the marketplace.

BACKGROUND

This report provides a summary of procurements \$100,000 or greater for the period of July 1, 2020 to September 30, 2020.

As required by the City of Greater Sudbury's Purchasing By-Law:

- Section 8(2), regular information reports shall be provided to Council on the Bid Solicitations, cooperative purchases, Emergency purchases and Revenue Generating Contracts Awarded with a Total Acquisition Cost or revenue of \$100,000 or greater.
- Section 26(2), soon after the purchase as reasonably possible, a report to Council is required advising of the circumstances of the Emergency Purchase when greater than \$100,000. Only emergency procurements where budget authorization is not required are included in this report. Other emergencies may be reported separately.

BID SOLICITATION DETAILS:

- For additional information regarding Bid Solicitations, please visit the City's bids&tenders webpage: <https://greatersudbury.bidsandtenders.ca/Module/Tenders/en>

APPENDICIES:

- APPENDIX A - Competitive Procurement Contract Awards \geq \$100,000
- APPENDIX B - Cooperative Contract Awards \geq \$100,000
- APPENDIX C - Non-Competitive Procurement Contract Awards (Including Emergency Purchases) \geq \$100,000
- APPENDIX D - Contract Awards \geq \$100,000 Resulting from Standing Offers
- APPENDIX E - Amendments to Previous Reporting Periods

Explanations and Legend for Appendices:

- All Bid Amounts and Contract Award Values exclude applicable taxes.
- **Budget** amount:
 - Operating budgets are presented on an annual basis and are identified as **(O)**.
 - Capital budgets are presented on a project basis and are identified as **(C)**.
 - Housing budgets are identified as **(H)**.
- **Estimate for Contract Term** is the amount that identifies the Total Acquisition Cost (potential value of the entire agreement, including option years) and is used to:
 - determine applicable By-Law and trade agreement requirements for open-competitive procurements
 - provide a basis for a value comparison when multiple procurements are funded from the same budget
 - allows for the procurement to account for current market conditions at the time of posting
- **Contract Award Value** is the value of the initial term of the contract that the City has committed to and does not include option years.

APPENDIX A – Competitive Procurement Contract Awards ≥ \$100,000

Report period: July to September 2020

Procurement Method Contract Number Description	No. of Bids	Budget Estimate for Contract Term (\$)	Bidder(s)	Bid Amount (\$) or Score	Contract Award Value (\$)	Contractor Contract Award Date	Contract Term
Request for Proposal CPS19-199 Telephone System Modernization	9	<u>\$260,000(O-2021) and \$553,301(C)</u> \$1,065,000 Note: Implementation costs and first year of annual fees are covered under the Capital Budget.	Greater Sudbury Telecommunications Inc.	91	\$1,034,894	Greater Sudbury Telecommunications Inc. o/a Agilis Networks 7/03/2020	Multi-Year (2020-2025)
			Telecom Metric	88			
			Nickel City Communications Limited	86			
			Pathway Communications	67			
			Disqualified Proponents:				
			- Bell Canada - LCM Security Inc. - SE Telecom - Smart IP Inc. - Softchoice Canada Inc.				
Tender CPS20-11 Seven (7) ¾ Ton Pickup Trucks	3	<u>\$920,000(C)</u> Note: This budget will be used for multiple contracts/purchases. \$266,000	Cambrian Ford Sales Inc.	\$277,590	\$277,590	Cambrian Ford Sales Inc. 7/07/2020	One Time
			Finch Auto Group	\$284,250			
			Blue Mountain Chrysler Limited	\$319,034			
Tender CPS20-11 Three (3) ½ Ton Pickup Trucks	3	<u>\$460,000(C)</u> Note: This budget will be used for multiple contracts/purchases. \$103,000	Finch Auto Group	\$101,487	\$101,487	Finch Auto Group 7/07/2020	One Time
			Cambrian Ford Sales Inc.	\$113,441			
			Blue Mountain Chrysler Ltd.	\$115,454			

APPENDIX A – Competitive Procurement Contract Awards ≥ \$100,000

Report period: July to September 2020

Procurement Method Contract Number Description	No. of Bids	Budget Estimate for Contract Term (\$)	Bidder(s)	Bid Amount (\$) or Score	Contract Award Value (\$)	Contractor Contract Award Date	Contract Term
Tender ENG20-27 Crack Sealing, Various Locations	4	<u>\$230,000(O)</u> \$125,000	Neptune Security Services Inc.	\$144,510	\$144,510	Neptune Security Services Inc. 7/08/2020	One Time
			Northern Contracting & Maintenance (Sault) Ltd.	\$183,614			
			Pavetech Ottawa Ltd.	\$186,600			
			Total Street Maintenance Inc.	\$192,473			
Tender CPS20-123 HVAC Supply Fan #7 Replacement at the Provincial Tower, 199 Larch St.	1	N/A Note: This was an emergency purchase and funded from the 199 Larch <u>Street Reserve Fund.</u> \$480,000	Mike Witherell Mechanical Ltd.	\$601,770	\$601,770	Mike Witherell Mechanical Ltd. 7/13/2020	One Time
Tender ENG20-34 Culvert Replacement, Various Locations	6	\$4,000,000(C) Note: This budget will be used for multiple <u>contracts/purchases.</u> \$1,600,000	Bélanger Construction (1981) Inc.	\$1,563,353	\$1,563,353	Bélanger Construction (1981) Inc. 7/16/2020	One Time
			Dominion Construction	\$1,571,636			
			Garson Pipe Contractors	\$1,657,571			
			Denis Gratton Construction Ltd.	\$1,756,199			
			Hollaway Equipment Rental Ltd.	\$1,861,064			
			Teranorth Construction & Engineering Ltd.	\$1,920,347			

(O) = Operating budgets and are presented on an annual basis
(C) = Capital budgets and are presented on a project basis

(H) = Housing budgets

APPENDIX A – Competitive Procurement Contract Awards ≥ \$100,000

Report period: July to September 2020

Procurement Method Contract Number Description	No. of Bids	Budget Estimate for Contract Term (\$)	Bidder(s)	Bid Amount (\$) or Score	Contract Award Value (\$)	Contractor Contract Award Date	Contract Term
Tender CPS20-15 Seven (7) Light Duty Pickup Trucks	2	\$460,000(C) <small>Note: This budget will be used for multiple contracts/purchases.</small> \$240,000	Finch Auto Group	\$30,080/unit	\$240,640 for 8 units <small>Note: An additional unit was purchased after Tender close, as permissible by the terms and conditions contained within the Tender</small>	Finch Auto Group 7/29/2020	One Time
			Cambrian Ford Sales Inc.	\$34,508/unit			
Tender ENG19-84 Montrose Booster Station Upgrades	4	\$875,000(C) <small>Note: This budget will be used for multiple contracts/purchases.</small> \$850,800	Cast Construction Inc.	\$684,294	\$684,294	Cast Construction Inc. 7/30/2020	One Time
			Bélanger Construction (1981) Inc.	\$795,430			
			MCA Contracting Ltd.	\$1,089,332			
			Cecchetto & Sons Ltd.	\$1,124,569			
Tender CDD20-116 Supply & Installation of Eco Pocket Park at Whitewater Park	2	\$119,597(C) \$115,000	New World Park Solutions Inc.	\$114,708	\$114,708	New World Park Solutions Inc. 7/30/2020	One Time
			Yard Weasels Inc.	\$125,856			
Tender ENG20-24 Road Widening and Watermain Improvements, Municipal Road 35, Highway 144 (Chelmsford) to 0.3 km E. of Notre Dame W. (Azilda)	7	\$39,976,480(C) <small>Note: This budget will be used for multiple contracts/purchases.</small> \$14,738,572	Teranorth Construction & Engineering Ltd.	\$13,299,348	\$13,299,348	Teranorth Construction & Engineering Ltd. 7/30/2020	One Time
			Dominion Construction	\$13,866,216			
			Bélanger Construction (1981) Inc.	\$13,895,370			
			Denis Gratton Construction Ltd.	\$14,302,624			
			Pioneer Construction Inc.	\$15,195,757			
			Interpaving Limited	\$15,374,161			
			Garson Pipe Contractors	\$17,731,967			

(O) = Operating budgets and are presented on an annual basis
(C) = Capital budgets and are presented on a project basis

(H) = Housing budgets

APPENDIX A – Competitive Procurement Contract Awards ≥ \$100,000

Report period: July to September 2020

Procurement Method Contract Number Description	No. of Bids	Budget Estimate for Contract Term (\$)	Bidder(s)	Bid Amount (\$) or Score	Contract Award Value (\$)	Contractor Contract Award Date	Contract Term
Tender ISD20-72 Supply and Delivery of Various Water and Wastewater Chemicals	9	<u>\$1,684,454(O)</u> \$8,500,000	Bidders: Brenntag Canada Inc., Sodrox Chemicals Ltd., Kemira Water Solutions Canada Inc., SNF Canada Ltd., Reliable Industrial Supply Ltd., ERCO Worldwide, Inc. a division of Superior Plus, LP., Shannon Chemical Corporation., Sulco Chemicals Ltd., Environor Canada Inc.	Various Rates per Chemical	Approx. \$1,700,000/yr	Brenntag Canada Inc. Sodrox Chemicals Ltd. Kemira Water Solutions Canada Inc. SNF Canada Ltd. 7/31/2020	Multi-Year (2020-2023 Option Years: 2024-2025)
Tender CPS20-122 Dowling Leisure Center Roof Replacement & Facade and Various Interior Upgrades	5	\$1,250,000(C) Note: This budget will be used for multiple contracts/purchases. \$980,000	Damisona Roofing Ltd. Magnum Constructors Inc. Alkon Ltd. Matheson Constructors Ltd. DC United Roofing	\$618,000 \$670,000 \$765,215 \$830,380 \$849,700	\$618,000	Damisona Roofing Ltd. 8/10/2020	One Time
Tender ENG20-35 Countryside Drainage Course Phase 2	3	<u>\$1,275,000(C)</u> \$1,579,430	Teranorth Construction & Engineering Ltd. Denis Gratton Construction Ltd. MCA Contracting Ltd.	\$1,092,768 \$1,234,400 \$1,268,992	\$1,092,768	Teranorth Construction & Engineering Ltd. 8/11/2020	One Time

(O) = Operating budgets and are presented on an annual basis
(C) = Capital budgets and are presented on a project basis

(H) = Housing budgets

APPENDIX A –Competitive Procurement Contract Awards ≥ \$100,000

Report period: July to September 2020

Procurement Method Contract Number Description	No. of Bids	Budget Estimate for Contract Term (\$)	Bidder(s)	Bid Amount (\$) or Score	Contract Award Value (\$)	Contractor Contract Award Date	Contract Term
Tender SHO20-132 Elevator Modernization - 720 Bruce Avenue & 1960B Paris Street, Sudbury	2	<u>\$360,000(C)(H)</u> Note: GSHC Capital Reserve was used to cover additional costs. \$860,000	Bay Elevator	\$557,859	\$688,787	Bay Elevator	One Time
			Elevator One Inc.	\$738,000	Note: Contract Award Value includes add-on pricing for upgrades given with base Bid.	8/17/2020	
Request for Proposal ISD20-29 Infrastructure Improvements - Barry Downe-Kingsway	3	<u>\$8,870,000(C)</u> Note: This budget will be used for multiple contracts/purchases. \$1,250,000	AECOM Canada Ltd.	81	\$1,089,409	AECOM Canada Ltd.	One Time
			R.V. Anderson Associates Ltd.	78			
			WSP Canada Group Ltd.	70		8/21/2020	
Tender SHO20-89 Pest Control Services for Greater Sudbury Housing Authority	2	<u>\$199,010(O)(H)</u> \$585,000	E-Safe Pest Control Inc.	\$327,047	\$327,047	E-Safe Pest Control Inc.	Multi-Year (2020-2023 Option Years: 2024-2025)
			Orkin Canada	\$449,035		8/24/2020	
Tender GSP20-92 Office Furniture for Greater Sudbury Police Services (GSPS) – 128 Larch Street, Sudbury	2	<u>\$3,661,029(C)</u> Note: This budget will be used for multiple contracts/purchases. \$200,000	Corporate Express Canada Inc. o/a Staples Advantage Canada	\$207,517	\$207,517	Corporate Express Canada Inc. o/a Staples Advantage Canada	One Time
			1814623 Ontario Ltd.	\$224,025		8/25/2020	

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APPENDIX A –Competitive Procurement Contract Awards ≥ \$100,000

Report period: July to September 2020

Procurement Method Contract Number Description	No. of Bids	Budget Estimate for Contract Term (\$)	Bidder(s)	Bid Amount (\$) or Score	Contract Award Value (\$)	Contractor Contract Award Date	Contract Term
Tender CPM20-77 Janitorial Services for Libraries, Transit & Falconbridge Archives	5	<u>\$3,621(O)</u> \$18,000	Edcore Enterprises (1987) Ltd. T/A Bee-Clean	\$19,146	Falconbridge Archives \$19,146	Edcore Enterprises (1987) Ltd. T/A Bee-Clean 9/01/2020	Multi-Year (2020-2023 Option Years: 2024-2025)
			Titan Building Services	\$19,400			
			Dexterra Integrated Facilities Management	\$19,409			
			Reliable Cleaning Services	\$20,236			
			SQM Janitorial Services Inc.	\$20,245			
Tender CPM20-77 Janitorial Services for Libraries, Transit & Falconbridge Archives	6	<u>\$108,584(O)</u> \$413,160	Titan Building Services	\$307,024	Libraries \$307,024	Titan Building Services 9/01/2020	Multi-Year (2020-2023 Option Years: 2024-2025)
			Edcore Enterprises (1987) Limited T/A Bee-Clean	\$333,553			
			SQM Janitorial Services Inc.	\$346,444			
			Dexterra Integrated Facilities Management	\$351,289			
			GDI Services (Canada) LP	\$351,559			
			Reliable Cleaning Services	\$351,765			
Tender CPM20-77 Janitorial Services for Libraries, Transit & Falconbridge Archives	5	<u>\$265,000(O)</u> \$975,000	Titan Building Services	\$791,108	Transit \$791,108	Titan Building Services 9/01/2020	Multi-Year (2020-2023 Option Years: 2024-2025)
			GDI Services (Canada) LP	\$878,525			
			Edcore Enterprises (1987) Limited T/A Bee-Clean	\$902,476			
			SQM Janitorial Services Inc.	\$927,789			
			Dexterra Integrated Facilities Management	\$944,607			

APPENDIX A –Competitive Procurement Contract Awards ≥ \$100,000

Report period: July to September 2020

Procurement Method Contract Number Description	No. of Bids	Budget Estimate for Contract Term (\$)	Bidder(s)	Bid Amount (\$) or Score	Contract Award Value (\$)	Contractor Contract Award Date	Contract Term
Tender CPS20-61 Cafeteria Exhaust Upgrades at 199 Larch St.	2	<u>\$125,050(O)</u> \$150,000	Alkon Ltd.	\$122,860	\$122,860	Alkon Ltd.	One Time
			Mike Witherell Mechanical Ltd.	\$249,700		9/7/2020	
Tender SHO20-42 Interior Move Out Cleaning Services	3	<u>\$181,350(O)(H)</u> \$500,000	iRestify	\$238,546	\$342,745	Masterpiece Maintenance	Multi-Year (2020-2023 Option Years: 2024-2025)
			Masterpiece Maintenance	\$342,745	Note: iRestify did not honour their Bid and withdrew from procurement process.	9/8/2020	
			Disqualified Bidder: - Mary's Amazing Cleaning Service				
Tender CPS20-161 One (1) Medium Duty Truck Hoist and One (1) Heavy Duty Truck Hoist	3	\$300,000(C) Note: This budget will be used for multiple contracts/purchases. \$200,000	Garage Supply Contracting Inc.	\$145,187	\$145,187	Garage Supply Contracting Inc.	One Time
			Novaquip Lifting Systems Inc.	\$232,285		9/10/2020	
			ISN Canada Group Inc.	\$249,270			
Tender ENG20-20 Concrete Curb and Sidewalk, Various Locations	4	\$236,150(O) \$1,250,000(C) Note: This budget will be used for multiple contracts/purchases. \$1,130,000	Interpaving Ltd.	\$793,845	\$793,845	Interpaving Ltd.	One Time
			Comet Contracting Ltd.	\$895,885		9/11/2020	
			Bélanger Construction (1981) Inc.	\$978,855			
			Teranorth Construction & Engineering Ltd.	\$1,040,347			

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APPENDIX A –Competitive Procurement Contract Awards ≥ \$100,000

Report period: July to September 2020

Procurement Method Contract Number Description	No. of Bids	Budget Estimate for Contract Term (\$)	Bidder(s)	Bid Amount (\$) or Score	Contract Award Value (\$)	Contractor Contract Award Date	Contract Term
Tender ENG20-23 Junction Creek Reconstruction Garson Spruce Street and Birch Lane	5	<u>\$475,000(C)</u> Note: This budget will be used for multiple contracts/purchases. \$305,530	Dominion Construction	\$195,488	\$195,488	Dominion Construction 9/18/2020	One Time
			Hollaway Equipment Rental Ltd.	\$279,225			
			Bélanger Construction (1981) Inc.	\$338,300			
			CSL Group Ltd.	\$405,200			
			Denis Gratton Construction Ltd.	\$630,650			
Tender ENG20-15 Asphalt Rehabilitation & Infrastructure Improvements Auger Avenue From Falconbridge Road to Hawthorne Drive & Westmount Avenue From Hawthorne Drive to Fielding Street	4	<u>\$1,630,000(C)</u> \$1,615,000	Interpaving Ltd.	\$1,341,943	\$1,341,943	Interpaving Ltd. 9/18/2020	One Time
			Teranorth Construction & Engineering Ltd.	\$1,364,851			
			Bélanger Construction (1981) Inc.	\$1,448,335			
			Beamish Construction Inc.	\$1,722,904			
Request for Tender CPS20-168 TDS Fire Alarm Upgrade	2	<u>\$1,750,000(C)</u> \$1,750,000	Alkon Ltd.	\$1,551,411	\$1,654,011	Alkon Ltd. 9/18/2020	One Time
			Wood Canada Ltd.	\$2,057,717			
					Note: Contract Award Value includes cost of extended warranty.		

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APPENDIX A –Competitive Procurement Contract Awards ≥ \$100,000

Report period: July to September 2020

Procurement Method Contract Number Description	No. of Bids	Budget Estimate for Contract Term (\$)	Bidder(s)	Bid Amount (\$) or Score	Contract Award Value (\$)	Contractor Contract Award Date	Contract Term
Tender ISD20-102 Geotechnical Investigation Wanapitei	2	\$900,000(C) <small>Note: This budget will be used for multiple contracts/purchases.</small> \$470,000	Peto MacCallum Ltd.	\$317,152	\$317,152	Peto MacCallum Ltd.	One Time
			Wood Canada Ltd.	\$472,808		9/23/2020	
Tender ISD20-171 Dechlorination Systems at Six (6) Wastewater Treatment Facilities	3	\$7,455,000(C) <small>Note: This budget will be used for multiple contracts/purchases.</small> \$600,000	Metcon Sales & Engineering Ltd.	\$416,988	\$416,988	Metcon Sales & Engineering Ltd. 9/23/2020	One Time
			BI Pure Water Inc.	\$615,000			
			Napier-Reid Ltd.	\$846,763			
Tender CPS20-8 Supply and Delivery of Various Types of Automotive and Equipment Filters	4	\$3,300,000(O) <small>Note: This budget will be used for multiple contracts/purchases.</small> \$200,000	Rush Truck Centres	\$27,880/yr	\$83,649	Rush Truck Centres 9/29/20 <small>Note: Contract Award Value based on estimated quantities for the initial Contract Term.</small>	Multi-Year (2020-2023 Option Years: 2024-2025)
			Source Atlantic Ltd.	\$31,065/yr			
			Napa Auto Parts	\$39,000/yr			
			Disqualified Bidder: - Wajax				

APPENDIX B – Cooperative Contract Awards ≥ \$100,000

Report period: July to September 2020

Description	Budget (\$)	Cooperative Procurement Buying Group	Contract Award Value (\$)	Contractor Contract Award Date	Contract Term
PUR20-170 Ten (10) 12m/18m Conventional Diesel Transit Buses	\$6,540,000(C)	Metrolinx, an agency of the Government of Ontario under the Metrolinx Act, 2006, as permitted and in compliance with: - Section 23 of the Purchasing By-Law - CFTA Article 504: Buying Groups City Council Resolution CC2020-42 from February 18, 2020 and By-Law 2020-46	\$6,307,658	Nova Bus Corporation, A Division of Volvo Group Canada Inc. 7/21/2020	One Time
PUR20-157 LED Streetlighting Conversion- Cobraheads	\$6,709,937(C) Note: This budget will be used for multiple contracts/purchases.	Local Authority Services (LAS) – Owned by the Association of Municipalities of Ontario (AMO), as permitted and in compliance with: - Section 23 of the Purchasing By-Law - CFTA Article 504: Buying Groups	\$5,492,105	Realterm Energy Corp 7/02/2020	One Time
PUR20-163 LED Streetlighting Conversion - Decorative type	\$6,709,937(C) Note: This budget will be used for multiple contracts/purchases.	Local Authority Services (LAS) – Owned by the Association of Municipalities of Ontario (AMO), as permitted and in compliance with: - Section 23 of the Purchasing By-Law - CFTA Article 504: Buying Groups	\$595,125	Realterm Energy Corp 7/02/2020	One Time

APPENDIX C - Non-Competitive Procurement Contract Awards (Including Emergency Purchases) ≥ \$100,000

Report period: July to September 2020

Description	Budget (\$)	Trade Agreement / By-Law Exemption / Council Resolution	Contract Award Value (\$)	Contractor Contract Award Date	Contract Term
PUR20-52 Mining Suppliers Trade Association (MSTA) MINExpo	\$333,000(O)	CFTA Article 513: Limited Tendering (1.(b)(ii)): Services can only be offered by supplier due to exclusive rights. Purchasing By-Law - Schedule A: - Special Event (5.(5))	\$229,921	Mining Suppliers Trade Association 7/14/2020	One Time
PUR20-160 Coordination & Administration of a Housing First System & Homelessness Prevention	\$785,000(O)	City Council Resolution CC2020-149 from June 23, 2020	\$1,019,425	Centre de Santé Communautaire du Grand Sudbury 9/25/2020	One Time (14 months)

APPENDIX D – Contract Awards > \$100,000 Resulting from Standing Offers

Report period: July to September 2020

Standing Offer Number/Title & Project Description	Contractor	Contract Award Value (\$)	Contract Award Date
ISD19-19 Engineering & Architectural Services Dechlorination system for six Waste Water Treatment Plants	RV Anderson Associated Ltd.	\$168,822	7/24/2020
ISD19-19 Engineering & Architectural Services Greater Sudbury Complete Streets Design Guidelines Proposal	WSP Canada Group Ltd.	\$282,447	7/29/2020
ISD19-19 Engineering & Architectural Services Inspection - Paris, Notre Dame Bikeway	WSP Canada Group Ltd.	\$223,272	9/14/2020
ISD19-19 Engineering & Architectural Services Additional Geotechnical Investigation Services (90% Design Finalization) added to Contract ISD18-116 using the Standing Offer.	RV Anderson Associated Ltd.	\$139,391	9/16/2020

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(H) = Housing budgets

APPENDIX E - Amendments to Previous Reporting Periods Competitive Procurement Contract Awards ≥ \$100,000

AMENDMENTS TO: Q2 (April to June 2020) APPENDIX A - Competitive Procurement Contract Awards ≥ \$100,000:

Add:

Procurement Method Contract Number Description	No. of Bids	Budget Estimate for Contract Term (\$)	Bidder(s)	Bid Amount (\$) or Score	Contract Award Value (\$)	Contractor Contract Award Date	Contract Term
Request for Proposal CPS19-181 Consultation, Study and Report of Building Condition, Designated Substance	7	\$775,000(C) Note: This is the total budget, but only Building Condition Assessments ended up being Awarded \$525,000	FCAPX Ltd.	68	\$437,665	FCAPX Ltd.	Multi-Year (2020-2023 Option Years: 2024-2025)
			BOLD Engineering Inc.	65		5/21/2020	
			Accent Building Sciences Inc.	64			
			Read Jones Christoffersen Ltd.	63			
			Pinchin Ltd.	51			
			Green PI Inc.	49			
			Disqualified Proponent: - McIntosh Perry Consulting Engineers Ltd.				

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APPENDIX E - Amendments to Previous Reporting Periods Competitive Procurement Contract Awards ≥ \$100,000

AMENDMENTS TO: Q2 (April to June 2020) APPENDIX A - Competitive Procurement Contract Awards ≥ \$100,000:

Add:

Procurement Method Contract Number Description	No. of Bids	Budget Estimate for Contract Term (\$)	Bidder(s)	Bid Amount (\$) or Score		Contract Award Value (\$)	Contractor Contract Award Date	Contract Term
Tender ISD20-30 Operation of Transfer, Disposal and Waste Diversion Sites Note: Bid 1 – Walden Bid 2 – Azilda/Hanmer Bid 3 – Sudbury Bid 4 – All	5	<u>\$5,695,708(O)</u> \$22,374,777	Future Waste Systems (Niagara) Inc.	Bid 1:	\$991,396	\$18,930,538 Note: Bidders could Bid in whole or in part. Bid 4 was selected, which indicates that all sites were included in the Bid price.	Future Waste Systems (Niagara) Inc. 6/01/2020	Multi-Year (2021-2026)
				Bid 2:	\$8,221,614			
				Bid 3:	\$9,722,941			
				Bid 4:	\$18,930,538			
			Pioneer Construction Inc.	Bid 1:	\$2,171,064			
				Bid 2:	\$10,833,435			
				Bid 3:	\$13,553,467			
				Bid 4:	\$26,171,864			
			William Day Construction Ltd.	Bid 1:	\$1,755,348			
				Bid 2:	\$12,569,340			
				Bid 3:	\$13,659,499			
				Bid 4:	\$28,934,078			
			Environmental 360 Solutions	Bid 1:	\$1,202,739			
				Bid 2:	\$8,960,498			
				Bid 3:	No Bid			
				Bid 4:	No Bid			
			BM Metals Services Inc.	Bid 1:	\$1,043,060			
				Bid 2:	\$9,330,846			
				Bid 3:	No Bid			
				Bid 4:	No Bid			

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For Information Only

2020 Third Quarter Statement of Council Expenses

Presented To: Finance and
Administration
Committee

Presented: Tuesday, Feb 16, 2021

Report Date Wednesday, Jan 20,
2021

Type: Correspondence for
Information Only

Resolution

For Information Only

Relationship to the Strategic Plan / Health Impact Assessment

This report supports Council's Strategic initiative to Demonstrate Innovation and Cost-Effective Service Delivery. It specifically continues the evolution of business planning, financial and accountability reporting systems to support effective communication with taxpayers about the City's service efforts and accomplishments.

Report Summary

This report is prepared in accordance with By-law 2016-16F respecting the payment of expenses for Members of Council and Municipal Employees. This report provides information relating to expenses incurred by Members of Council in the third quarter of 2020.

Financial Implications

There is no financial impact as the amounts are within the approved operating budget.

Signed By

Report Prepared By

Christina Dempsey
Co-ordinator of Accounting
Digitally Signed Jan 20, 21

Manager Review

Jim Lister
Manager of Accounting/Deputy
Treasurer
Digitally Signed Jan 20, 21

Division Review

Ed Stankiewicz
Executive Director of Finance, Assets
and Fleet
Digitally Signed Jan 20, 21

Financial Implications

Steve Facey
Manager of Financial Planning &
Budgeting
Digitally Signed Jan 20, 21

Recommended by the Department

Kevin Fowke
General Manager of Corporate
Services
Digitally Signed Jan 20, 21

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Jan 20, 21

Background

Attached is the third quarter Statement of Council Expenses for the period January 1, 2020 to September 30, 2020.

In accordance with the City's by-law on Transparency and Accountability and the Payment of Expenses for Members of Council and Municipal Employees by-law, the City of Greater Sudbury discloses an itemized statement of Council expenses on a quarterly and annual basis. The Statement of Council Expenses discloses the:

- Operating budget and expenses for the office of the Mayor;
- Office expense budget and expenses for each Councillor;
- Council Memberships and Travel expenses; and
- Council expenses.

Expenses disclosed relate to non-salary expenditures from these budgets and are eligible expenses in the Payment of Expenses for Members of Council and Municipal Employees by-law, including Schedule B, where applicable.

The appendices disclose the details of each transaction including payee, date paid, amount, general description and name of benefitting organization if applicable.

List of Resources

By-law 2007-299 Policy regarding accountability and transparency

<https://www.greatersudbury.ca/inside-city-hall/open-government/open-government-pdfs/by-law-delegation-of-powers/>

By-law 2016-16F Payment of Expenses for Members of Council and Municipal Employees

<https://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&attachment=15240.pdf>

Statement of Council Expenses

For the period ended, September 30, 2020

Description	Annual Budget	Actual Expenses	Remaining Budget	
Office of the Mayor	736,904	454,035	282,869	Schedule 1
Council Expenses	1,210,725	828,175	382,550	Schedule 2
Council Memberships and Travel	77,729	69,645	8,084	Schedule 3
Net Total	<u>2,025,358</u>	<u>1,351,855</u>	<u>673,503</u>	

Council Expenses are reported as per By-Law 2016-16F, Payment of Expenses for Members of Council and Municipal Employees and By-Laws 2020-124 and 2019-154 amendments to By-law 2016-16F.

Statement of Council Expenses

Office of the Mayor

For the period ended, September 30, 2020

Description	Annual Budget	Actual Expenses	Remaining Budget	Notes
Salaries and Benefits	605,178	382,996	222,182	(1), (3)
Translation Costs	3,060	1,949	1,111	Appendix 1A
Office Expense	4,056	1,257	2,799	Appendix 1B
Consultants	-	17,584	(17,584)	Appendix 1C
Public Relations	5,608	940	4,668	Appendix 1D
Advertising	-	571	(571)	Appendix 1E
Cellular Services	1,208	1,575	(367)	Appendix 1F
Travel	12,000	7,658	4,342	Appendix 1G
Internal Recoveries - Staff Support	52,535	-	52,535	
Internal Recoveries - Program Support	51,655	38,741	12,914	(2)
Internal Recoveries - Parking and Other	1,604	765	839	Appendix 1H
Net Total	736,904	454,035	282,869	

- (1) Salaries and benefits are costs relating to the Mayor and support staff. This expense includes the salary, fringe benefits, internet, phone and car allowance for the Mayor.
- (2) Internal recoveries program support includes costs associated for Accounts Payable, Accounts Receivable, Information Technology, Human Resources, Payroll, Budget and the Mailroom.
- (3) Projected savings of \$35,000 to be realized in Salaries and Benefits.

Statement of Council Expenses

Council Expenses

For the period ended, September 30, 2020

Description		Annual Budget	Actual Expenses	Remaining Budget	Notes
Salaries and Benefits		935,746	682,359	253,387	(1) Schedule 4
Office Expense		5,100	282	4,818	Appendix 2M
Cellular Services		4,782	4,136	646	Schedule 4 & Appendix 2N
Internal Recoveries - Program Support		154,937	116,203	38,734	(2)
Internal Recoveries - Parking and Other		-	42	(42)	Appendix 2O
<i>Councillors office expense</i>					
Ward 1	Mark Signoretti	9,180	3,168	6,012	Appendix 2A
Ward 2	Michael Vagnini	9,180	935	8,245	Appendix 2B
Ward 3	Gerry Montpellier	9,180	2,055	7,125	Appendix 2C
Ward 4	Geoff McCausland	9,180	1,875	7,305	Appendix 2D
Ward 5	Robert Kirwan	9,180	4,475	4,705	Appendix 2E
Ward 6	Rene Lapierre	9,180	1,130	8,050	Appendix 2F
Ward 7	Mike Jakubo	9,180	948	8,232	Appendix 2G
Ward 8	Al Sizer	9,180	2,329	6,851	Appendix 2H
Ward 9	Deb McIntosh	9,180	3,759	5,421	Appendix 2I
Ward 10	Fern Cormier	9,180	552	8,628	Appendix 2J
Ward 11	Bill Leduc	9,180	3,427	5,753	Appendix 2K
Ward 12	Joscelyne Landry-Altmann	9,180	501	8,679	Appendix 2L
Net Total		<u>1,210,725</u>	<u>828,175</u>	<u>382,550</u>	

- (1) Salaries and benefits are costs relating to Councillors and support staff. This expense includes the salary, fringe benefits (including internet and phone allowance for 2020) and mileage of the Councillors.
- (2) Internal recoveries includes costs associated for Accounts Payable, Accounts Receivable, Information Technology, Human Resources, Payroll, Budget and the Mailroom.

Statement of Council Expenses

Council Memberships and Travel

For the period ended, September 30, 2020

Description	Annual Budget	Actual Expenses	Remaining Budget	Notes
Association Dues	57,630	64,903	(7,273)	(1) Appendix 3A
Corporate Council Travel	16,100	977	15,123	(2) Appendix 3B
Corporate Council Travel Recoveries	-	(150)	150	Appendix 3B
Insurance	3,999	3,915	84	(3)
Net Total	<u>77,729</u>	<u>69,645</u>	<u>8,084</u>	

For Association Dues and Corporate Council Travel see attached Appendices for additional details provided as per the requirements of By-Laws 2020-124 and 2019-154 amendments to By-Law 2016-16F, Payment of Expenses for Members of Council

- (1) General Association Dues are for City membership fees and association dues that have been approved by resolution of Council.
- (2) Corporate Council Travel is for a Member of Council that has been nominated or endorsed by resolution of Council to sit on an association or organization's Board that is related to the Municipality and that meets away from our community.
- (3) Insurance costs for all of Council includes Council Accident Policy, Out of Province Medical and a portion of general liability.

Statement of Council Expenses

Mileage and Cell Phones

For the period ended, September 30, 2020

		Mileage	Cell phones
Ward 1	Mark Signoretti	-	251.44
Ward 2	Michael Vagnini	-	891.95
Ward 3	Gerry Montpellier	2,168.76	174.91
Ward 4	Geoff McCausland	234.79	321.40
Ward 5	Robert Kirwan	2,616.08	210.26
Ward 6	Rene Lapierre	439.90	784.76
Ward 7	Mike Jakubo	-	175.29
Ward 8	Al Sizer	353.51	326.81
Ward 9	Deb McIntosh	591.48	210.70
Ward 10	Fern Cormier	-	175.67
Ward 11	Bill Leduc	-	211.19
Ward 12	Joscelyne Landry-Altmann	-	270.44
Net Total		<u><u>6,404.52</u></u>	<u><u>4,004.82</u></u> Appendix 2N

Appendix 1A

Office of the Mayor**Translation Costs****For the period ended, September 30, 2020**

Date	Amount	Payee	Description	Note / Reference
25-Feb-20	51.82	LES TRADUCTIONS GHP TRANSLATION SERVICES	Translation - Bell Let's Talk poster, Bell Let's Talk Day Community Event	
19-Mar-20	123.65	MOTS POUR MAUX INC	Translation - Working together for a healthy and strong Greater Sudbury	
19-Mar-20	267.35	LES TRADUCTIONS GHP TRANSLATION SERVICES	Translation - Holy Trinity Men's Club 70th Anniversary, Motorcycle Awareness, News Release Get out Get Active and Enjoy Everything Greater Sudbury has to offer this Family Day, Easter Seals Month, Special Olympics Ontario Flag Relay proclamation, Prime Minister Trudeau at City Hall	
15-Apr-20	376.37	LES TRADUCTIONS GHP TRANSLATION SERVICES	Translation - COVID-19 statements from the Mayor	
21-May-20	436.50	LES TRADUCTIONS GHP TRANSLATION SERVICES	Translation - Statements from the Mayor, State of Emergency, COVID-19 updates, statement for visitors	
5-Jun-20	77.94	LES TRADUCTIONS GHP TRANSLATION SERVICES	Translation - Statement from the Mayor on the 2nd COVID-19 fatality, proclamation for the 30th anniversary Mell-a-palooza	
10-Jul-20	198.15	LES TRADUCTIONS GHP TRANSLATION SERVICES	Translation - Mayor's Statements "This is good and welcome news for everyone", Jun 19th COVID-19 update, Class of 2020 Graduation message	
20-Aug-20	72.30	CHRISTINE A KEENAN	Translation - Premier Ford declaration of State of Emergency	
24-Aug-20	261.43	LES TRADUCTIONS GHP TRANSLATION SERVICES	Translation - Mayor's Statement's "I have been working with Ontario's Big City Mayors", "The public re-opening of Science North is welcomed news", Media Statement "Earlier today Premier Ford announced that parts of the province would be moving to Phase 3, Mayor's Statements "Today we are one of the fortunate communities in Ontario entering Phase 3", "Today's announcement by IAMGOLD will be a gamechanger for the region", "I was very disappointed to learn of the surge in new COVID-19 cases in Greater Sudbury"	
24-Sep-20	83.91	LES TRADUCTIONS GHP TRANSLATION SERVICES	Translation - Mayor's Statement "Today's announcement is amazing news", Proclamation Canada United, Cinefest Sudbury Film Festival	
1,949.42			YTD Totals as per GL September 30, 2020	

Appendix 1B

Office of the Mayor

Office Expenses

For the period ended, September 30, 2020

Date	Amount	Payee	Description	Note / Reference
3-Feb-20	172.25	CORPORATE EXPRESS	Office supplies	
3-Feb-20	55.97	GREATER SUDBURY CHAMBER OF COMMERCE	Ticket to President Series Luncheon with Dino Otranto, Feb 11	
3-Feb-20	109.86	MICHAELS	Frames for retirement certificates, cost shared with the CAO's office	
3-Feb-20	54.83	WAL-MART	Kitchen supplies	
28-Feb-20	1,953.80	ROBSON TODD	Communications and Advisory services in Jan	
6-Mar-20	148.57	REGENCY BAKERY LTD	Catering for meeting expense	
13-Mar-20	1,953.80	ROBSON TODD	Communications and Advisory services in Feb	
2-Mar-20	55.97	GREATER SUDBURY CHAMBER OF COMMERCE	Ticket to Meet the Minister: Hon. G. Rickford, Minister of Energy, Mines, Northern Development and Indigenous, Mar 5	
2-Mar-20	25.48	SIZZLE MONGOLIAN GRILL	Hospitality and meeting expense	
2-Mar-20	101.74	STAPLES STORE	Office supplies	
2-Mar-20	9.16	WAL-MART	Kitchen supplies	
2-Mar-20	39.93	YIG BATTISTELLI'S	Catering for meeting expense	
22-Apr-20	1,953.80	ROBSON TODD	Communications and Advisory services in Mar	
25-Apr-20	35.61	BEST BUY	Office supplies	
25-Apr-20	50.88	GREATER SUDBURY CHAMBER OF COMMERCE	Ticket to Meet the Minister, Hon P. Sarkaria, Associate Minister of Small Business and Red Tape Reduction, Mar 27	
25-Apr-20	8.14	STAR METROLAND	Toronto Star online subscription Apr	
31-May-20	8.14	STAR METROLAND	Toronto Star online subscription May	
21-May-20	1,953.80	ROBSON TODD	Communications and Advisory services in Apr	
10-Jun-20	1,953.80	ROBSON TODD	Communications and Advisory services in May	
3-Jun-20	8.14	STAR METROLAND	Toronto Star online subscription June	
30-Jun-20	1,953.80	ROBSON TODD	Communications and Advisory services in June	
2-Jul-20	50.87	BEST BUY	Camera and lighting equipment used for providing video statements	
2-Jul-20	122.10	BEST BUY	Camera and lighting equipment used for providing video statements	
2-Jul-20	43.73	PRINCESS AUTO	Camera and lighting equipment used for providing video statements	
2-Jul-20	8.14	STAR METROLAND	Toronto Star online subscription July	
20-Aug-20	1,953.80	ROBSON TODD	Communications and Advisory services in Jul	
20-Aug-20	72.50	VIP CATERING SERVICES	Meeting expense	
31-Aug-20	58.42	LITALIEN MARIE-CATHERINE	Headset for the Mayor	
2-Aug-20	8.14	STAR METROLAND	Toronto Star online subscription Aug	
30-Sep-20	1,953.80	ROBSON TODD	Communications and Advisory services in Aug	
2-Sep-20	8.14	STAR METROLAND	Toronto Star online subscription Sept	
30-Sep-20	1,953.80	ROBSON TODD	Communications and Advisory services in Sept	
30-Sep-20	(17,584.20)	ROBSON TODD	Reallocation to Consultant	
	1,256.71		YTD Totals as per GL September 30, 2020	

Office of the Mayor***Consultants******For the period ended, September 30, 2020***

Date	Amount	Payee	Description	Note / Reference
30-Sep-20	17,584.20	ROBSON TODD	Reallocation from Office	
	17,584.20		YTD Totals as per GL September 30, 2020	

Office of the Mayor

Public Relations

For the period ended, September 30, 2020

Date	Amount	Payee	Description	Note / Reference
3-Feb-20	165.08	FUNERAL FLOWERS	Floral Tribute - Sympathy from the Mayor and Members of City Council	
31-Mar-20	211.66	FLOWER TOWN	Floral Tribute - Right Honourable Justin Trudeau, Prime Minister of Canada dignitary visit, Feb 27. Cancelled due to weather conditions.	
6-Mar-20	96.67	LOUGHEED'S LIMITED	Floral Tribute - Sympathy from the Mayor and Members of City Council	
2-Mar-20	50.88	STACK BREWING	Gift shirt - Right Honourable Justin Trudeau, Prime Minister of Canada dignitary visit, Feb 27. Cancelled due to weather conditions.	
23-Jul-20	239.14	DUPLICATORS INC	Sign printing for the Right Honourable Justin Trudeau, Prime Minister of Canada dignitary visit, Feb 27. Cancelled due to weather conditions.	
2-Jul-20	80.00	NEOKIDS HSN	Donation - Sympathy from the Mayor and Members of City Council	
24-Aug-20	96.67	LOUGHEED'S LIMITED	Floral Tribute - Sympathy from the Mayor and Staff	
940.10			YTD Totals as per GL September 30, 2020	

Office of the Mayor***Advertising******For the period ended, September 30, 2020***

Date	Amount	Payee	Description	Note / Reference
30-Jun-20	203.52	VILLAGE MEDIA INC	Ad for Canada Day	
7-Jul-20	216.75	PUBLICATION VOYAGEUR	Ad for St. Jean	
7-Jul-20	150.61	PUBLICATION VOYAGEUR	Ad for Fete du Canada	
	570.88		YTD Totals as per GL September 30, 2020	

Office of the Mayor

Cellular services

For the period ended, September 30, 2020

Date	Amount	Payee	Description	Note / Reference
20-Jan-20	59.27	BELL MOBILITY	Jan Stmt - cellular bill	
28-Feb-20	311.15	BELL MOBILITY	Feb Stmt - cellular bill	
28-Mar-20	61.68	BELL MOBILITY	Mar Stmt - cellular bill	
14-Apr-20	91.39	BELL MOBILITY	Apr Stmt - cellular bill	
19-May-20	59.51	BELL MOBILITY	May Stmt - cellular bill	
18-Jun-20	62.30	BELL MOBILITY	June Stmt - cellular bill	
31-Jul-20	98.98	SIZE MARK	Business use of personal cell phone by staff A. Size	
2-Aug-20	127.05	BELL MOBILITY	July Stmt - cellular bill	
18-Aug-20	182.85	BELL MOBILITY	Aug Stmt - cellular bill	
26-Aug-20	427.10	CANADIAN WIRELESS COMMUNICATIONS INC	iphone for the Mayor	
18-Sep-20	93.30	BELL MOBILITY	Sept Stmt - cellular bill	
1,574.58		YTD Totals as per GL September 30, 2020		

983.74 Mayor Brian Bigger

590.84 Staff

1,574.58

Office of the Mayor

Travel

For the period ended, September 30, 2020

Date	Amount	Payee	Description	Attendee(s)	Note / Reference
15-Jan-20	33.58	BIGGER BRIAN	Modernization of Public Health and Emergency Health Service Consultations Sessions travel claim Jan 14, North Bay, ON	Mayor	
21-Jan-20	156.68	ZANETTE MELISSA	Modernization of Public Health and Emergency Health Service Consultations Sessions travel claim Jan 14, North Bay, ON	M. Zanette	
22-Jan-20	549.92	ZANETTE MELISSA	ROMA AGM and Annual Conference travel claim Jan 19-21, Toronto, ON	M. Zanette	
3-Feb-20	407.04	ROMA	Registration to ROMA AGM and Annual Conference Jan 19-21, Toronto, ON	M. Zanette	
3-Feb-20	355.27	TOWN INN SUITES	Hotel costs to ROMA AGM and Annual Conference Jan 19-21, Toronto, ON	M. Zanette	
28-Feb-20	359.32	BIGGER BRIAN	LUMCO meeting Feb 21, Toronto, ON and 2020 OGRA Conference travel claim Feb 23-26, Toronto, ON	Mayor	
13-Mar-20	705.13	ZANETTE MELISSA	PDAC conference travel claim Feb 28-Mar 4, Toronto, ON	M. Zanette	
2-Mar-20	13.06	AIRFLIGHT SERVICES	Transportation to 2020 OGRA Conference Feb 23-26, Toronto, ON	Mayor	
2-Mar-20	11.48	AMBASSADOR TAXI	Transportation to 2020 OGRA Conference Feb 23-26, Toronto, ON	Mayor	
2-Mar-20	33.77	BECK TAXI	Transportation to 2020 OGRA Conference Feb 23-26, Toronto, ON	Mayor	
2-Mar-20	35.57	BECK TAXI	Transportation to 2020 OGRA Conference Feb 23-26, Toronto, ON	Mayor	
2-Mar-20	531.28	CHELSEA HOTEL	Hotel deposit PDAC conference Feb 28-Mar 4, Toronto, ON	M. Zanette	
2-Mar-20	1,200.11	NOVOTEL TORONTO CENTRE	Hotel costs to LUMCO meeting Feb 21, Toronto, ON and 2020 OGRA Conference Feb 23-26, Toronto, ON	Mayor	
2-Mar-20	793.73	ONTARIO GOOD ROADS ASSOCIATION	Registration to 2020 OGRA Conference Feb 23-26, Toronto, ON	Mayor	
2-Mar-20	515.16	PORTER AIRLINES	Flight to LUMCO meeting Feb 21, Toronto, ON and 2020 OGRA Conference Feb 23-26, Toronto, ON	Mayor	
25-Apr-20	15.54	BECK TAXI	Transportation to PDAC conference Feb 28-Mar 4, Toronto, ON	M. Zanette	
25-Apr-20	531.28	CHELSEA HOTEL	Hotel costs to PDAC conference Feb 28-Mar 4, Toronto, ON	M. Zanette	
25-Apr-20	9.68	LIMO AND TAXI	Transportation to PDAC conference Feb 28-Mar 4, Toronto, ON	M. Zanette	
9-Sep-20	1,221.12	ASSOCIATION OF MUNICIPALITIES OF ONTARIO	Registrations to AMO virtual conference Aug 17-19	Mayor & M. Zanette	
30-Sep-20	179.07	BIGGER BRIAN	Cote Gold Ground Breaking Ceremony travel claim Sept 11, Gogama, ON	Mayor	
7,657.79		YTD Totals as per GL September 30, 2020			

3,785.41 Mayor Brian Bigger

3,872.38 Staff

7,657.79

Office of the Mayor

Internal Recoveries - Parking and Other

For the period ended, September 30, 2020

Date	Amount	Payee	Description	Note / Reference
31-Jan-20	61.06	CGS - PARKING	Parking office Jan	
31-Jan-20	138.05	CGS - PARKING	TDS Jan parking space	
29-Feb-20	82.96	CGS - PARKING	Parking office Feb	
29-Feb-20	138.05	CGS - PARKING	TDS Feb parking space	
29-Apr-20	32.52	CGS - PARKING	Parking office Mar	
30-Apr-20	138.05	CGS - PARKING	TDS Mar parking space	
30-Apr-20	138.05	CGS - PARKING	TDS Apr parking space	
31-May-20	21.24	CGS - PARKING	Parking office May	
30-Jun-20	14.60	CGS - PARKING	Parking office June	
764.58		YTD Totals as per GL September 30, 2020		

Ward 1: Mark Signoretti

Councillor's Office Expenses

For the period ended, September 30, 2020

Category	Date	Amount	Payee	Description	Note / Reference
Books & Subscriptions					
		0.00			
Business Hospitality	28-Feb-20	177.02	SIGNORETTI MARK	Pizza for volunteers at the Robinson Playground Family Day, Feb 17	
	22-Jun-20	381.16	SIGNORETTI MARK	Appreciation lunch for St. Clair depot staff	
		558.18			
Communications	9-Sep-20	915.84	SOCIETA CARUSO	Bocce court advertising	
		915.84			
Event Tickets	3-Feb-20	86.50	LAURENTIAN PUBLISHING	Ticket to Community Builders Award Mar 12. Event is postponed.	
		86.50			
Gifts					
		0.00			
Memberships					
		0.00			
Media Notices					
		0.00			
Meeting Setup					
		0.00			
Office supplies	2-Mar-20	5.55	CORPORATE EXPRESS	Office supplies	
	4-May-20	295.09	STAPLES.CA	Office furniture	
	3-Jun-20	(295.09)	STAPLES.CA	Return of office furniture	
	9-Jun-20	240.93	SIGNORETTI MARK	Office supplies	
		246.48			
Postage & Courier					
		0.00			
Travel/Prof. Devel.	3-Feb-20	909.74	FEDERATION OF CANADIAN MUNICIPALITIES	Registration to FCM Annual Conference Jun 4-7, Toronto, ON. Event cancelled and refunded in May.	
	3-Feb-20	126.03	PROSPECTORS AND DEVELOPERS ASSOCIATION OF CANADA	Registration to PDAC Conference Mar 2-4, Toronto, ON	
	11-Mar-20	134.09	SIGNORETTI MARK	PDAC Conference travel claim Mar 2-4, Toronto, ON	

Ward 1: Mark Signoretti
Councillor's Office Expenses
For the period ended, September 30, 2020

Category	Date	Amount	Payee	Description	Note / Reference
Travel/Prof. Devel.	2-Mar-20	615.92	CHELSEA HOTEL	Hotel cost for the PDAC Conference Mar 2-4, Toronto, ON	
	2-Mar-20	316.43	WESTIN HOTELS	Hotel deposit for the FCM Annual Conference Jun 4-7, Toronto, ON. Event cancelled and refunded in May.	
	25-Apr-20	484.63	PORTER AIR	Flight to PDAC Conference Mar 2-4, Toronto, ON	
	4-May-20	(909.74)	FEDERATION OF CANADIAN MUNICIPALITIES	Refund of registration to FCM Annual Conference Jun 4-7, Toronto, ON	
	4-May-20	(316.43)	WESTIN HOTELS	Refund of hotel deposit for the FCM Annual Conference Jun 4-7, Toronto, ON	
		1,360.67			
		3,167.67	YTD Totals as per GL September 30, 2020		

Ward 2: Michael Vagnini
Councillor's Office Expenses
For the period ended, September 30, 2020

Category	Date	Amount	Payee	Description	Note / Reference
Books & Subscriptions					
		0.00			
Business Hospitality					
		0.00			
Communications	20-Aug-20	280.86	HIA MEDIA INC	Booklets for Town Hall meeting, Aug 24	
		280.86			
Event Tickets	25-Apr-20	450.27	SCIENCE NORTH	Tickets to Blue Coat Ball, Mar 7	
		450.27			
Gifts					
		0.00			
Memberships					
		0.00			
Media Notices	6-Aug-20	203.52	VILLAGE MEDIA INC	Ad for Canada Day	
		203.52			
Meeting Setup					
		0.00			
Office supplies					
		0.00			
Postage & Courier					
		0.00			
Travel/Prof. Devel.					
		0.00			
		934.65	YTD Totals as per GL September 30, 2020		

Ward 3: Gerry Montpellier

Councillor's Office Expenses

For the period ended, September 30, 2020

Category	Date	Amount	Payee	Description	Note / Reference
Books & Subscriptions					
		0.00			
Business Hospitality	31-Mar-20	41.85	MONTPELLIER GERRY	Hospitality meeting expenses	
	31-Mar-20	48.66	MONTPELLIER GERRY	Hospitality meeting expenses	
	31-Mar-20	195.56	MONTPELLIER GERRY	Hospitality meeting expenses	
		286.07			
Communications					
		0.00			
Event Tickets					
		0.00			
Gifts					
		0.00			
Memberships					
		0.00			
Media Notices	27-Mar-20	150.00	ONAPING FALLS RECREATION COMMITTEE	Ad in the Onaping Falls News Jan-Mar editions	
	10-Jun-20	195.00	ONAPING FALLS RECREATION COMMITTEE	Ad in the Onaping Falls News Apr-Jun editions	
		345.00			
Meeting Setup					
		0.00			
Office supplies	3-Jun-20	1,423.63	HUMANWARE	Reading Aid - Explore 8 Magnifer	
		1,423.63			
Postage & Courier					
		0.00			
Travel/Prof. Devel.					
		0.00			
		2,054.70		YTD Totals as per GL September 30, 2020	

Ward 4: Geoff McCausland
Councillor's Office Expenses
For the period ended, September 30, 2020

Category	Date	Amount	Payee	Description	Note / Reference
Books & Subscriptions					
		0.00			
Business Hospitality	21-Jan-20	42.60	MCCAUSLAND GEOFF	Hospitality and meeting expenses	
	9-Apr-20	103.36	MCCAUSLAND GEOFF	Hospitality and meeting expenses	
		145.96			
Communications					
		0.00			
Event Tickets					
		0.00			
Gifts					
		0.00			
Memberships					
		0.00			
Media Notices					
		0.00			
Meeting Setup					
		0.00			
Office supplies	9-Apr-20	151.65	MCCAUSLAND GEOFF	Office supplies	
	9-Jun-20	270.17	MCCAUSLAND GEOFF	Office supplies	
		421.82			
Postage & Courier					
		0.00			
Travel/Prof. Devel.	3-Feb-20	666.53	ONTARIO GOOD ROADS ASSOCIATION	Registration to OGRA Conference Feb 23-26, Toronto, ON	
	28-Feb-20	640.45	MCCAUSLAND GEOFF	OGRA Conference travel claim Feb 23-26, Toronto, ON	
		1,306.98			
		1,874.76		YTD Totals as per GL September 30, 2020	

Ward 5: Robert Kirwan
Councillor's Office Expenses
For the period ended, September 30, 2020

Category	Date	Amount	Payee	Description	Note / Reference
Books & Subscriptions	18-Feb-20	73.35	KIRWAN ROBERT	Book purchase for the Seniors Advisory Panel research	
	3-Feb-20	15.25	STAR METROLAND	Toronto Star online subscription Feb	
	2-Mar-20	15.25	STAR METROLAND	Toronto Star online subscription Mar	
	25-Apr-20	15.25	STAR METROLAND	Toronto Star online subscription Apr	
	4-May-20	15.25	STAR METROLAND	Toronto Star online subscription May	
	3-Jun-20	15.25	STAR METROLAND	Toronto Star online subscription Jun	
	3-Jun-20	76.32	THE GLOBE AND MAIL	Globe and Mail online subscription for the year	
	2-Jul-20	15.25	STAR METROLAND	Toronto Star online subscription Jul	
	2-Aug-20	15.25	STAR METROLAND	Toronto Star online subscription Aug	
	8-Sep-20	102.52	KIRWAN ROBERT	The National Post online subscription for the year	
	2-Sep-20	15.25	STAR METROLAND	Toronto Star online subscription Sep	
		374.19			
Business Hospitality					
		0.00			
Communications					
		0.00			
Event Tickets					
		0.00			
Gifts					
		0.00			
Memberships					
		0.00			
Media Notices					
		0.00			
Meeting Setup	29-May-20	145.18	KIRWAN ROBERT	Zoom account annual fee	
		145.18			
Office supplies	2-Mar-20	329.90	CORPORATE EXPRESS	Office supplies	
	6-Mar-20	396.71	KIRWAN ROBERT	Office supplies	
	2-Jul-20	152.51	CORPORATE EXPRESS	Office supplies	
		879.12			

Ward 5: Robert Kirwan
Councillor's Office Expenses
For the period ended, September 30, 2020

Category	Date	Amount	Payee	Description	Note / Reference
Postage & Courier	9-Jun-20	126.32	KIRWAN ROBERT	Stamps	
		126.32			
Travel/Prof. Devel.	3-Feb-20	909.74	FEDERATION OF CANADIAN MUNICIPALITIES	Registration to FCM Annual Conference Jun 4-7, Toronto, ON. Event cancelled and refunded in May.	
	3-Feb-20	742.85	ONTARIO GOOD ROADS ASSOCIATION	Registration to OGRA Conference Feb 22-25, Toronto, ON	
	28-Feb-20	1,589.24	KIRWAN ROBERT	OGRA Conference travel claim Feb 22-25, Toronto, ON	
	2-Mar-20	813.06	ASSOCIATION OF MUNICIPALITIES OF ONTARIO	Registration to AMO Annual Conference Aug 17-20, Ottawa, ON. Event postponed and will take place as a virtual conference at a reduced rate for registration.	
	6-Mar-20	7.26	KIRWAN ROBERT	Parking cost to attend Laurentian University's Aging Workshop, Feb 22	
	4-May-20	(909.74)	FEDERATION OF CANADIAN MUNICIPALITIES	Refund of registration to FCM Annual Conference Jun 4-7, Toronto, ON.	
	2-Aug-20	(202.50)	ASSOCIATION OF MUNICIPALITIES OF ONTARIO	Partial refund to AMO Annual Conference Aug 17-19, Ottawa, ON. Conference takes place virtually at a reduced rate of 610.56	
		2,949.91			
		4,474.72	YTD Totals as per GL September 30, 2020		

Ward 6: Rene Lapierre

Councillor's Office Expenses

For the period ended, September 30, 2020

Category	Date	Amount	Payee	Description	Note / Reference
Books & Subscriptions	3-Feb-20	33.00	MUNICIPAL WORLD	Digital connection book	
	9-Apr-20	16.19	LAPIERRE RENE	Audio book - Drive: The Surprising Truth About What Motivates Us	
	3-Jun-20	8.30	LAPIERRE RENE	Globe and Mail online subscription May	
		57.49			
Business Hospitality					
		0.00			
Communications	13-Feb-20	24.17	JOURNAL PRINTING	Business cards	
		24.17			
Event Tickets					
		0.00			
Gifts					
		0.00			
Memberships					
		0.00			
Media Notices					
		0.00			
Meeting Setup					
		0.00			
Office supplies	13-Mar-20	36.89	LAPIERRE RENE	Office supplies	
	14-Jul-20	11.27	LAPIERRE RENE	Ipad app Good Notes 5	
	2-Jul-20	627.03	CORPORATE EXPRESS	Office supplies	
		675.19			
Postage & Courier					
		0.00			
Travel/Prof. Devel.	15-Jan-20	373.13	LAPIERRE RENE	Provincial Public Health and Paramedic Modernization Consultation travel claim, Jan 13-14, North Bay, ON	
	2-Mar-20	813.06	ASSOCIATION OF MUNICIPALITIES OF ONTARIO	Registration to AMO Annual Conference Aug 17-20, Ottawa, ON. Event postponed and will take place as a virtual conference at a reduced rate for registration.	

Ward 6: Rene Lapierre
Councillor's Office Expenses
For the period ended, September 30, 2020

Category	Date	Amount	Payee	Description	Note / Reference
Travel/Prof. Devel.	2-Jul-20	(813.06)	AMO	Full refund for registration to AMO Annual Conference Aug 17-20, Ottawa, ON. Councillor did not attend the virtual conference.	
		373.13			
		1,129.98		YTD Totals as per GL September 30, 2020	

Ward 7: Mike Jakubo
Councillor's Office Expenses
For the period ended, September 30, 2020

Category	Date	Amount	Payee	Description	Note / Reference
Books & Subscriptions					
		0.00			
Business Hospitality					
		0.00			
Communications					
		0.00			
Event Tickets					
		0.00			
Gifts					
		0.00			
Memberships					
		0.00			
Media Notices	19-Mar-20	198.43	THE CAPREOL EXPRESS	Ad in the Jan 15, Feb 1, Feb 15 and Mar 1 editions	
	25-May-20	248.04	THE CAPREOL EXPRESS	Ad in the Mar 15, Apr 1, Apr 15, May 1, May 15 editions	
	7-Jul-20	203.52	VILLAGE MEDIA INC	Ad for Canada Day	
	7-Jul-20	99.22	THE CAPREOL EXPRESS	Ad in the Jun 1, Jun 15 editions	
	15-Jul-20	99.22	THE CAPREOL EXPRESS	Ad in the Jul 1, Jul 15 editions	
	26-Aug-20	99.22	THE CAPREOL EXPRESS	Ad in the Aug 1, Aug 15 editions	
		947.65			
Meeting Setup					
		0.00			
Office supplies					
		0.00			
Postage & Courier					
		0.00			
Travel/Prof. Devel.	2-Mar-20	813.06	ASSOCIATION OF MUNICIPALITIES OF ONTARIO	Registration to AMO Annual Conference Aug 17-20, Ottawa, ON. Event postponed and will take place as a virtual conference at a reduced rate for registration.	

Ward 7: Mike Jakubo
Councillor's Office Expenses
For the period ended, September 30, 2020

Category	Date	Amount	Payee	Description	Note / Reference
Travel/Prof. Devel.	2-Aug-20	(813.06)	ASSOCIATION OF MUNICIPALITIES OF ONTARIO	Full refund for registration to AMO Annual Conference Aug 17-20, Ottawa, ON. Councillor did not attend the virtual conference.	
		0.00			
		947.65	YTD Totals as per GL September 30, 2020		

Ward 8: Al Sizer

Councillor's Office Expenses

For the period ended, September 30, 2020

Category	Date	Amount	Payee	Description	Note / Reference
Books & Subscriptions					
		0.00			
Business Hospitality	25-Aug-20	45.19	SIZER ALLAN	Hospitality and meeting expenses	
	9-Sep-20	47.55	SIZER ALLAN	Hospitality and meeting expenses	
		92.74			
Communications					
		0.00			
Event Tickets	3-Feb-20	86.50	LAURENTIAN PUBLISHING	Ticket to the Community Builder Awards, Mar 12	
		86.50			
Gifts					
		0.00			
Memberships	21-Jan-20	35.88	SIZER, ALLAN	Membership to the Art Gallery of Sudbury	
		35.88			
Media Notices	7-Jul-20	203.52	VILLAGE MEDIA INC	Ad for Canada Day	
		203.52			
Meeting Setup					
		0.00			
Office supplies	9-Sep-20	389.62	SIZER, ALLAN	Headphones	
		389.62			
Postage & Courier					
		0.00			
Travel/Prof. Devel.	3-Feb-20	909.74	FEDERATION OF CANADIAN MUNICIPALITIES	Registration to FCM Annual Conference Jun 4-7, Toronto, ON. Event cancelled and refunded in May.	
	3-Feb-20	307.97	INTERCONTINENTAL TORONTO	Hotel cost for the FCM Annual Conference Jun 4-7, Toronto, ON. Event cancelled and refunded in May.	
	3-Feb-20	742.85	ONTARIO GOOD ROADS ASSOCIATION	Registration to OGRA Conference Feb 23-26, Toronto, ON	
	28-Feb-20	760.21	SIZER, ALLAN	OGRA Conference Feb 23-26 travel claim, Toronto, ON	
	28-Feb-20	18.15	SIZER, ALLAN	Parking cost to attend the Nickel Kim Mine tour Feb 27. A. Sizer attended the event as the Deputy Mayor.	

Ward 8: Al Sizer

Councillor's Office Expenses

For the period ended, September 30, 2020

Category	Date	Amount	Payee	Description	Note / Reference
Travel/Prof. Devel.	4-May-20	(909.74)	FEDERATION OF CANADIAN MUNICIPALITIES	Refund of registration to FCM Annual Conference Jun 4-7, Toronto, ON.	
	4-May-20	(307.97)	INTERCONTINENTAL TORONTO	Refund of hotel cost for the FCM Annual Conference Jun 4-7, Toronto, ON.	
		1,521.21			
		2,329.47	YTD Totals as per GL September 30, 2020		

Ward 9: Deb McIntosh

Councillor's Office Expenses

For the period ended, September 30, 2020

Category	Date	Amount	Payee	Description	Note / Reference
Books & Subscriptions					
		0.00			
Business Hospitality					
		0.00			
Communications	26-Jun-20	1,089.29	CANADA POST CORPORATION	Mail out of Ward 9 newsletters	
	30-Jun-20	542.38	ORION PRINTING	Printing of Ward 9 newsletters	
		1,631.67			
Event Tickets	3-Feb-20	45.03	EVENTBRITE	Ticket to International Elimination of Racial Discrimination, Mar 21. Event cancelled and refunded in Apr.	
	2-Mar-20	9.01	EVENTBRITE	Ticket to Hold the Salt event, Mar 25. Event cancelled and refunded in Apr.	
	2-Mar-20	76.40	EVENTBRITE	Tickets to Sudbury Theatre Centre's International Women's Day, Mar 6	
	25-Apr-20	(45.03)	EVENTBRITE	Refund of ticket to International Elimination of Racial Discrimination, Mar 21.	
	25-Apr-20	(9.01)	EVENTBRITE	Refund of ticket to Hold the Salt event, Mar 25.	
	25-Apr-20	38.20	EVENTBRITE	Ticket to International Women's Day Luncheon, Mar 9	
		114.60			
Gifts					
		0.00			
Memberships	14-Jul-20	22.68	MCINTOSH DEB	Membership to the Tiny Town Association	
		22.68			
Media Notices					
		0.00			
Meeting Setup					
		0.00			
Office supplies	25-Apr-20	153.84	CORPORATE EXPRESS	Office supplies	
	9-Jun-20	41.01	MCINTOSH DEB	Office supplies	
		194.85			
Postage & Courier					
		0.00			
Travel/Prof. Devel.	3-Feb-20	742.85	ONTARIO GOOD ROADS ASSOCIATION	Registration to OGRA Conference Feb 23-26, Toronto, ON	

Ward 9: Deb McIntosh
Councillor's Office Expenses
For the period ended, September 30, 2020

Category	Date	Amount	Payee	Description	Note / Reference
Travel/Prof. Devel.	6-Mar-20	253.65	MCINTOSH DEB	OGRA Conference travel claim Feb 23-26, Toronto, ON	
	2-Mar-20	280.09	PORTER AIRLINES	Flight cost Sudbury to Toronto OGRA Conference Feb 23-26, Toronto, ON	
	2-Mar-20	518.56	ROYAL YORK HOTEL	Hotel cost for OGRA Conference Feb 23-26, Toronto, ON	
	3-Jun-20	610.56	ASSOCIATION OF MUNICIPALITIES OF ONTARIO	Registration to AMO virtual conference Aug 17-19. To transfer to corporate expense in Aug	
	24-Aug-20	(610.56)	ASSOCIATION OF MUNICIPALITIES OF ONTARIO	Registration to AMO virtual conference Aug 17-19. Transferred to corporate expense	
		1,795.15			
		3,758.95	YTD Totals as per GL September 30, 2020		

Ward 10: Fern Cormier
Councillor's Office Expenses
For the period ended, September 30, 2020

Category	Date	Amount	Payee	Description	Note / Reference
Books & Subscriptions					
		0.00			
Business Hospitality					
		0.00			
Communications					
		0.00			
Event Tickets					
		0.00			
Gifts					
		0.00			
Memberships					
		0.00			
Media Notices	12-Mar-20	296.73	PUBLICATION VOYAGEUR	Ad for semaine nationale de la francophonie	
	7-Jul-20	203.52	VILLAGE MEDIA INC	Ad for Canada Day	
		500.25			
Meeting Setup					
		0.00			
Office supplies	8-Sep-20	51.27	CORMIER FERN	Paper shredding service	
		51.27			
Postage & Courier					
		0.00			
Travel/Prof. Devel.					
		0.00			
		551.52		YTD Totals as per GL September 30, 2020	

Ward 11: Bill Leduc

Councillor's Office Expenses

For the period ended, September 30, 2020

Category	Date	Amount	Payee	Description	Note / Reference
Books & Subscriptions					
		0.00			
Business Hospitality					
		0.00			
Communications					
		0.00			
Event Tickets	11-Feb-20	100.00	INNER CITY HOME OF SUDBURY	Ticket to Loving Hands Campaign Gala, Feb 29	
	2-Mar-20	86.50	LAURENTIAN PUBLISHING	Ticket to Community Builders Award Mar 12. Event is postponed.	
	2-Mar-20	90.06	SUDBURY BETTER BEGINNINGS	Ticket to Better Beginnings Better Futures Gala, Mar 7	
		276.56			
Gifts					
		0.00			
Memberships					
		0.00			
Media Notices					
		0.00			
Meeting Setup					
		0.00			
Office supplies					
		0.00			
Postage & Courier					
		0.00			
Travel/Prof. Devel.	20-Jan-20	135.08	ONTARIO ASSOCIATION OF COLD IN-PLACE RECYCLING CONTRACTORS	Registration to Responsible In-Place Pavement Recycling Technologies Seminar Jan 28, Alliston, ON	
	18-Feb-20	322.20	LEDUC BILL	Responsible In-Place Pavement Recycling Technologies Seminar travel claim Jan 28, Alliston, ON	
	3-Feb-20	909.74	FEDERATION OF CANADIAN MUNICIPALITIES	Registration to FCM Annual Conference Jun 4-7, Toronto, ON. Event cancelled and refunded in May.	

Ward 11: Bill Leduc
Councillor's Office Expenses
For the period ended, September 30, 2020

Category	Date	Amount	Payee	Description	Note / Reference
Travel/Prof. Devel.	3-Feb-20	742.85	ONTARIO GOOD ROADS ASSOCIATION	Registration to OGRA Conference Feb 23-26, Toronto, ON	
	28-Feb-20	582.71	LEDUC BILL	OGRA Conference travel claim Feb 23-26, Toronto, ON	
	13-Mar-20	630.74	LEDUC BILL	PDAC Conference travel claim Mar 2-4, Toronto, ON	
	2-Mar-20	813.06	ASSOCIATION OF MUNICIPALITIES OF ONTARIO	Registration to AMO Annual Conference Aug 17-20, Ottawa, ON. Event postponed and will take place as a virtual conference at a reduced rate for registration.	
	2-Mar-20	126.03	PROSPECTORS AND DEVELOPERS ASSOCIATION OF CANADA	Registration to PDAC Conference Mar 2-4, Toronto, ON	
	4-May-20	(909.74)	FEDERATION OF CANADIAN MUNICIPALITIES	Refund of registration to FCM Annual Conference Jun 4-7, Toronto, ON.	
	2-Aug-20	(202.50)	ASSOCIATION OF MUNICIPALITIES OF ONTARIO	Partial refund to AMO Annual Conference Aug 17-19, Ottawa, ON. Conference takes place virtually at a reduced rate of 610.56	
		3,150.17			
		3,426.73	YTD Totals as per GL September 30, 2020		

Ward 12: Joscelyne Landry-Altmann

Councillor's Office Expenses

For the period ended, September 30, 2020

Category	Date	Amount	Payee	Description	Note / Reference
Books & Subscriptions					
		0.00			
Business Hospitality					
		0.00			
Communications					
		0.00			
Event Tickets	3-Feb-20	97.36	EVENTBRITE	Tickets to Afro Heritage Association of Sudbury's Black History Month Celebration, Feb 1	
	3-Feb-20	90.06	EVENTBRITE	Tickets to International Elimination of Racial Discrimination, Mar 21. Event cancelled and refunded in Apr.	
	3-Feb-20	162.09	SUDBURY BETTER BEGINNINGS	Tickets to Better Beginnings Better Futures Gala, Mar 7	
	2-Mar-20	38.20	EVENTBRITE	Ticket to International Women's Day Luncheon, Mar 9	
	25-Apr-20	(90.06)	EVENTBRITE	Refund of tickets to International Elimination of Racial Discrimination, Mar 21.	
		297.65			
Gifts					
		0.00			
Memberships					
		0.00			
Media Notices	6-Aug-20	203.52	VILLAGE MEDIA INC	Ad for Canada Day	
		203.52			
Meeting Setup					
		0.00			
Office supplies					
		0.00			
Postage & Courier					
		0.00			
Travel/Prof. Devel.					
		0.00			
		501.17		YTD Totals as per GL September 30, 2020	

Council Expenses

Office Expenses

For the period ended, September 30, 2020

Date	Amount	Payee	Description	Note / Reference
3-Feb-20	5.04	REXALL PHARMACY	Office supplies	
20-Apr-20	39.99	PETTY CASH	Petty cash	
9-Apr-20	45.79	ALLIANCE COFFEE AND WATER	Keurig rental for the year	
25-Apr-20	12.18	CORPORATE EXPRESS	Office supplies	
25-Apr-20	36.03	CORPORATE EXPRESS	Office supplies	
4-May-20	76.30	STAPLES.CA	Office supplies	
8-Sep-20	67.10	JOURNAL PRINTING	Office supplies	
282.43		YTD Totals as per GL September 30, 2020		

Council Expenses

Cellular Services

For the period ended, September 30, 2020

Date	Amount	Payee	Description	Note / Reference
20-Jan-20	381.09	BELL MOBILITY	Jan Stmt - cellular bill	
28-Feb-20	530.83	BELL MOBILITY	Feb Stmt - cellular bill	
13-Mar-20	49.11	LAPIERRE RENE	Icloud storage cost in 2019 for R. Lapierre	
28-Mar-20	530.38	BELL MOBILITY	Mar Stmt - cellular bill	
14-Apr-20	930.98	BELL MOBILITY	Apr Stmt - cellular bill	
19-May-20	309.29	BELL MOBILITY	May Stmt - cellular bill	
18-Jun-20	357.27	BELL MOBILITY	Jun Stmt - cellular bill	
2-Aug-20	301.20	BELL MOBILITY	July Stmt - cellular bill	
18-Aug-20	360.11	BELL MOBILITY	Aug Stmt - cellular bill	
18-Sep-20	385.51	BELL MOBILITY	Sept Stmt - cellular bill	
	4,135.77		YTD Totals as per GL September 30, 2020	

4,004.82 Councillors

130.95 Staff

4,135.77

Council Expenses

Internal Recoveries - Parking and Other

For the period ended, September 30, 2020

Date	Amount	Payee	Description	Note / Reference
29-Feb-20	21.24	CGS - PARKING	TDS Parking Office Council - Feb	
30-Apr-20	11.28	CGS - PARKING	TDS Parking Office Council - Apr	
31-May-20	9.96	CGS - PARKING	TDS Parking Office Council - May	
42.48			YTD Totals as per GL September 30, 2020	

Council Memberships and Travel

Association Dues

For the period ended, September 30, 2020

Date	Amount	Payee	Description	Note / Reference
2-Jan-20	32,839.71	FEDERATION OF CANADIAN MUNICIPALITIES	Membership fees Mar 31/20 to Mar 31/21	
14-Jan-20	(8,209.93)	FEDERATION OF CANADIAN MUNICIPALITIES	Transfer membership fees Jan 1/2021 to Mar 31/2021 to prepaid expense	
31-Jan-20	6,356.79	FEDERATION OF CANADIAN MUNICIPALITIES	Membership fees Jan 1/20 to Mar 31/20 from prepaid expense	
11-Jan-20	18,187.11	ASSOCIATION OF MUNICIPALITIES OF ONTARIO	Membership fees Jan 1/20 to Dec 31/20	
16-Jan-20	9,564.22	ASSOCIATION FRANCAISE DES MUNICIPALITES	Membership fees Jan 1/20 to Dec 31/20	
31-Jan-20	3,014.67	ONTARIO GOOD ROADS ASSOCIATION	Membership fees Jan 1/20 to Dec 31/20	
23-Apr-20	3,150.00	FEDERATION OF NORTHERN ONTARIO MUNICIPALITIES	Membership fees Apr 1/20 to Mar 31/21	
	64,902.57		YTD Totals as per GL September 30, 2020	

Council Memberships and Travel

Council Travel

For the period ended, September 30, 2020

Date	Amount	Payee	Description	Attendee	Location	Date	Note / Reference
24-Feb-20	366.45	MCINTOSH DEB	AMO Board of Directors meeting	D. McIntosh	Toronto, ON	Jan 31	
3-Jun-20	610.56	ASSOCIATION OF MUNICIPALITIES OF ONTARIO	Registration to AMO virtual conference Aug 17-19.	D. McIntosh	Virtual	Aug 17-19	
977.01		YTD Totals as per GL September 30, 2020					

Council Travel - Recoveries

For the period ended, September 30, 2020

Date	Amount	Payee	Description	Attendee	Location	Date	Note / Reference
26-Mar-20	(149.58)	ASSOCIATION OF MUNICIPALITIES OF ONTARIO	Refund for attending the Board of Directors meeting	D. McIntosh	Toronto, ON	Jan 31	
(149.58)		YTD Totals as per GL September 30, 2020					

827.43 Net YTD Totals as per GL

Council Member

827.43 Deb McIntosh

Association/Board

Association of Municipalities of Ontario

For Information Only

Community Improvement Plans - 2020 Intake and Status Update - Follow Up

Presented To: Finance and Administration Committee

Presented: Tuesday, Feb 16, 2021

Report Date: Tuesday, Jan 26, 2021

Type: Correspondence for Information Only

File Number: CIP-2021-01-00

Resolution

For Information Only

Relationship to the Strategic Plan / Health Impact Assessment

Investing in the Community Improvement Plans supports the objectives of Council's 2019-2027 Strategic Plan, including business attraction, development and retention; economic capacity and investment readiness; and strengthening community vibrancy.

Report Summary

The City of Greater Sudbury has a number of Community Improvement Plans (CIP) that provide financial incentives to encourage the creation of residential dwelling units in historic commercial areas, to support economic rejuvenation, and to improve pedestrian experience.

This report provides an update on the direction given to staff via the report entitled "Community Improvement Plans - 2020 Intake and Status Update" presented to Finance and Administration Committee on November 17, 2020.

Financial Implications

Staff was directed to present a business case as part of the 2021 Budget document for the 2020 CIP intake. The total amount requested, including the 300 Elgin block, is \$5,969,509 (or approximately \$600,000 per year for 10 years).

Signed By

Report Prepared By

Ed Landry
Senior Planner
Digitally Signed Jan 26, 21

Manager Review

Kris Longston
Manager of Community and Strategic Planning
Digitally Signed Jan 26, 21

Division Review

Alex Singbush
Manager of Development Approvals
Digitally Signed Jan 26, 21

Financial Implications

Steve Facey
Manager of Financial Planning & Budgeting
Digitally Signed Jan 26, 21

Recommended by the Department

Tony Cecutti
General Manager of Growth and Infrastructure
Digitally Signed Jan 26, 21

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Jan 26, 21

Staff has confirmed a surplus of \$300,000 from 2017-2019 agreements where work has been completed below the estimated value of the grant or where agreements have expired. In the associated business case, staff is recommending that this surplus be used towards funding current or future CIP intakes.

**Community Improvement Plans - 2020 Intake and Status Update –
Follow-Up
Planning Services Division
Report Date: January 25, 2021**

BACKGROUND

This report provides an update on the direction given to staff via the report entitled “Community Improvement Plans - 2020 Intake and Status Update” presented to Finance and Administration Committee on November 17, 2020. This report specifically provides additional information related to the resolutions below:

1. THAT the City of Greater Sudbury directs staff to prepare a business case for the 2021 Budget for the twelve (12) eligible and complete applications received as part of the 2020 Community Improvement Plan Intake;

AND THAT the City of Greater Sudbury directs staff to request a Stage 2 proposal of the proponents from the 300 Elgin Block application to be submitted by January 15, 2021

2. THAT the City of Greater Sudbury directs staff to allow executed CIP agreements, where the project has not commenced, to lapse on December 31, 2020

3. THAT the City of Greater Sudbury rescinds all 2017-2019 Community Improvement Plan approvals, and amends the necessary by-laws, where the implementing agreements have not been executed by the applicant by January 15, 2021;

AND THAT the City of Greater Sudbury directs staff to contribute any unspent CIP funds to the Tax Rate Stabilization Reserve – Committed

This report should be read in conjunction with the associated business case presented as part of the 2021 Budget (See page 319 of the Budget Document - Reference 1).

Business Case and Stage 2 Proposal for 300 Elgin (Resolution 1)

Per Council direction, staff completed and presented a business case to fund the 2020 Community Improvement Plan intake as part of the 2021 Budget. This report helps inform that business case (See Reference 1).

Per Resolution 1, Council further directed staff to request a Stage 2 proposal of the proponents from the 300 Elgin Block application detailing the following information:

- Detailed proposal, development strategy and project schedule
- Form and tenure of development
- Remediation approach, plan and costing
- Detailed plans, cost estimates and financing of project
- Independent information from a reputable source as to the developer's creditworthiness and ability to obtain financing for the project.

Stage 2 Submission

Staff received the Stage 2 Submission on January 15, 2021 (See Attachment A). A team made up of Planning and Economic Development staff reviewed this submission.

The following is a summary of the proponent's responses to Council's request for additional information. Please refer to Attachment A for more-detailed information. It should be noted that Attachment A refers to the Junction East project as the "Sudbury Library and Art Gallery."

Detailed proposal, development strategy and project schedule

The proponents have outlined four options. The base proposal is Plan A, which is a 150,000 sq ft facility that includes a hotel, a commercial office, commercial, event/meeting space, hospitality/shared space and parking. The proponents note that the Tax Increment Equivalent Grant (TIEG) was based on Plan A.

Plan B includes the same uses under a different space configuration. Plan C replaces the hotel use for a commercial residential use, and Plan D adds 5 floors to the proposal to include all uses. All options include an Event/Meeting space, Hospitality/shared space, and parking (See Plans A through D on page 14 of Attachment A).

The proposed densities, heights, layouts, and massing of the project are detailed on pages 17-21 of Attachment A.

The proponents have indicated that the Le Ledo project schedule aligns with the timeline and completion of the Junction East project (Page 21 - Attachment A). They anticipate that Le Ledo will open about/during the time of a 2024 assessment (Page 28 - Attachment A).

They have also indicated that the Le Ledo project is dependent upon the City developing the parking capacity/plan in the Junction (Page 23 - Attachment A).

Form and tenure of development

The project and resulting building will be owned by Le Ledo Inc. The user groups will be tenants in the building and some tenants may also be partners/shareholders in the ownership group (Page 1 – Attachment A).

Remediation approach, plan and costing

Le Ledo Inc. has retained a qualified professional to outline next steps and costing of remediation. Le Ledo Inc has indicated it will file a Record of Site Condition for the property and that the cost of remediation could be upwards of \$300,000. In addition to this remediation, the proponents have stated that they may be required to 'cap' the site to achieve a hard pack level at grade to encapsulate the property. The estimated cost of this capping is approximately \$3,000,000 (Pages 22 and 23 – Attachment A).

Detailed plans, cost estimates and financing of project

The proponents estimate that the cost of construction of Plan A is approximately \$40M and the timeline to construct is approximately 30 months. The proponents have submitted that the total cost of the project is approximately \$50M, including acquisition costs, professional fees, financing costs, etc (Page 23 – Attachment A).

Independent information from a reputable source as to the developer's creditworthiness and ability to obtain financing for the project.

The proponents' preferred lender has indicated terms by which funding could be made available to Le Ledo Inc. The preferred lender could provide funding subject to the validation of: project budget, investor structure, cap rate, business planning, and future revenues (Page 23 – Attachment A).

Le Ledo Inc has indicated that the investor group will only be realized after the City Budget approval, and any creditworthiness is based on the financial models for the project where the CIPs are a critical component to secure lender terms and funds (Page 1 of Attachment A).

Evaluation

As noted in the associated business case, this proposal represents the adaptive reuse of buildings in the downtown core, a new mixed-use component (commercial, office, hotel), facade improvements and the creation of new additional dwelling units (under Plans C and D).

If approved as part of the 2021 Budget, the project would achieve a number of Council's planning objectives for Downtown Sudbury and Brownfields including: revitalizing the core; increasing the residential population of the downtown; creating and retaining employment opportunities; growing the municipal assessment base (by over \$20 million); growing the municipal property tax revenue; taking advantage of existing infrastructure; and enhancing the quality of the public realm.

Investing in the Community Improvement Plans supports the objectives of Council's 2019-2027 Strategic Plan, including business attraction, development and retention; economic capacity and investment readiness (proposed \$50 million private investment); and strengthening community vibrancy.

Extended and Executed Agreements (Resolutions 2 and 3)

Per Council direction in Resolutions 2, staff followed up with proponents requesting status updates on their projects. In some cases, the proponents indicated that they were actively planning to complete their projects, while in other cases, the proponents indicated that they were not proceeding with their projects for various reasons. As a result, the City extended six agreements relating to projects in Downtown Sudbury, while five proponents allowed their agreements to lapse.

Per Council direction in Resolution 3, staff also followed up with proponents requiring that all unexecuted agreements be signed by January 15, 2021. As a result, one proponent has since signed their agreements, and one proponent has elected not to execute agreements.

As a result of Council's direction, all CIP agreements are now up to date and there is an approximate surplus of \$300,000 from underspent projects, lapsing agreements and cancelled projects. These monies could be reallocated to capital, be allocated towards the 2020 CIP Intake business case, or be returned to the taxation reserve. It should be noted that the associated business case includes this surplus and recommends that the \$300,000 be allocated to help fund the 2020 Intake projects.

References

1. "Fund Community Improvement Plans", from page 319 of the "2021 Proposed Budget"
<https://www.greatersudbury.ca/city-hall/budget-and-finance/2021-budget/2021-budget-final/>

Attachment

- A. Stage 2 Proposal – Le Ledo Inc.

LE LEDO
INC.



Wednesday January 20, 2021.

Ed Landry
Planning Services Division, City of Greater Sudbury
200 Brady Street East, 3rd Floor
Sudbury, Ontario
P3A 5P3

Re: Le Ledo DCIP, BSCIP Phase 2 Information

Ed,

Further to the request of the resolution to council November 17, 2020 looking for additional information regarding the ‘300 Elgin Block’ – we are submitting this document to follow up the original application from June 2020, completed application in September 2020, and addendum in October 2020. These previous submissions include some documents that qualified Le Ledo for the haven’t been provided in this response.

On November 19, 2020 you asked in an email: Per the Council resolution, we require the following materials, prepared by qualified professionals:

- Detailed proposal (including proposed uses, density, height, massing, etc), development strategy and project schedule
- Form and tenure of development (who will 'own' the project? is it a condo corp? i.e. would Le Ledo Inc own hotel, restaurant, office space, residential, etc?)
- Remediation approach, plan and costing (note that this wasn't included in the materials accompanying the Phase 2 provided with the proposal. Also note the Province will need this information as part of the Brownfield Tax Assistance Application)
- Detailed plans, cost estimates and financing of project
- Independent information from a reputable source (e.g. a letter/report from a financial institution) as to the developer's creditworthiness and ability to obtain financing for the project.

An additional email on November 24, 2020 reiterated similar questions and are captured in this document.

Related to detailed proposal:

- proposed uses as per MPAC valuation (or increased valuation) to include user groups in commercial office, hotel, retail, restaurant/hospitality, commercial residential, and other uses permitted under the existing C6 zoning and historic use.
- MPAC value is \$24,000,000 based on 2016 assessment. Taxes will be paid on 2024 assessment at occupancy
- density, height and massing are illustrated in the document
- development strategy is based on documents authoured for City of Greater Sudbury by PWC, CBRE, Urban Strategies, RMS, Lord Cultural Resources and City of Greater Sudbury Planning Staff regarding City of Greater Sudbury desire to realize private investment into Downtown Sudbury.
- additionally, the strategy depends on the programs that this property qualifies for DCIP and BSCIP which assist with offsetting development and lender risk
- project schedule as discussed previously aligns with the timeline and completion of Sudbury Library and Art Gallery (SLAG) on the corner opposite Le Ledo site

Related to form and tenure of development:

- Le Ledo Inc. will be the owner of the project and has shareholders
- Le Ledo Inc. is a Canadian company, registered in Ontario with Head Office in Sudbury

- Le Ledo Inc. is the corporation which owns the project. The user groups will be tenants in the building and some tenants may also be partners/shareholders in the ownership group.

Related to remediation approach, plan and costing:

- reference letter from G3 within this document with next steps
- complete Phase III remediation
- complete RSC for the property

Related to detailed plans, cost estimates and financing:

- floor layouts with GFA, elevations, renderings are included in the document
- cost estimate summary included by qualified person
- letter from preferred lender included in this document

Related to creditworthiness:

- letter from preferred lender included noting conditions for Le Ledo Inc. to secure financing
- the investor group will only be realized after the budget approval, and any creditworthiness is based on the financial models for the project where the CIPs are a critical component to secure lender terms and funds

Le Ledo Inc. will communicate this document with councillors as you had suggested. Please note and recall that Le Ledo Inc. has not yet purchased the Ledo Block at this time, have invested close to \$100,000 into the project thus far between this submission, reports, drawings and research/due diligence.

As this edited version to be provided to council and the public since the original reply on January 15, 2021 – Le Ledo Inc. wants to make clear that we are not asking for additional TIEG amount on the increased lift over and above the \$24m MPAC assessed value. We have not applied for the Per Door Grant if we pivot to include a residential component which would have a higher MPAC value.

The majority of the Expressions of Interest that we have received for Hotel user groups are contingent on not only completion of the Library/Art Gallery project but the desire to have other drivers in the downtown , namely the the Arena/ Events to remain in the core. These comments are coming from highly respected and connected consultants who have commented on our project based on the numerous reports focused on the city centre and supplemental research done on our behalf. As council decision as of now is still to proceed with KED, we have made the decision to allow for a other options like a residential contingency in order to show our commitment to the city and the goals of council to have a vibrant downtown.

Please include this document in the staff report to council. We will also send and communicate with councillors as suggested.

This is an important moment for the City of Greater Sudbury to move ahead and develop the areas most common to all in the city. We look forward to bringing this project to completion and that Le Ledo Inc. and the City of Greater Sudbury need to work together to make this happen via the CIP programs that have been endorsed by council.

Regards,

Chris Tammi, President
Le Ledo Inc.



DOWNTOWN COMMUNITY IMPROVEMENT PLAN QUALIFIED



BROWNFIELD STRATEGY COMMUNITY IMPROVEMENT PLAN QUALIFIED

The City of Greater Sudbury's
BROWNFIELD STRATEGY
and Community Improvement Plan
For Urban Properties



The City of Greater Sudbury's Brownfield Strategy and Community Improvement Plan will help breathe new life into the many already-used and now vacant commercial and industrial properties – otherwise known as brownfields.

Brownfields present many unique economic, environmental and social challenges. They negatively affect assessment and taxation, may pose risks to human health and the environment and tarnish the image of the city.

Unlike other properties, brownfields have many barriers which prevent them from being brought back into full and productive urban uses. Tax arrears, absentee property owners, real or perceived contamination and capital-intensive remediation costs can deter interest and investment in brownfields.

The Brownfield Strategy and Community Improvement Plan is designed to help overcome these barriers by:

1. Implementing a new failed **tax sale procedure** to address arrears and ownership;
2. Making **four financial incentive programs** available to help reduce upfront costs;
3. Calling for a **brownfield marketing strategy** to better attract interest and investment; and,
4. Setting the stage for continued **local awareness** and **capacity building**.

MORE INFORMATION

For further information regarding this initiative, please contact:

Jason Ferrigan, MCIP, RPP
Senior Planner
Planning Services Division
City of Greater Sudbury
200 Brady Street East, 3rd Floor
Sudbury, Ontario P3A 5P3
Tel: (705) 674-4455 ext. 4298
Fax: (705) 673-2200
Email: jason.ferrigan@greatersudbury.ca

BROWNFIELD FINANCIAL INCENTIVE PROGRAMS

WHERE DOES IT APPLY?
The Brownfield Strategy and Plan applies to the entire City of Greater Sudbury.

WHO IS ELIGIBLE TO PARTICIPATE?
To be eligible, the property must:

- be located in the community improvement project area;
- be an urban property;
- have been previously used for commercial or industrial purposes;
- be vacant, derelict or at risk;
- be the subject of a residential or mixed use re-use or redevelopment proposal; and,
- have a "failed" Phase 2 Environmental Site Assessment.

Community improvement project area means those lands within the City of Greater Sudbury designated Mixed Use Commercial, Downtown, Town Centre, Regional Centre and Living Area 1, Mining/Mineral Reserve, Aggregate Reserve and Rural in the Official Plan.

Urban property means a property designated Mixed Use Commercial, Downtown, Town Centre, Regional Centre and/or Living Area 1 in the Official Plan.

WHAT INCENTIVES ARE AVAILABLE?
Four financial incentive programs are available under the Brownfield Strategy and Community Improvement Plan to help reduce upfront costs associated with remediation, reuse and redevelopment.

Tax Assistance Program: This program defers or cancels 100 percent of the municipal and education portion of the property tax (education portion subject to Minister of Finance approval) during the rehabilitation period (up to 18 months) and development period (a time period approved by Council, up to 18 months). The amount of assistance provided under this program varies depending on existing assessment and taxation, as well as the duration of rehabilitation and development periods.

Landfill Tipping Fee Rebate Program: This program reduces landfill tipping fees from \$72 to \$36 per metric tonne for impacted soil being removed from a brownfield, provided that it can be used as cover material at the city's landfill site. The City will provide approximately \$200,000 in funding under this program annually. The total amount of funding provided to each property will be \$40,000.

Planning and Building Permit Fee Rebate Program: This program refunds all or part of planning and building permit fees collected as part of the reuse or redevelopment of a brownfield, after certain performance criteria are met. The City will provide approximately \$350,000 in funding under this program annually. The total amount of funding provided to each property will be \$70,000.

Tax Increment Equivalent Grant Program: This program grants 100% of the incremental increase in the municipal portion of the property tax revenue resulting from improvements for a period of up to five years. The amount of assistance provided under this program varies depending on existing assessment and taxation, the value of the improvements and their impact on assessment and taxation. These programs can be used in conjunction with other incentive programs offered by the city or other levels of government. The total amount of incentives shall not exceed eligible costs.

HOW DO I APPLY?
Interested applicants are encouraged to contact Jason Ferrigan at the coordinates listed above to arrange for a pre-consultation meeting. Applicants may also download, complete and return the Brownfield Financial Incentive Application Form to Jason Ferrigan at the coordinates listed above. All applications will be reviewed by staff and may be approved by City Council.

Formation of Downtown Community Improvement Plan CC2012-104

Downtown Community Improvement Plan (DCIP) was updated by By-law 2016-246.

Intake process was established by PL2017-34

Council Resolution FA2020-70

Brownfield Strategy and Community Improvement Plan (BSCIP) was adopted by By-law 2011-222 and was amended once by By-law 2013-192.

Intake process was established by PL2017-34

Council Resolution FA2020-70

Plan would expand program to improve downtown

If approved, up to \$1M a year would be available for a variety of financial incentives

Oct 17, 2016 9:20 PM By: Sudbury.com [Darren MacDonald](#)

Greater Sudbury is considering a plan to boost investment downtown, and may expand it to include several other areas of the city.

Meeting on Monday, members of the planning committee deferred a final decision until staff could come back with information on whether the program should include interest-free loans, and what it would take to include other community improvement areas (CIPs), such as Capreol, the Donovan and the Flour Mill.

Senior planner Ed Landry said under an existing program for downtown, public investment dollars have \$4 of private-sector funding for every \$1 of public funds.The Townehouse on Elgin Street is an example of a business that took advantage of an incentive to improve the facade of buildings, Landry said.

Proposed changes to the incentive program means as much as 20 per cent of the costs of a major renovation could be recovered. “That’s if they build it within the CIP area in downtown Sudbury,” he said.

While city council will ultimately determine how much money will be available for program during 2017 budget deliberations, staff suggested a ceiling of \$1 million a year. If only \$700,000 is spent in a given year, then \$300,000 would be added to top the fund up back to \$1 million. No single project would be able to receive more than \$200,000.

In addition to the facade improvement program, downtown landowners could also get a grant that rebates them for a set period of time the increased property taxes they have to pay because the value of their property has increased as a result of the improvements. Other incentives offer rebates on planning and building fees, for adding residential spaces and for feasibility studies to determine whether an existing property is worth renovating.

Ward 12 Coun. Joscelyne Landry-Altmann liked the plan, but wondered what it would take to expand. The Flour Mill CIP is interested, she said, as would others in the city. “There are other CIPs, as well,” Landry-Altmann said. “It’s an opportunity to reach out and offer them the same opportunities as downtown.” Landry said staff was directed only to look at downtown CIP, but said it could be expanded if council directs them to do that. “We would have to have a separate discussion on that,” he said.

The city’s director of planning services, said an expanded program would have to go through a formal process, including public hearings. But councillors would have to direct them to move forward. “Then we would build that direction into our work program for 2017,” he said.

Landry-Altmann also wanted information on making interest-free loans part of the program, which other cities have used to boost the redevelopment of targeted areas. In the end, the committee deferred a vote until the Nov. 21 meeting to give staff time to collect information on expanding the program and on providing interest-free loans.

City looking for downtown Sudbury ideas

City council has adopted the downtown community improvement plan

Sudbury Star Staff - Published on: April 29, 2017

The community improvement plan — or CIP — aims to address challenges facing downtown Sudbury by using financial mechanisms, such as grants and loans, to reduce the cost of development and redevelopment in downtown Sudbury.

The purpose of this CIP is to:

- Revitalize downtown Sudbury.
- Increase the residential population of the downtown.
- Create and retain employment opportunities.
- Grow the municipal assessment base.
- Grow the municipal property tax revenue.
- Repair and intensify the existing urban fabric with compatible projects.
- Take advantage of existing infrastructure.
- Enhance the quality of the public realm.

Through this plan, financial assistance may be available to owners or tenants, located in downtown Sudbury, who wish to invest in a property in the core. People can contact the City of Greater Sudbury planning services department to verify if their property is eligible. The CIP provides money for feasibility studies (up to \$5,000); façade improvement (\$15,000); planning fee rebates (\$5,000); building permit fee rebates (\$30,000); residential incentives (\$200,000); and tax increment equivalent grants.

These programs can be used in conjunction with other incentive programs offered by the city or other levels of government. The total amount of incentives shall not exceed eligible costs. The city has launched an expression of interest (EOI) period, which runs until May 26 at 4 p.m. Submit your proposal to: Planning services, City of Greater Sudbury, PO Box 5000, Stn A, 200 Brady St., 3rd floor, Sudbury, ON P3A 5P3. The EOI document is available online at www.greatersudbury.ca/dscip or can be picked up at planning services, on the third floor at Tom Davies Square. All submissions that meet the eligibility criteria will be brought forward to council for consideration.

An information session takes place on Tuesday from 5-7 p.m. in room C-12 at Tom Davies Square. At this session, information regarding timelines, program objectives and application requirements will be provided. For further information, contact Ed Landry, senior planner, at 705-674-4455, ext. 4298, or ed.landry@greatersudbury.ca.

Brownfield strategy garners national nod

Reclaiming Our Urban Places, Greater Sudbury’s Brownfield Strategy and Community Improvement Plan has been recognized as a national leading example by the Canadian Urban Institute’s (CUI) Brownie Awards.

Oct 11, 2012 8:43 PM by: Sudbury.com Staff

Reclaiming Our Urban Places, Greater Sudbury’s Brownfield Strategy and Community Improvement Plan has been recognized as a national leading example by the Canadian Urban Institute’s (CUI) Brownie Awards.

The strategy was named as a finalist in Category 1: Legislation, Policy and Program Development. Awards were presented late last week at the annual Canadian Brownfields conference, Gala Dinner in Niagara Falls.

“I’m proud of the dedicated and committed team behind this project,” said City of Greater Sudbury General Manager of Growth and Development. “To have this strategy recognized at a National Level and judged by peer experts in the industry, shows our ideas are among the best in the country.”

The CUI Brownie Awards, now in its 12th year, recognized winners in seven categories from across Canada for their leadership, innovation and commitment to building sustainable communities. The Brownie Awards jury is made up of representatives from ten professional and industry associations from across Canada.

The goal of the City of Greater Sudbury’s Brownfield Strategy and Community Improvement Plan is to breathe new life into already-used and now vacant commercial properties, known as brownfields.

Deal with vacant, abandoned properties, city urged

By [Bloomberg News](#), Sudbury Star wire service

Monday, March 28, 2011 6:10:44 EDT AM

Greater Sudbury is missing out on an opportunity to restore town centres and neighbourhoods and generate needed revenue, city councillors have been told. City planners presented council with the outline of a Brownfield Community Improvement Plan, a strategy to breathe new life into the many vacant commercial and industrial properties spread across the city and the communities they blight.

"Economically, brownfields have a negative effect on property values, assessment, taxation and municipal revenues," they told councillors. "As commercial or industrial properties that are not being used, brownfields represent a lost opportunity in terms of jobs and productivity. They also contribute to the underutilization of existing infrastructure."

In many ways, Greater Sudbury is fortunate the demise of a large industry has not left swaths of vacant land next to waterfront or urban centres like so many other communities in Ontario's manufacturing belt, staff said. Instead, Sudbury's brownfields are in pockets in almost every community, along main roads and at key intersections.

Staff survey found 66 vacant and abandoned commercial and industrial properties in the city. As well, there are another 17 commercial or industrial properties in tax arrears and eligible to proceed to a failed tax sale. The environmental integrity of these 83 brownfield sites is unknown, they said. Mostly, these properties were once automobile service and repair shops, dry cleaners, coal and fuel storage yards, concrete batching operations, warehousing and transport terminals. Most were gas stations -- 14% of the properties surveyed are owned by major petroleum companies. The assessed value of these 83 properties was \$16 million in 2009, generating \$674,711 in municipal tax revenue. Therein lies the incentive for a brownfield strategy: Redevelopment results in increased assessment, increased property value and increased tax revenue for the city.

For example, in Guelph, the redevelopment of four industrial sites for residential/commercial uses resulted in \$26.7 million increase in assessment and a corresponding \$569,000 increase in annual tax revenue. Staff’s report gave the example of a former gas station on a key corner lot in a town centre surrounded by homes and businesses. The now-vacant property is assessed at \$69,000 and generates \$2,276 in annual tax revenue. If the property were developed into a one-storey commercial building, its assessed value would jump to \$467,000 and tax revenue to the city would rise to \$22,000. Just as important, the redevelopment would repair the gap in the community's urban fabric and strengthen the gateway into the town centre.

"Socially, the condition and quality of brownfields can detract from a neighbourhood's quality of place," the city said. Left alone, these properties could sit derelict forever.

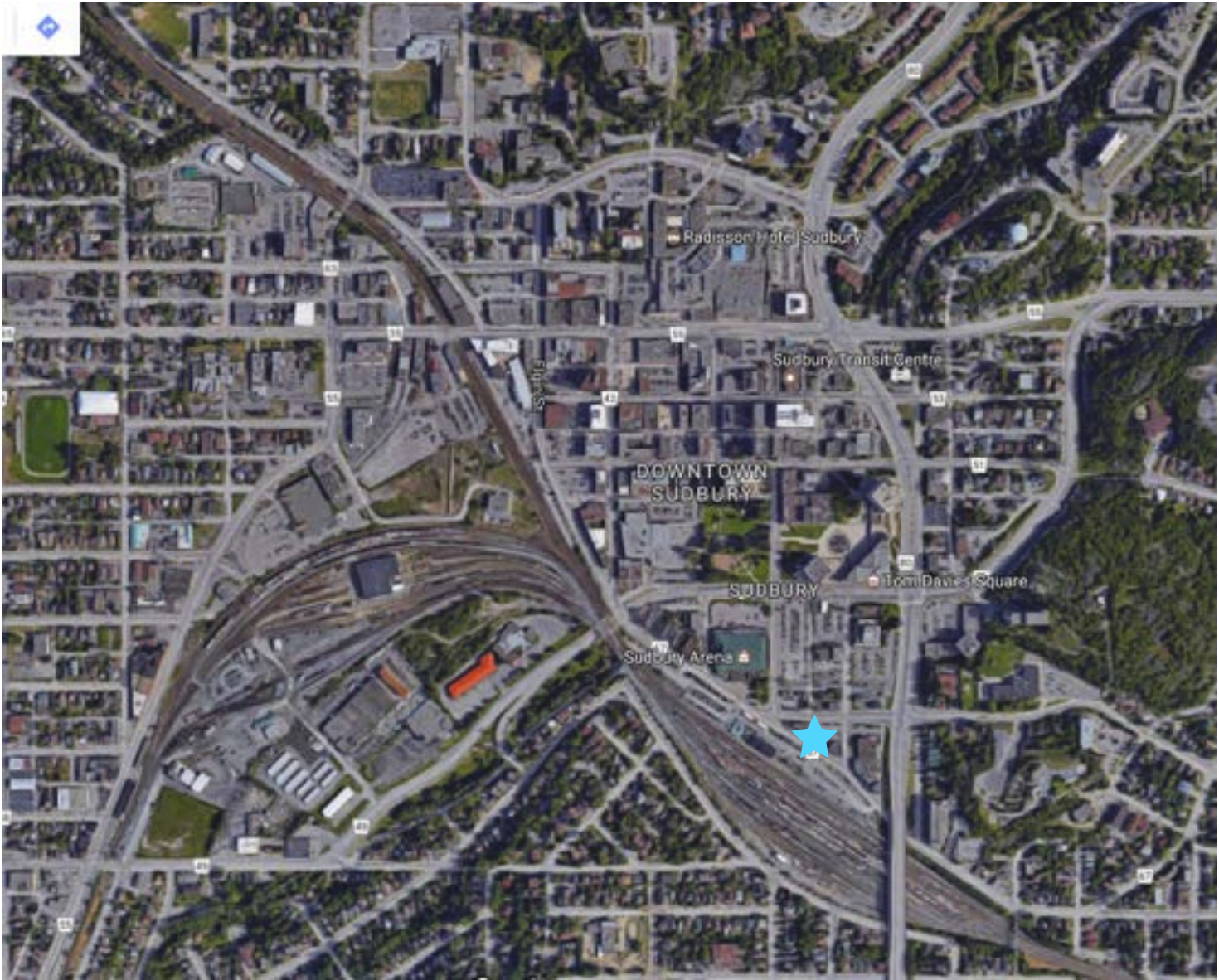
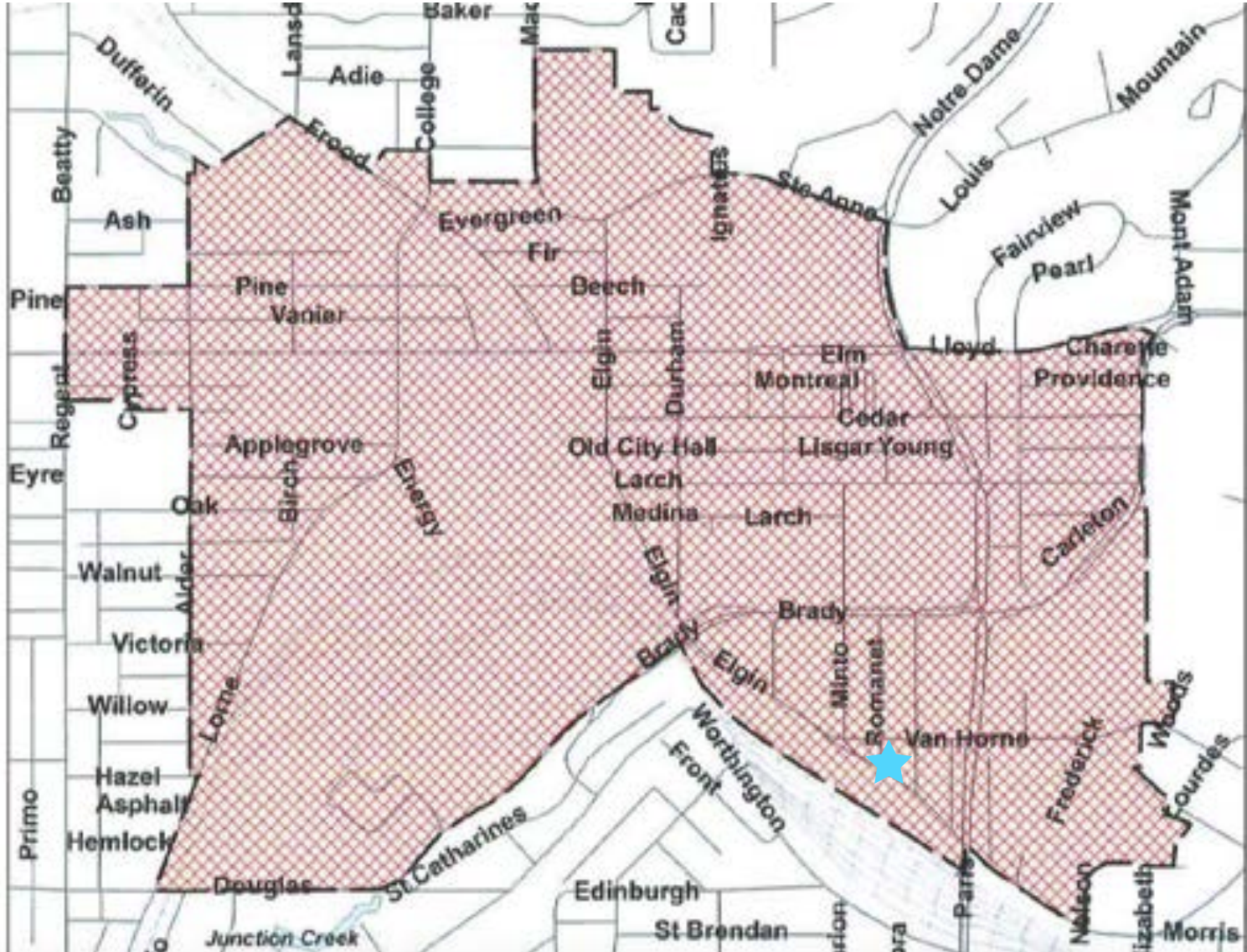
The city can get the ball rolling by marketing brownfield sites in the city and attracting investment to them. Staff also suggests financial incentives to reduce the up-front costs to developers, including a tax assistance program, landfill tipping fee rebate program, planning and building fee rebate program and a tax increment equivalent grant program.

Councillors accepted the report with little discussion.

The city will hold open houses for public input on the Brownfield Community Improvement Plan later this spring with a view to council passing it next fall.



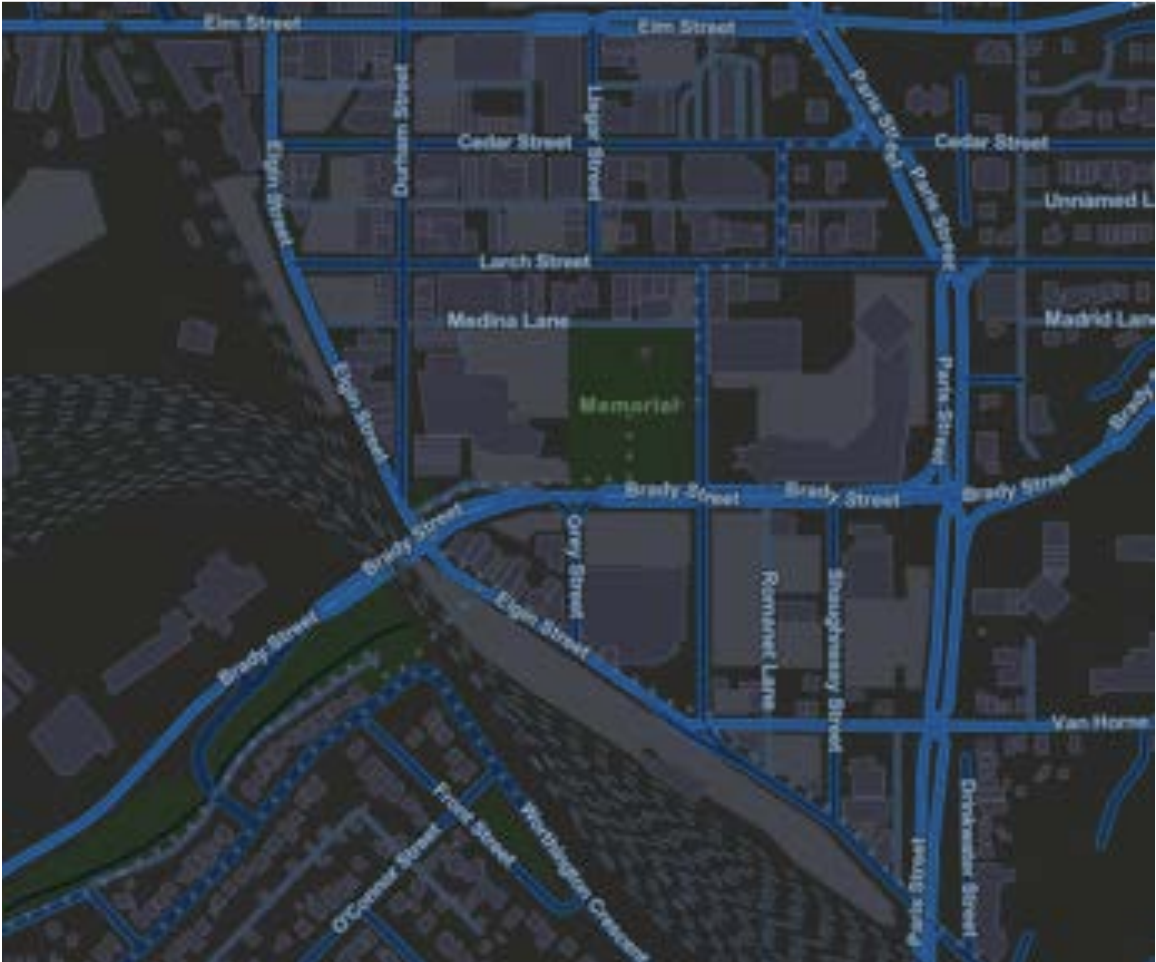
DOWNTOWN CIP AREA (Approved 2014) - PROPERTY LOCATION







LOCATION





ENVIRONMENTAL AND GEOTECHNICAL INVESTIGATION - JULY 2020
EA PHASE I AND II SUBMITTED TO CGS SEPTEMBER 2020

THE SUDBURY STAR

Markets / Local News / Business Wire News Releases

Le Ledo project takes step forward in Sudbury

It's one of a dozen projects that could receive city development funding

Mary Katherine Keown
Nov 19, 2020 • November 19, 2020 • 3 minute read

Share



A rig drills for core samples at the parking lot of the old Ledo Hotel in Sudbury, Ont. on Wednesday July 29, 2020. The \$45-million Le Ledo project will reimagine the Ledo Hotel on Elgin Street. PHOTO BY JOHN LAPPA /Sudbury Star















LE LEDO COMPLEX - OVERVIEW

Anticipated Benefits

As the largest privately owned and underdeveloped property in The Junction district, ‘the Ledo properties’ are inspired by the goals and aspirations stated in the Downtown Master Plan, and build upon the research that has been done to describe the City of Greater Sudbury’s desire to grow and develop the downtown and South District. The ‘Ledo properties’ are Sudbury’s cornerstone – where millions have passed by and through this historic location whether traveling on the CPR line during the beginnings of Canada, WW I and II, and historically a gathering space to this day. The plan is for the private sector to re-imagine & incorporate the existing Flatiron building, and develop the surface property to densify 10X its current configuration to complete a +150,000 sqft facility. This densification will multiply the Municipal property taxes nearly 1400% over its current assessment and increase the taxable value of an underperforming property. Le Ledo will help to focus the spotlight on the new Sudbury Library and Art Gallery that City of Greater Sudbury is building across the corner. The project will be the largest private investment in the city’s into the downtown ever. Programming of the building has contemplated a number of uses that adhere to historical and C-6 zoning (hotel, commercial residential, office, hospitality, etc.) and what the marketplace is indicating. Despite the challenges that the pandemic has brought us, Le Ledo Inc. sees a promising future for Sudbury. The city’s existing resource/education/tourism/northern hub can attract new GDP, commercial and residential growth at a time where people and companies are looking for other options to the ‘big city’, while having the cultural and lifestyle benefits a city of Sudbury and The Junction can offer. Le Ledo Inc. has spent nearly \$100,000 to-date on this submission. Completion of the Purchase and Sale Agreement and development hinges on the city approving the CIPs for this \$50,000,000 privately financed project at the 2021 budget review of DCIP and BSCIP business case.

- Build a \$50,000,000+ beacon for the downtown visible immediately from the ‘Bridge of Nations’ designed by an internationally recognized and awarded Canadian architect
- Provide City of Greater Sudbury a complimentary building to play off of the Sudbury Library and Art Gallery development across the intersection
- Act as a catalyst for other development in the South District and downtown
- Increase Municipal Taxes from \$40k/yr to over \$563,000/yr – a +1380% increase
- Contributes a minimum of \$221,305/year to the Ontario Ministry of Finance for Education tax – a +2400% increase
- Add nearly \$1,000,000 over 10 years to Downtown BIA levy to bolster funding the completion of Phase I of the Elgin Greenway
- Provide new hotel or quasi residential occupancy at modern standards
- Create new Class A office for existing, new or flex space users in the downtown
- Potential to add 5 additional floors – for ‘Office’ and/or ‘Commercial Residential’ occupancy (additional MPAC value to city)
- Generate cash flow for city for the development and funding of new ‘parking structure(s)’ in the district
- Job creation with an estimated 165 construction jobs during development, and ‘at occupancy’ operations of +200 full-time and part-time employees in the downtown
- Retain, attain and growth of talent and economy to Sudbury
- New 7000 sqft event space with clear view to the east of the lake and west to our sunset from a 14th storey vista
- High performance building that meets or exceeds Ontario Building Code Regs, NPC-300 standards and rehabilitates a property that qualifies for Sudbury’s BSCIP and DCIP policies written by staff and approved by council
- Offset risk of Public projects with Private sector investment and development
- Provides confidence to other private sector investment
- Fulfills achievable goals outlined in the Downtown Master Plan

Le Ledo will provide residents, businesses and visitors to Sudbury a fresh experience in the heart of the Junction district. Development of Le Ledo on existing and private lands will streamline the process to add new hotel, office and/or commercial residential space in the downtown to support the public investments without going through cumbersome procedures to convey/declare surplus existing City of Greater Sudbury property for private sector development and ownership. Based on research by Le Ledo Inc. and statements from City of Greater Sudbury, it is expected that 1000’s of new overnight stays are anticipated from the Public investments City of Greater Sudbury is making in the downtown with the Large Project file in this district. Le Ledo will increase foot traffic and activity will support local businesses and boost tourism, GDP and civic pride.

Le Ledo Inc. has stated that we will enter into a long term parking with City of Greater Sudbury for 120+ parking spots in the Junction area to support the intended uses to generate over \$100,000 per year in revenue to the city. Additionally, the corporation will be providing \$150,000 to a downtown social services agency to assist with outreach in the area and assist where possible on ongoing initiatives. Le Ledo Inc. wants the property to become a catalyst for the aspirations of the city though Private sector investment.

Anticipated Outcomes

Le Ledo development will be a stunning new addition to the downtown to complement the new Sudbury Library and Art Gallery and emphasis to complete Phase I of the Elgin Greenway to link the Junction with the lake. Le Ledo will be privately funded multi-use commercial building is to be completed by the private sector for Sudbury’s downtown. This privately owned commercial building will create \$6,000,000 (at a minimum) over ten years that the city wouldn’t otherwise receive without these programs. Le Ledo Inc. sees the completion of the project to coincide with the opening of the Central Library and Art Gallery in 4 years time. The project will help to create the connectivity along Elgin from MSoA, Place des Arts, Sudbury Community Arena along to the lake and encourage and support existing businesses in Sudbury’s downtown. At a time where people and companies are looking for other options to the ‘big city’, having the cultural, entertainment and lifestyle benefits in Sudbury and the Junction can offer drive growth and development with a building of this calibre, at this corner that will change the city in pronounced ways.

Additionally, the MPAC value for this proposal was based on 2016 values as MPAC due to Covid-19 did not complete the 2020 values for this review. Le Ledo will be reevaluated in 2024 by MPAC with a higher taxable value and thus higher revenue for City of Greater Sudbury over and above what is contemplated in this document.



Ownership, Equity, Financing and Debt, Revenue Structure

Le Lede Inc. is a privately owned Canadian company based in Sudbury and registered in the Province of Ontario

The capital stack (or capital) will come in two parts. during two periods:

Period 1- Development and Construction :

Part 1

- Equity representing the initial and development costs to get to the point of construction.
- This value to represent 25% from private sources (individual and institutional) whose investment is registered in the corporation (shareholders) for the purposes of the project (Le Ledo Inc).
- Disclosure of their net worth or origin of funds at this early stage is not possible as the cumulative value of each shareholder’s contribution (accredited investor or fund) and value of will determine;

Part 2

- Construction Financing representing the funds required to complete construction of the project as described.
- This value to represent 70-75% from a team of 2-3 lenders who work together to provide financing of this sort for these types of projects.
- These funds will be sourced in GTA.
- Any budget overages will be covered by the Le Ledo Inc. shareholders, and the value and terms of the Construction Financing will be based on the shareholder profile (or Equity group).
- The ‘banks’ made clear it was premature or possible to provide a guarantee to ‘Le Ledo Inc’ as the shareholder profile of Le Ledo Inc. will only be finalized following budget approval of the tax benefits being applied for. At no time during this period are the CIP’s funding the capital expenses to build Le Ledo.

Period 2 – Occupancy and Ownership:

Part 1

- Equity stated in Le Ledo Inc. will remain structured in the shareholders agreement and represents an investment at this stage of +\$16,000,000.
- Additional investment into the corporation by shareholders over this value will contribute to;
-

Part 2

- Mortgage/Debt Financing will represent a value to be determined, and be an amortized financial facility supported by 1-2 lenders at traditional commercial financing rates and terms.
- These lenders will likely have sourced the Construction Financing and will be intimately familiar with Le Ledo Inc. and the outcome.
- Lender confidence is high with the knowledge of the tax benefit and how these funds offset the risk for the shareholders and the funds they have contributed.
- Any ability to provide a commercial mortgage for Le Ledo Inc. are directly tied to the CIP programs, the completion on SLAG and other drivers in the downtown for our business and revenue models.
- At no time will Le Ledo Inc. receive CIP funds until after the completion of the project.

Revenue for Le Ledo Inc. will be generated by 3-6 sources once/after occupancy occurs. There will be 3-6 commercial uses for the property which will determine the revenue and cost streams based on their usage. All tenants/users will be in leasing agreements based on the use and cap or market rates associated for their purpose. The final revenue source is in the form of the annual tax rebate at the end of each year for 10 years, after the taxes are paid with the rebate and grant funds used to offset the initial risk and operating costs of the development. Those looking to lend and invest into this project and Sudbury need certainty based on the CIP’s to move forward. At no time will Le Ledo Inc. receive CIP funds until after the completion of the project.

Some shareholders in Le Ledo Inc. are also expected be part of the tenancy of the building upon completion and are looking to invest in Sudbury and its future.

Summary

*Occupancy Options (+/- sqft) for Consideration - 3 storey podium + 11 storey tower

	Existing	Projection	Difference		Plan A	Plan B	Plan C	Plan D (add 5 floors)
Municipal Tax	\$40,542	+\$563,410	+1390%	Hotel	54,150	36,090	0	54,150
Education Tax	\$ 9, 848	+\$221,305	+2247%	Commercial Office	22,450	40,510	22,450	34,482
BIA Levy	\$ 5,821	+\$ 88,005	+1512%	Commercial Residential	0	0	54,150	18,048
Property Value (MPAC)	\$1,463,700	+\$24,000,000	+1540%	Event/Meeting Space	12,600	12,600	12,600	12,600
Building Size	14,000 sqft.	+150,000	+971%	Hospitality/Shared Space	9,330	9,330	9,330	9,330
Jobs	0 Construction	165 Construction	+16500%	Parking	9,651	9,651	9,651	9,651
	2 Full/Part-time	200 Full/Part-time	+10000%					

Circulation and Common Spaces not Included in totals

*occupancy options will depend on market conditions, parking options, user group demands. Minimum MPAC value for Plan A is \$24,000,000. Plan B, C and D will be higher MPAC value. Le Ledo Inc. is basing its application and grants on Plan A which is the lowest MPAC of all possible options.



ADAPTIVE RESUSE EXAMPLES ONTARIO



Gooderham and Worts Distillery - Toronto
Established in 1832

Now Distillery District
- retail, residential, office, performing arts, restaurants, events, parking



Weston Bakery Building - Toronto
Built in 1910's

Now Queen Richmond Centre
- retail, office



Bell Telephone Building - Kitchener
Built in 1910

Now 48 Ontario St
- retail, office



Toronto Silver Plate Company Building - Toronto
Built in 1882

Now Fashion House
- retail, residential, restaurants, office



Toronto Public Utilities Building - Toronto
Built in 1930's

Becoming Waterworks
- retail, residential, restaurants, office



ADAPTIVE RESUSE EXAMPLES U.S. AND EUROPE



International Magazine Building – New York
Built in 1928

Now Hearst Tower

- retail, restaurants, offices



Albert Malthouse (Heineken) – Antwerp
Established in 1852

Now Kanaal

- residential, galleries, offices, bakery, restaurant, auditorium, office



Kaispeicher A Warehouse – Hamburg
Built in 1966

Now Elbphilharmonie Concert Hall

- concert hall, residential, hotel, restaurants



Sears Mail Order Building – Los Angeles
Established in 1852

Becoming Mail Order District

- residential, galleries, offices, restaurants, auditorium, office



Boyer Campbell Building – Detroit
Built in 1930

Now Milwaukee District

- residential, commercial, retail, gallery

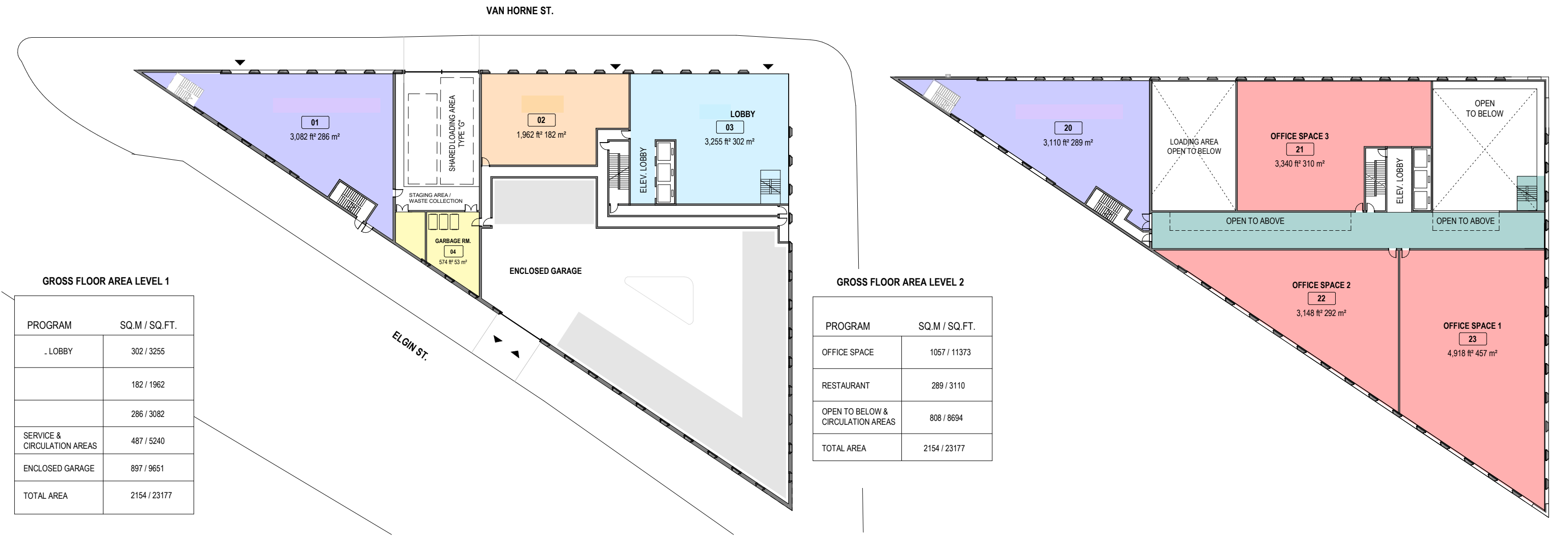


ELEVATION FROM NORTH - PLAN A, B, C. PLAN D WOULD ADD UP TO 5 FLOORS



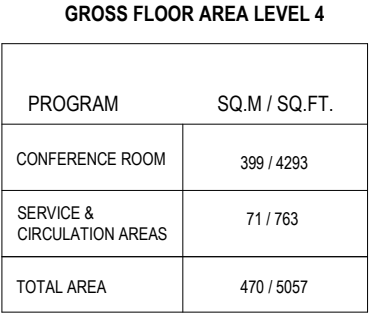


PROGRAMMING



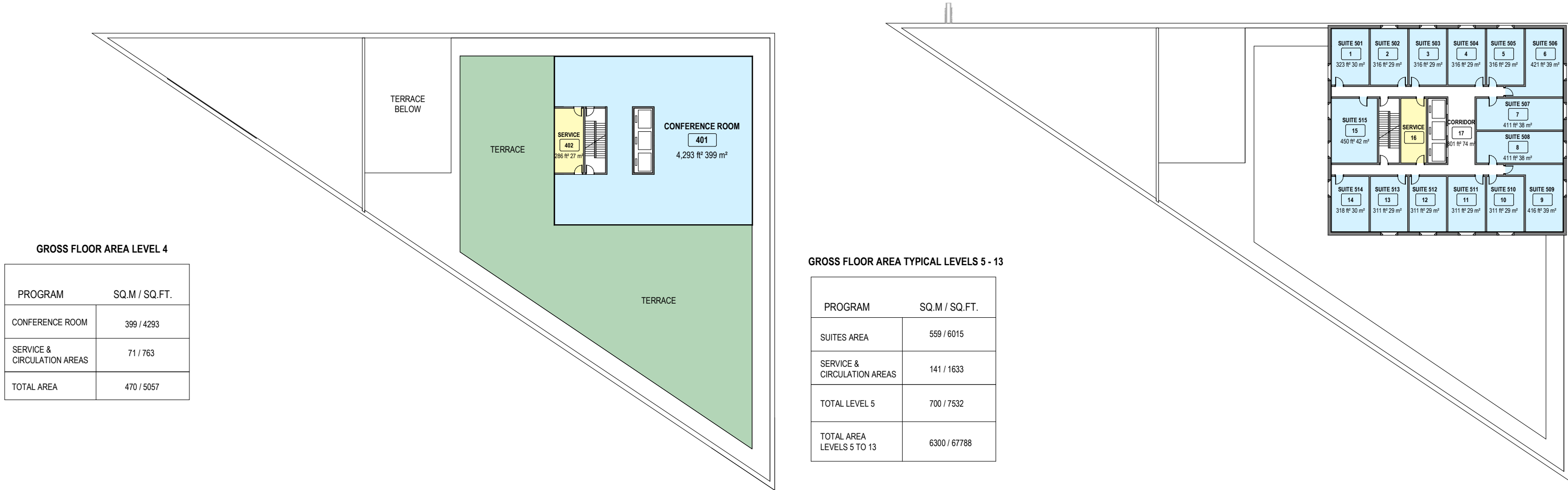


PROGRAMMING



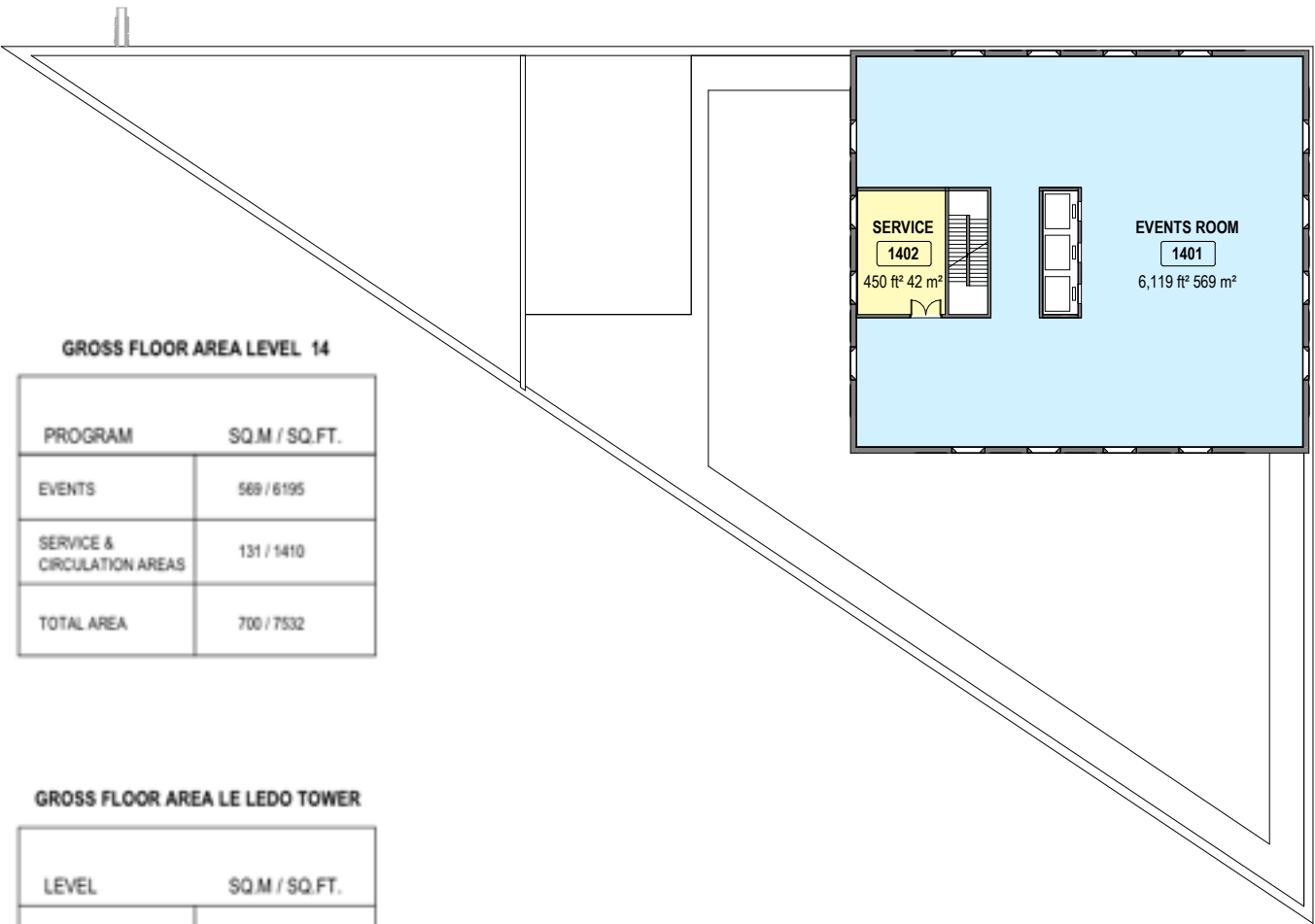


PROGRAMMING





PROGRAMMING



OPTION FLOOR PLATE - DIVISIONS TO BE DETERMINED



******NB**

Based on market demand, there may be a desire to add floors or add user groups. No more than 5 floors would be added with each floor 7532 sqft. If residential - 8-10 units per floor will be constructed. Up to 5 floors could be added with each floor 7532 sqft.

Additionally, office floors would be 7532 sqft per floor.

We would anticipate if any additional floors/usage would be between Meeting and Events Floor.

Will complete RSC and adhere to NPC-300 Codes for occupancy and design.

RSC will be completed regardless of occupancy.



Consultant company and name redacted for vendor/applicant confidentiality – Please contact Ed Landry with questions directly

December 20, 2020

Le Ledo Inc.
888 Regent Street
Sudbury, Ontario
P3E 6C6

Dear Sir:

Re: **Brownfield CIP
Ledo Block Property
Sudbury, Ontario**

Further to our recent discussions and the request of Mr. Ed Landry, Senior Planner, City of Greater Sudbury (CGS) for additional information related to Le Ledo and its associated costs, [redacted] presents the following information.

Based on our current understanding of the property and the proposed development, we do not anticipate any issues that would prevent undertaking the necessary work required to file a Record of Site Condition (RSC) with the Ministry of Environment, Conservation and Parks (MOECP). We have undertaken all work to date with the understanding that it is your intention to proceed with the RSC process for this Site. In order to file the RSC, a number of steps need to be completed. These are detailed below:

- Complete Remedial Investigation and Develop Remedial Action Plan (RAP) - This would involve determine the horizontal and vertical extent of the impact above criteria at the site based on the contaminants of concern (COCs). Based on the results a RAP with a preferred method of remediation would be developed. Estimated Cost - \$30,000
- Undertake Remediation of "Hot Spots" - Based on what we currently know about the site, the remedial options for the site would most likely involve remediating the soil and groundwater in the vicinity of the hot spot that was identified. Estimated Cost - \$200,000
- Undertake Modified Generic Risk Assessment (MGRA) - MGRA is required to deal with those areas and COCs where remediation is not feasible in order to file the RSC. Estimated Cost - \$50,000
- File Record of Site Condition - Estimated Cost \$15,000

In addition to the tasks and costs detailed above, the most likely outcome of the MGRA and necessary action to successfully file the RSC, would be the implementation of "Institutional Controls" to address the COCs that will remain at the Site. These institutional controls will most likely entail the placement of a "cap" which would be comprised of a completed foundation and a [redacted]

Le Ledo Inc.

December 2020

thickness of clean imported fill material to seal and isolate the COCs. Details of the institutional controls would be determined based on the outcome of the above tasks. We understand that you have received an estimate of the cost to implement the institutional controls from others based on the soil and groundwater information that we have collected during our assessment of the Site.

Please note that assessment and cost estimates have not been completed on the portion of Romenet Laneway which Le Ledo Inc. will acquire after CIP approval. The results of the Phase I ESA and subsequent ground penetrating radar (GPR) survey indicate that an underground storage tank (UST) is present in this laneway on CGS property but is not marked on CGS as-builts. Some clarification from CGS on its origin/contents would be helpful to determine next steps.

Please also note that the estimated costs should be considered order of magnitude based on our current understanding of the site.

We trust this is sufficient for your current requirements. Please contact the undersigned should you have any questions or concerns.

Yours Truly,

PRIVATE AND CONFIDENTIAL - NOT FOR DISTRIBUTION OR PUBLICATION



Lender name redacted for vendor/applicant confidentiality – Please contact Ed Landry with questions directly



January 13, 2021.

Le Ledo Inc.
888 Regent Street, #201
Sudbury, Ontario
P3E 6C6

Re: FINANCING for LE LEDO INC proposed development

To follow up the review of your project and the potential lending facilities please accept this letter as reference for our position to support the project going forward.

Based on lender criteria, a variety of options are available for Le Ledo Inc., once applying the required terms based on conditions that have been discussed including the validation of project budget, investor structure, cap rate, business planning and future revenues.

- The facilities available for the project include the following:
- Construction financing
 - Mezzanine or equity financing
 - Long-term take-out financing
 - including construction financing, mezzanine requirements stabilization funding and long-term debt

We understand the Le Ledo Inc. development plans are subject to the following:

- The plans and business model as described may be adjusted to align with its user groups, the investment structure, and lending conditions and based on the future zoning for the property (office, hotel, retail, hospitality, commercial, residential), and are subject to or other factors governed by the marketplace or City of Sudbury objectives for development of the downtown
- Le Ledo Inc. plans are contingent on the tax benefit programs the property qualifies for are ratified by council as described in the applications this year.
- The public sector investment into the Sudbury Library and Art Gallery (SLAG) is clearly defined to correspond with Le Ledo timelines to support the investment and outcome for the purposes of this project and the downtown. That the expected 'opening date' aligns with the opening of SLAG as defined by CGS timelines.
- That a clear plan is communicated by CGS to develop the parking capacity plan in The Junction as outlined by Downtown Master Plan and Parking EOI to support this private sector commercial development alongside public investment into the area.

Kindest Regards,



Construction manager and name redacted for vendor/applicant confidentiality – Please contact Ed Landry with questions directly



January 14, 2021.

Le Ledo Inc.
888 Regent Street, Unit 201
Sudbury, Ontario
P3E 3E8

Re - Le Ledo Budget - Executive Summary

Le Ledo Inc.

At your request, we have prepared a cost estimate for the construction of "Le Ledo" at the corners of Van Horne, Elgin and Shaughnessy in Sudbury.

This estimate is considered to be a "Class C Construction Cost Estimate". The Class C Construction Estimate is an estimate based on updated owner requirements, general description of the project, preliminary site investigation and existing conditions, and schematic drawings. The cost estimate also takes into consideration market conditions, as well as basic implementation logistics, labour and material costs and the owner contingencies and allowances. The level of precision is based historical cost data for similar projects suitably adjusted for such factors as inflation, location risk, quality size, and time. The method used for the cost estimate is established by the "Canadian Institute of Quantity Surveyors". These costs were based on architectural drawings prepared by drawings A2.01, A2.02, A2.03, A2.04, A2.05, A2.06, A6.01, A6.02, A6.03, HPA2026 AR Tower Elevation. Other were documents from Environmental Assessment Phase I and II, and initial geotechnical information; Duda and Dewitt Architects (dard Line Studios) 1980 drawings Project No. 8023 'Alterations to Ledo Hotel' Sheets 1-13; CGS as-builts, and historical survey. Additionally - my knowledge of the existing building, understanding of soil conditions in the area, and site visits. The existing Ledo building appears to be structurally sound, and can be repurposed into the design based on the robust structure and construction.

The proposed design will integrate the existing Ledo building and fully cover the remainder of the site with a 150,000 sqft comprised of a 3 storey podium and 11 storey tower. Additional floors can be built upon the podium foundation. As the entire site needs to be capped to the satisfaction of the MOE, we have determined the cost for this to be approximately \$2,950,400 of the budget for the foundation to be built upon to grade level, with the concrete seal (cap) required for occupancy and completion of the RSC.

We anticipate a 30 month construction period and have accounted for winter conditions.

Our expertise and relationship with the sub trades in the area will provide "preferred" pricing and we can use the lowest price union or non-union and best practices.

Based on these facts and review of the option, we have determined the cost for Le Ledo to be +/- \$40,000,000.

Thank you for selecting Limited as your Construction Manager and we are looking forward to proceed on the next phase of this project.

is a Construction Management company led by with its head office in Sudbury Ontario. He was previously the President of who built and managed the construction of numerous projects throughout the area including condominiums, long-term care facilities, apartment buildings, hotels, college residences, retail buildings, car dealerships, several Wal-Mart's, hospitals, and Laurentian University's LEED Platinum building.

Yours truly,

LE LEDO PROFOMA SUMMARY	BUDGET
Land Acquisition/Fees	\$1,301,500
Development Costs/Fees	\$439,663
Consulting/Professional Fees	\$3,118,665
Sales/Marketing/Leasing Fees	\$410,000
Remediation/Construction	\$40,017,869
Financing/Taxes/insurance/Bonds/Other Fees	\$4,696,470
Total	\$49,984,168*
* Costs include vetted estimates by consultants retained/chosen for the project, best practices and contingencies, known market	



Request for Decision

Part of Romanet Lane south of Van Horne and north of Elgin Street, Sudbury - Lane Closure and Declaration of Surplus Land

Resolution

THAT the City of Greater Sudbury close by by-law and declare surplus to the City's needs part of Romanet Lane, south of Van Horne and north of Elgin Street, Sudbury, legally described as PIN 73584-0917(LT), and offer the land for sale to the abutting owner(s) pursuant to the procedures governing the sale of limited marketability surplus land as outlined in Property By-law 2008-174, as outlined in the report entitled "Part of Romanet Lane south of Van Horne and north of Elgin Street, Sudbury - Lane Closure and Declaration of Surplus Land", from the General Manager of Corporate Services presented at the Planning Committee meeting on October 5, 2020.

Relationship to the Strategic Plan / Health Impact Assessment

This report refers to an operational matter.

Report Summary

This report will recommend that part of Romanet Lane, south of Van Horne and north of Elgin Street, Sudbury, be closed by by-law, declared surplus to the City's needs and offered for sale to the abutting owner(s).

Financial Implications

There are no financial implications associated with this report.

Presented To: Planning Committee
Presented: Monday, Oct 05, 2020
Report Date: Monday, Sep 14, 2020
Type: Routine Management Reports

Signed By

Report Prepared By
Angela Roy
Property Administrator
Digitally Signed Sep 14, 20

Manager Review
Keith Forrester
Manager of Real Estate
Digitally Signed Sep 14, 20

Recommended by the Division
Shawn Turner
Director of Assets and Fleet Services
Digitally Signed Sep 14, 20

Financial Implications
Steve Facey
Manager of Financial Planning & Budgeting
Digitally Signed Sep 16, 20

Recommended by the Department
Kevin Fowke
General Manager of Corporate Services
Digitally Signed Sep 23, 20

Recommended by the C.A.O.
Ed Archer
Chief Administrative Officer
Digitally Signed Sep 23, 20

Part of Romanet Lane south of Van Horne and north of Elgin Street, Sudbury – Lane Closure and Declaration of Surplus Land

Presented: October 5, 2020 Report Date: September 10, 2020

Background

The subject land measures 127 square metres (1,367 square feet) in size, is 6 metres wide (20 feet) and is zoned 'C6' – Downtown Commercial. The location of the lane is identified on the attached Schedule 'A'.

The City received a request, from an agent on behalf the abutting property owner, to purchase the subject land. The Applicant's Land is also identified on Schedule 'A'.

The proposal to close and declare surplus the lane was circulated to all City departments and outside agencies and the following comments were received:

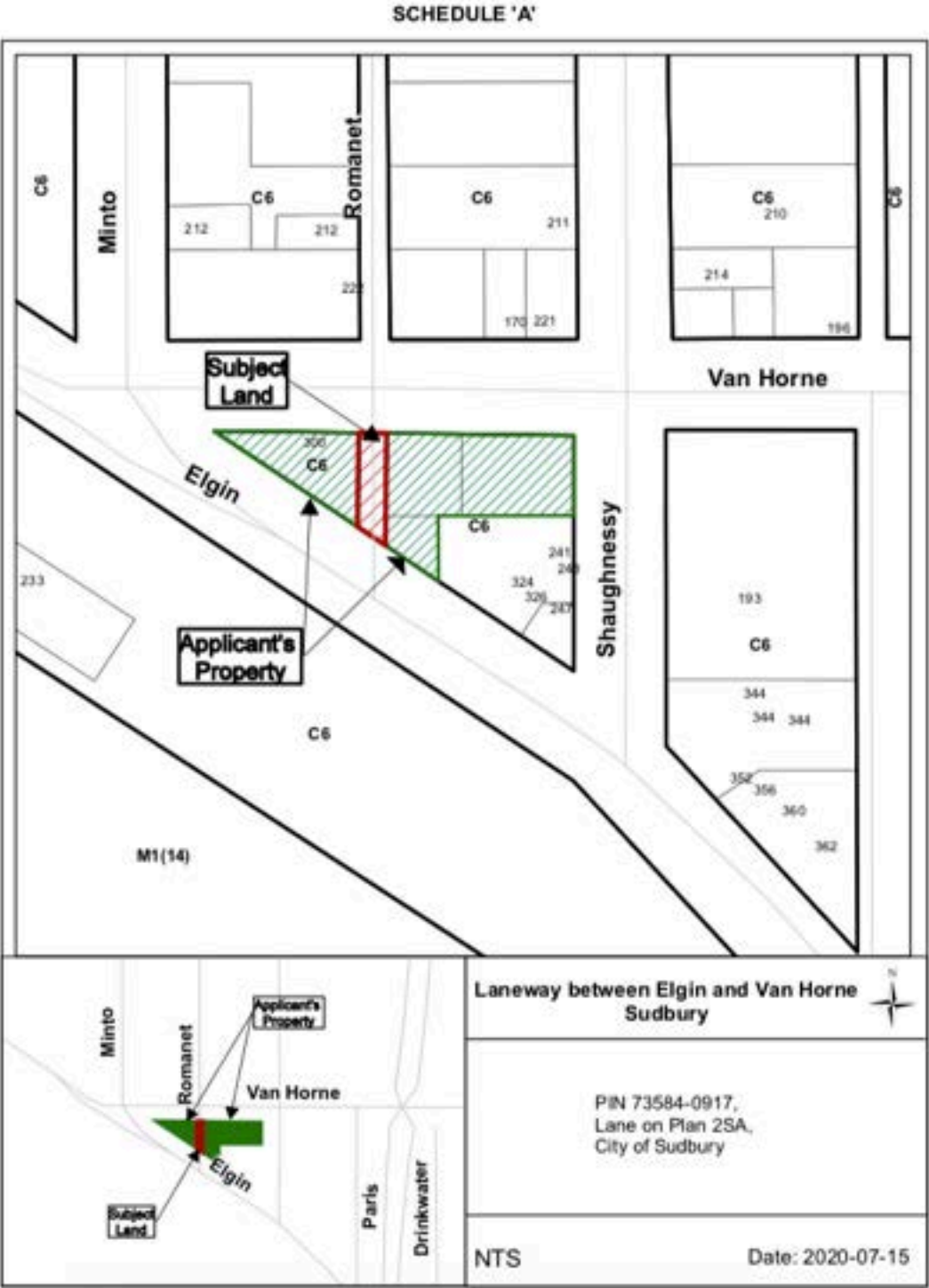
- Infrastructure Capital Planning advised that there is a 300mm diameter storm sewer running under the lane and requested that a blanket easement be retained to protect the storm system;
- Bell Canada requested that an easement be granted prior to the sale of the lane to protect its existing facilities;
- Greater Sudbury Utilities Inc., requested that an easement be granted prior to the sale of the lane to protect its existing plant, including existing overhead guy and downguys/anchors; and
- Eastlink requested that an easement be granted prior to the sale of the lane to protect its existing fibre optic lines in lane.

No further comments or objections were received.

Recommendation


It is recommended that part of Romanet Lane south of Van Horne and north of Elgin Street, Sudbury, be closed by by-law, declared surplus to the City's needs and offered for sale to the abutting owner(s).

If approved, a further report will follow with respect to the sale transaction. The by-law closing the lane will not be presented to Council until the sale of the lane has been approved by Council.







DEVELOPMENT AND RESEARCH
DOCUMENTS



LE LEDO INC. (LLI LP)
SUDBURY, ONTARIO
MARKET VALUATION

The Junction - Sudbury's Cornerstone





LE LEDO INC. (LLI LP)
SUDBURY, ONTARIO
INVESTMENT MEMO

The Junction - Sudbury's Cornerstone





Le Ledo Complex - CITY OF GREATER SUDBURY BROWNFIELD STRATEGY COMMUNITY IMPROVEMENT PLAN

PROPERTY		ADDRESSES			MPAC VALUE*	TAX %	TAX RATE %	TAX RATE %	TAX RATE %	TAX \$	TAX \$	TAX \$	TAX \$
Le Ledo Complex					(\$)	(Total)	(Municipal)	(Education)	(BIA)	(Municipal)	(Education)	(BIA)	(Total)
MPAC VALUE (EXISTING)													
2016 ASSESSMENT		300 Elgin			\$342,000	3.938195%	2.560529%	0.9800%	0.3977%	\$12,109	\$3,352	\$1,360	\$16,820
		300 Elgin			\$303,700	1.889855%	1.339189%	0.153000%	0.397666%	\$4,532	\$465	\$1,208	\$6,204
Existing Property	24,500sqft	308 Elgin			\$163,000	3.938195%	2.560529%	0.980000%	0.397666%	\$5,771	\$1,597	\$648	\$8,017
		246 Shaughnessy			\$240,000	1.889855%	1.339189%	0.153000%	0.397666%	\$3,581	\$367	\$954	\$4,903
		233 Shaughnessy			\$194,000	3.903574%	2.525908%	0.980000%	0.397666%	\$6,801	\$1,901	\$771	\$9,474
		233 Shaughnessy			\$221,000	3.903574%	2.525908%	0.980000%	0.397666%	\$7,748	\$2,166	\$879	\$10,793
					\$1,463,700	3.2439%	2.141875%	0.704333%	0.397666%	\$40,542	\$9,848	\$5,821	\$56,211
MPAC VALUE (NEW)													
						NEW TAX RATE OCCUPIED TOTAL	NEW TAX RATE OCCUPIED (Municipal 2020)	NEW TAX RATE OCCUPIED (Education 2020)	NEW TAX RATE (BIA 2020)				
						3.938313%	2.560529%	0.980000%	0.397784%				
							NEW TAX \$\$ (TOTAL)	NEW TAX \$\$ (Municipal)	NEW TAX \$\$ (Education)	NEW TAX \$\$ (BIA)			
NEW CONSTRUCTION (2020)		Existing Building					\$708,922	\$563,410	\$221,305	\$88,005			
		Podium - 3 Floors				% INCREASE	1,261.19%	1,389.69%	2,247.24%	1,511.94%			
		Tower - 10 floors+											
		Total	150,000+			\$ INCREASE	\$7,089,220	\$5,634,098	\$2,213,047	\$880,047			
COST OF CONSTRUCTION				\$45,000,000									
NEW MPAC VALUE (minimum)					\$23,587,000 *								
*MPAC ASSESSED (Based on 2016 Values - no 2020 Update due to COVID)													
CGS BSCIP		TERM (Years/Timeline)		INCENTIVE (Details)	INCENTIVE (REQUEST VALUE)	NEW TAX VALUE (Total Year 2020)	NEW TAX VALUE (Total 10 Years)	TAX INCREASE (Municipal 2020)	TAX INCREASE (Education 2020)	TAX (BIA 2020)	GRANT (5 Years)		
1 -BROWNFIELD STRATEGY TIEG		5 Years		100% of Municipal incremental increase for 5 years	see TIEG VALUE	\$708,922	\$7,089,220	\$563,410	\$221,305	\$88,005	\$2,817,049		
1a - BROWNFIELD TIEG (Education Portion - funded by MOF)		5 Years - MOF FUNDED		100% of Education incremental increase for 5 years	see TIEG Education Value	-----	-----	-----	-----	-----	\$1,106,524	Funded by Ministry of Finance	
2 - ZONING BY-LAW AMENDMENT		one time/rebate		up to \$5,000	Not Applying	-----	-----	-----	-----	-----	\$5,000		
3 - SITE PLAN CONTROL		one time/rebate		At Occupancy	\$1,750	-----	-----	-----	-----	-----	\$1,750		
4 - PLAN OF SUBDIVISION		one time/rebate		At Occupancy	Not Applying	-----	-----	-----	-----	-----	\$0		
5 - BUILDING PERMIT REBATE		one time/rebate				-----	-----	-----	-----	-----	\$60,000		
6 - OCCUPANCY PERMIT		one time		inc. w/Building Permit	inc.	-----	-----	-----	-----	-----	inc.		



Le Ledo Complex - CITY OF GREATER SUDBURY DOWNTOWN COMMUNITY IMPROVEMENT PLAN

PROPERTY	ADDRESSES	MPAC VALUE*	TAX %	TAX RATE %	TAX RATE %	TAX RATE %	TAX \$	TAX \$	TAX \$	TAX \$
Le Ledo Complex		(\$)	(Total)	(Municipal)	(Education)	(BIA)	(Municipal)	(Education)	(BIA)	(Total)
MPAC VALUE (EXISTING)										
2016 ASSESSMENT	300 Elgin	\$342,000	3.938195%	2.560529%	0.9800%	0.3977%	\$12,109	\$3,352	\$1,360	\$16,820
	300 Elgin	\$303,700	1.889855%	1.339189%	0.153000%	0.397666%	\$4,532	\$465	\$1,208	\$6,204
Existing Property 24,500sqft	308 Elgin	\$163,000	3.938195%	2.560529%	0.980000%	0.397666%	\$5,771	\$1,597	\$648	\$8,017
	246 Shaughnessy	\$240,000	1.889855%	1.339189%	0.153000%	0.397666%	\$3,581	\$367	\$954	\$4,903
	233 Shaughnessy	\$194,000	3.903574%	2.525908%	0.980000%	0.397666%	\$6,801	\$1,901	\$771	\$9,474
	233 Shaughnessy	\$221,000	3.903574%	2.525908%	0.980000%	0.397666%	\$7,748	\$2,166	\$879	\$10,793
		\$1,483,700	3.2439%	2.141875%	0.704333%	0.397666%	\$40,542	\$9,848	\$5,821	\$56,211
MPAC VALUE (NEW)										
				NEW TAX RATE OCCUPIED TOTAL	NEW TAX RATE OCCUPIED (Municipal 2020)	NEW TAX RATE OCCUPIED (Education 2020)	NEW TAX RATE (BIA 2020)			
				3.938313%	2.560529%	0.980000%	0.397784%			
					NEW TAX \$\$	NEW TAX \$\$	NEW TAX \$\$	NEW TAX \$\$		
					(TOTAL)	(Municipal)	(Education)	(BIA)		
NEW CONSTRUCTION (2020)	Existing Building				\$708,922	\$563,410	\$221,305	\$88,005		
	Podium - 3 Floors			% INCREASE	1,261.19%	1,389.69%	2,247.24%	1,511.94%		
	Tower - 10 floors+									
	Total	150,000+		\$ INCREASE	\$7,089,220	\$5,634,098	\$2,213,047	\$880,047		
	COST OF CONSTRUCTION	\$45,000,000		(10 Year Minimum)						
	NEW MPAC VALUE (minimum)	\$23,587,000 *								
*MPAC ASSESSED (Based on 2016 Values - no 2020 update due to COVID)										
CGS DCIP	TERM (Years/Timeline)	INCENTIVE (Details)	INCENTIVE (REQUEST VALUE)	NEW TAX VALUE (Total Year 2020)	NEW TAX VALUE (Total 10 Years)	TAX INCREASE (Municipal 2020)	TAX INCREASE (Education 2020)	TAX (BIA 2020)	GRANT (5 Years)	
1 - DOWNTOWN CIP TIEG	5 Years	400% of municipal tax lift paid over 5 yrs	see TIEG VALUE	\$708,922	\$7,089,220	\$563,410	\$221,305	\$88,005	\$2,253,639	
2 - FACADE IMPROVEMENT	one time/max	up to \$15,000	\$15,000	-----	-----	-----	-----	-----	\$15,000	
3 - PLANNING FEE REBATE	one time/max	up to \$5,000	\$5,000	-----	-----	-----	-----	-----	\$5,000	
4 - BUILDING PERMIT REBATE	use Brownfield Application Values	up to \$30,000			-----	-----	-----	-----	\$30,000	
5 - RESIDENTIAL INCENTIVE	completion/maximum	Not Applying	Not Applying	-----	-----	-----	-----	-----	\$0	
6 - FEASIBILITY STUDY GRANT	one time	Not Applying	Not Applying	-----	-----	-----	-----	-----	\$0	
7 - DOWNTOWN CIP INTEREST FREE LOAN	60/80/100% completion	Not Applying	Not Applying	-----	-----	-----	-----	-----	\$0	
8 - BROWNFIELD TIEG (See Brownfield Application)	5 Years	See BSCIP Program	see BSCIP	-----	-----	-----	-----	-----	See BSCIP	
9 - DEVELOPMENT CHARGES EXEMPT AREA	qualified	ref. By-Law 14-151	exempt	-----	-----	-----	-----	-----	exempt	



Business Case

Le Ledo – Community Improvement Plan Financial Request, Growth and Infrastructure Planning Services Division

Summary

This business case responds to Council Resolution FA2020–70, requesting additional information from Le Ledo Inc. It outlines the minimum of +\$7,000,000 in taxes and revenue that the municipality, province and BIA will receive over a ten year period. During this time, City of Greater Sudbury will rebate \$530,231 each year for ten years based on city policy documents: Downtown Sudbury Community Improvement Plan (DSCIP), and Brownfield Strategy and Community Improvement Plan (BSCIP). This property for is located within the corners of Elgin, Van Horne and Shaughnessy (known as ‘Le Ledo’) in the Downtown improvement Area. When approved, the development of the property will add over \$24,000,000 to the MPAC assessment for forever to increase the City’s overall assessment and municipal tax base.. This value based on 2016 assessment. Le Ledo will open about/during the time of a 2024 assessment.

The proponent has qualified for amounts that are established under the DSCIP and BSCIP. The total estimated grants and loan for the project are as follows: approximately \$5.1M of Tax Increment Equivalent Grants (\$2,253,639 DCIP and \$2,817,049 BSCIP); Planning Fee Rebate of \$5000; Building Permit Fee Rebates of \$60,000; Facade Improvement Grant of \$15,000; Zoning By-Law Amendment of \$5,000

If the business case isn’t approved, the City would lose a \$50,000,000+ private investment into City of Greater Sudbury on lands that are currently underperforming. The rebate from City of Greater Sudbury will be paid (earned) ONLY if the project is completed and taxes are paid on the property..

Community Impact

This proposal would allow the City of Greater Sudbury to earn (into the future) new revenue each year that the city isn’t currently receiving for a property that is woefully underperforming. Le Ledo Inc. requests financial incentives only because City of Greater Sudbury and council has approved to incentivize the private sector to invest in Sudbury. The project and investment group cannot be finalized or proceed if the policies and business case are not approved. The risk is that the perception of ‘nay’ decision discourages investment and development in City of Greater Sudbury, contrary per the DSCIP, and the development of a brownfield site, per the BSCIP.

Financial Incentives

The DSCIP, BSCIP and other City of Greater Sudbury guiding documents/messaging clearly state the financial incentives afforded to property owners and tenants who want to develop property in the downtown, or on a brownfield site, respectively:

Guidance for Action

- 1. Corporate Strategic Plan
- 2. Downtown Master Plan (CC2012–104)
- 3. Downtown Sudbury Community Improvement Plan (By-law 2016–246)
- 4. Brownfield Strategy and Community Improvement Plan (By-law 2011–222)
- 5. Council Resolution re: 2021 Budget (FA2020–70)
- 6. Planning Committee Resolution to develop business case (PL2017–34)

Insight

If recommended and approved by council, the Le Ledo Inc will complete the purchase of the property whose terms are tied to the outcome of this business case. Work on the project will continue for the next 3–4 years to completion to precede or coincide with the opening of the new Sudbury Library and Art Gallery. The private sector investment would respond to Council’s objective of funding economic development plans, would help meet the development targets outlined in the Downtown Master Plan, and would revitalize a brownfield site in the city’s most visible neighbourhood. Le Ledo Inc. will fund and finance the entire project through equity and debt facilities whose participation is linked to the approval of the CIP applications and business case. The CIPS and rebate offset the risks associated with contemplating the development of this size to the benefit of City of Greater Sudbury. The ratio of private investment of Le Ledo Inc. in relation to public funds is \$50,000,000 : \$53,000 or 9.4 : 1. At no time will Le Ledo Inc. receive any CIP funds until after the completion of the project.



Proposed Action

There are a number of strategic elements that Le Ledo Inc. has taken direction from City of Greater Sudbury and their policies:

- Corporate Strategic Plan: Growth and Economic Pillar: implement the economic development related plans approved by Council, with the necessary resources to support them
- Downtown Master Plan: Refocus incentive programs to match key planning outcomes: new commercial, residential, office hotel and retail. Increase residential population downtown
- Downtown Sudbury Community Improvement Plan: Revitalize downtown Sudbury; build on existing infrastructure; grow assessment and tax revenue; enhance quality of public realm
- Brownfield Strategy and Community Improvement Plan: create and retain employment opportunities; increase assessment and tax revenue; increase economic competitiveness; enhance environmental quality, health and safety; intensify and revitalize neighbourhoods and communities.; rehabilitate existing serviced lands
- Council approval of Intake Process (CC2018-50) to encourage investor activity, development and growth of the tax base
- Planning Committee Direction to develop business cases for Intake applicants

Recommending this investment in the CIP is consistent with the goals of the City of Greater Sudbury and the interest and desire to grow the tax base, population and pride of the city..

Urgency

Per Le Ledo September 2020 application, the proponent anticipates the completion of the project to coincide or precede the opening of the new Sudbury Library and Art Gallery in 3-4 years time. Delaying the decision to the 2022 budget will limit Le Ledo Inc.'s ability to assume the risk of the project and begin progress.

Alignment with Strategic Plan

Council has established a priority of implementing the economic development related plans approved by Council developments like Le Ledo in the Downtown CIP area. This priority rests under the Growth and Economic Development Pillar.

Analysis

Qualitative

When approved, project will stimulate a private sector investment of +\$50,000,000 and lead to the occupancy of a new 150,000 sqft building that will that will provide a workplace for 200 full-time and part-time jobs, and 165 jobs during construction. It would also help achieve a number of planning outcomes, including the revitalization of Downtown Sudbury and increasing the revenue generated from underperforming properties where infrastructure exists.

Quantifiable*

When approved, this 10 year investment (\$530,231 annually) would require a nominal increase to the levy. A 0.175% tax increase would be required to secure the development of the property.

The tax rebates will be advanced ONLY after occupancy and taxes are paid based on the new MPAC value not accounting for tax and MPAC increases.. The total grant for the tax assistance program approved by council, for the rehabilitation and development period of 36 months is estimated to be \$121,626.

The post-occupancy grants include the DCIP and BSCIP Tax Increment Equivalent Grant (estimated at \$5,070,688 over 10 years); Planning Fee Rebate (\$5,000); DCIP and BSCIP Building Permit Fee Rebate (\$90,000); Facade Improvement Grant (\$15,000), Tax Assistance Program – Development and Construction Stage (\$121,626).

The requests in the application are based on council direction from CC2012-104, By-law 2016-246, By-law 2011-222, By-law 2013-192 and the current council requesting proponent applications PL2017-34 for private investment into our Downtown and Town Centres.

Structure of Request *

10 year duration	Funded by Tax Levy with 0.17%-18%	\$530,231/yr
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There is a high likelihood that the desired planning outcomes outlined above will be realized if the business case is approved. The property is currently zoned for the purposes Le Ledo Inc. is contemplating. The outlined benefits are to occur once the the proposal is approved. The projection is to work through 2021 with the development team to begin the rest of the work. As stated, Le Ledo come online along the same timelines as the Sudbury Library and Art Gallery in 3-4 years.



That, pursuant to the Planning Committee recommendation that the Le Ledo Inc. has entered into an agreement to acquire Romanet Lane for \$20,000; we are prepared to also provide the city the documents required for site plan, building permit and occupancy. To also satisfy CPR as required under the NPC-300 guidelines per Ministry of Environment.

Le Ledo Inc. requests council declare the property NPC-300 compliant for the purposes of the potential occupancies and will satisfy the city and CP through the design process.

* Subject to City of Greater Sudbury staff confirmation

Implementation

When approved, Le Ledo Inc. would enter into agreements with the City of Greater Sudbury where terms as to when grants will be paid out, timelines for completion, etc. The individual agreements would include a variety of clauses that respect the efforts of both parties and allow Le Ledo to pivot and amend the allocation of space if required as the market conditions evolve,, provided the final MPAC assessment value is no less than the \$24M indicated in the application.

Nearly all of the incentives are provided only once the work is completed, or for a period of 10 years after completion and the taxes are paid.. The desired planning outcomes of this application are dependent on the the City of Greater Sudbury fulfilling the terms and intentions of the policies approved by the current council and goals therein.

Advantages

- Redevelopment and rejuvenation of downtown core
- Creates investment environment; achieves planning outcomes for Downtown Sudbury and Brownfield Redevelopment
- Development and private investment in the downtown to support Public investment into the downtown
- Grows assessment base (by \$24M +) and taxation (+\$563K)
- Advantages: Monies provided to other priorities; Disadvantage:

Disadvantages

- Perception that public funds are being provided to private landowners
- Short-term impact to municipal budget until additional assessment is realized
- Outcomes are dependent on private owner undertaking the improvements
- Proponent may not redevelop property
- Perception of having a CIP without resources

Capacity Impacts

Le Ledo Inc will file a Record of Site Condition, enter into a site plan agreement with the City, and obtain a building permit. Community Improvement Grant programs are administered by Planning Services, in consultation with Legal Services, Building Services and Finance.

Risks

There are no risks for the City of Greater Sudbury if council approves the applications. No funds will be paid to Le Ledo Inc. until certain milestones are achieved, construction is complete and taxes are paid.

In contrast, the risks associated for the City of Greater Sudbury is that this business case isn’t approved and the investment in this project (totaling \$50,000,000) plus the other applicants from Downtown and Town Centres is not realized. This would result in the loss of at least \$563,000 in new taxes, lose investor confidence and create perception that the City of Greater Sudbury will not support the heavily promoted programs and policies to that have been created to foster private investment into the city for areas designated for this purpose.



