

ATTACHMENT B – MONITORING AND ANALYSIS

Downtown Sudbury CIP and Brownfield Strategy & CIP

The City's Community Improvement Plans include criteria to help track progress relative to the CIPs goals and objectives (e.g. see Section 4.0 of the Downtown CIP). These criteria include increase in assessment value, amount of land developed, number of applications received, \$ value of private sector leveraged, number of residential units built, etc). At this time, it is still premature to report back on most of these KPI because many of the projects are not built or are under construction, save and except the fifteen 2017-2019 DSCIP Façade Improvement Applications, and five 2018 TCCIP Façade Improvement Applications. As a result, the increased assessment values have not yet been generated by MPAC and the impact to the assessment base has not been triggered. Standalone Façade Improvement projects generally do not result in a reassessment by MPAC.

Should all these 2017-2019 projects proceed as planned, the City will have incentivized an additional 200+ residential units and 36 new facades in the Downtown Area, and 5 new units and 5 new facades in Town Centre Areas. This includes 20 units at 124 Cedar Street in Downtown Sudbury which is nearing completion.

The City has approved 45 applications under the DSCIP (including one combined with the Brownfields CIP) for a total monetary request of \$6,268,254.63, while the total proposed private investment leveraged is estimated at \$57,349,325.45, representing a public to private ratio of approximately 1:8.1.

Accepted Applications and Funding

Downtown Sudbury CIP and Brownfield Strategy & CIP:

2017 Intake – Reflected in 2018 Budget

The City received 40 applications in 2017 for all financial programs. Of the 40 applications received, only 35 met the minimum DSCIP requirements. These 35 applications had a total monetary request of \$3.3M. Council through the 2018 budget process allocated \$600,000 to the DSCIP, and directed staff to fund both the Façade Improvement and Residential Incentive Grant Programs. Based on this direction 25 of the original 35 complete and eligible applicants elected to proceed.

Of the 25 2017 applicants, 12 have completed their work and 9 have received extensions. One was deemed ineligible because the work was completed prior to submitting an application, one applicant has withdrawn the agreement, while another agreement has expired. One agreement remains unsigned. To date, approximately \$136,000 has been spent, \$300,000 has been extended, and \$67,000 is anticipated surplus. Of the \$600,000 allocated to the 2017 intake, \$100,000 had already been reallocated to help fund the 2018 Intake applications.

2018 Intake – Reflected in 2019 Budget

The City received 12 applications (11 DSCIP and 1 BSCIP) as part of the 2018 Intake period. The City allocated an additional \$4.6M to fund these requests. The Greater Sudbury Development Corporation committed \$900,000 to fund these requests over a multi-year period starting in 2022. As of the writing of this report, 1 project has been completed (\$35,000), while 4

others are in progress (\$1.36M). 5 have not started (\$75,000), and two agreements remain unexecuted by the proponents (\$4.1M).

2019 Intake – Reflected in 2020 Budget

The City received 9 applications (8 were deemed eligible and complete) in 2019 for a total monetary request of approximately \$128,000. As of the writing of this report, 2 projects have been completed (\$25,000), and 6 have not yet started (\$103,000).

Town Centre CIP:

The City received 13 applications in 2019 for a total monetary request of \$318,011 (This number includes the additional Main Street funding applications for which the By-law was approved in 2020). Twelve applications were deemed eligible and complete. One application required an amendment to the boundary of the TCCIP project area for the Flour Mill, which was completed and the project subsequently completed. Nine of the projects were funded entirely through the Province's Main Street Revitalization Initiative. One project was partially funded through the Main Street Revitalization Initiative (Planning and Building Fee Rebate Programs) for the CIP programs which can be completed within the funding timelines and partially funded through CGS money allocated to the Town Centre CIP for TIEG program, which is multi-year (55 Main Street E, Chelmsford). One project, which is also a multi-year project) was funded through the CGS money allocated to the TCCIP and a Business Case approved as part of the 2020 budget (17 Main Street E, Chelmsford).

If all applications funded by the City proceed to completion and expend all allocated money, the pot of funds originally allocated to the TCCIP through resolution CC2012-274 will be spent and it is anticipated that new applications under the TCCIP will follow an intake process similar to that established for the DSCIP and BSCIP. In addition to the 13 applications described in detail as part of this report, there is one application funded through the 2012 allocation that has not yet proceeded to completion. The agreement for that project will expire in December 2020. This proponent is requesting an additional monies as part of the feasibility study grant. Staff is recommending approval of this request. The agreement for the project at 17 Main Street E, in Chelmsford has not yet been signed pending an amended application requesting additional funds through the 2020 Intake process.

The majority of the projects were façade improvements which do not generally result in an increase in assessment or taxation. Façade improvements aid in the revitalization of neighbourhoods and often stimulate similar improvements in neighbouring buildings. With respect to the two projects which involve redevelopment, one has not yet proceeded and we do not yet have reassessment data for the second. Both redevelopments are located within the Chelmsford Town Centre. The project at 55 Main Street E, which has been completed, involved the replacement of a single detached dwelling with a triplex. The project at 17 Main Street E, proposes the construction of a 4-plex on the vacant portion of a property containing an existing 5-plex (19 Main Street E).

The City has approved thirteen applications under the TCCIP for a total monetary request of \$318,011, while the total proposed private investment leveraged is estimated at \$1,328,003, representing a public private ratio of approximately 1: 3.2.

Completion Rate

Downtown Sudbury CIP and Brownfield Strategy & CIP applications:

The conditions of receiving funding for individual CIP proponents are outlined in agreements. For most agreements, the work has to be completed by December 31 of the following year (usually around 18 months). The findings indicate the following:

- 12 of the 25 (representing 48%) 2017 applicants have completed their work;
- 9 of the 25 (representing 36%) 2017 applicants have signed extension agreements to December 31, 2020;
- 1 2017 application was deemed ineligible because the work was completed prior to applying for the grants;
- 1 2017 agreement was deferred as the proponents successfully reapplied as part of the 2019 Intake;
- Funding for 1 2017 application has expired since the work was not completed within the specified time period;
- 1 agreement from the 2017 Intake Period remains unsigned (there is no sunset clause in the original by-law by which agreements need to be signed);
- 2 of the 12 (representing 17%) 2018 applicants have completed their work;
- 2 of the 8 (representing 25%) 2019 applicants have completed their work;
- 2 agreements from the 2018 Intake Period remain unexecuted by the proponents;
- 15 signed and executed agreements (representing 41% of the 2017 and 2018 Intakes) are set to expire on December 31, 2020

Town Centre CIP applications:

- 10 of the 13 (representing 77%) 2019 applicants have completed their work;
- 2 of the 13 (representing 15%) 2019 applicants have withdrawn their applications;
- The agreement for one 2019 application, has not yet been signed and the work has not yet begun. The applicants have submitted an amended application as part of the 2020 Intake process, we would anticipate the agreement to be signed pending the outcome with respect to funding the 2020 applications.

Number of Applications Year over Year

The data show a decrease in applications year over year for the DSCIP. 2017 (40) and 2018 (11) saw a 72% decrease, while 2018 (11) and 2019 (9) experienced an 18% decrease. Overall, there was a 77% decrease of applications between 2017 and 2019.

The data for the TCCIP show the only applications between 2017 and 2019 were those received in 2019 resulting from the outreach undertaken as part of the Main Street Revitalization Initiative. Between 2012 when the CIP was adopted and the 2018 applications, only 4 applications had been accepted as complete; three of which proceeded to completion.