



COMMUNITY IMPROVEMENT PLAN

FINANCIAL INCENTIVE PROGRAM

FOR

COMMERCIAL DEVELOPMENT

1. PROGRAM DESCRIPTION

The Financial Incentive Program grants will focus on accelerating commercial development in the Town's commercial zones. The Financial Incentive Program grants consist of a **Tax Increment Based Grant Program**. It is anticipated that these grants will act as a catalyst for increased development activities in the Town, which will in turn attract further businesses, residents and employment. Property owners that promote private sector investment, development, redevelopment and construction activity on under developed lands in the Town are eligible to participate in these incentive programs. The description, criteria, and application process for these programs are outlined in the following pages.

1.1 Tax Increment Based Grant Program

This program provides an incremental tax grant to completed projects within the Town based on the project's economic value. Successful applicants will receive a rebate of a percentage of the post-project assessed values, for a period of 5 years for projects valued < \$5,000,000 or 10 years for projects valued > \$5,000,000. Financial savings resulting from this **program** can be significant

2. PROGRAM CRITERIA

General Conditions

- 2.1 The property must be located within the Town of Riverview in a designated commercial zone as shown in Schedule "C",
- 2.2 The property owner is registered as a Corporation under the Business Corporation Act.
- 2.3 The subject property shall not be in a position of tax arrears. All taxes owing shall be paid prior to the disbursement of any fee related grant.
- 2.4 Eligible Financial Incentive Program Grant Projects must represent one of following types of projects on underdeveloped land:
 - a) Infill and redevelopment of parking lots, under-utilized sites, and buildings;
 - b) Redevelopment of properties which involves the demolition of commercial, residential or industrial buildings
 - c) Vacant land
- 2.5 Development must significantly (>\$500,000) improve or enhance the assessed value of the property.
- 2.6 Any property owner wishing to be considered for a grant under any Financial Incentive Program must complete and submit an Application Form to the Town prior to the commencement of any works and prior to application for building permit.

Other Conditions

2.7 The applicant will be required to enter into an Agreement with the Town of Riverview that sets out the conditions of the grant.

2.8 The proposed development will commence no longer than 2 years following Town Council's approval of the grant or the grant will be cancelled. The 2 year period may be extended by Town Council at its absolute discretion.

2.9 The first grant payment will be made to the developer anytime after the 1st of July of the following year of the final inspection, when the owner provides proof that his municipal taxes have been paid.

Specific Program Criteria

Tax Increment Based Grant Program

2.10 Within the Tax Increment Based Grant Program, the maximum grant paid out by the program each year for a specific project cannot exceed the annual contribution made to the Capital Improvement Fund for that project.

2.11 Before any grant is provided to the applicant for a property for which a satisfactory grant application has been received and approved, the project has to be completed and property taxes are required to have been paid as billed each year and, the property shall be in compliance with the program's requirements and conditions.

2.12 Actual costs for any or all of the eligible items may be subject to independent audit at the expense of the property owner (i.e. where the Town requires an audit, criteria will be established).

TAX BASED INCREMENT GRANT FORMULA

The grant amount will be determined by calculating the Grant Base which will be paid to the developer on a declining scale over the terms of the agreement.

Grant Base amount formula =

Cost of construction x (% of commercial building x 0.024 + % of residential of building x 0.016)

Grant Calculation for Projects < \$5,000,000	
Assessed value of Project	\$3,000,000.00
Municipal Tax Portion	x .02374
Grant duration in year	5
Incremental Town Taxes	\$71,220
Grant Base Amount	\$69,510

TBI Grant – portion of increased incremental property taxes being redirected to Capital Improvement Fund to pay for TBI Grant for commercial investment over a 5 year period.

Year	% of Grant	Grant Amount	New Tax Revenue to City
Year 1	90%	\$62,559	\$8,661
Year 2	80%	\$55,608	\$15,612
Year 3	60%	\$41,706	\$39,514
Year 4	40%	\$27,804	\$43,416
Year 5	20%	\$13,902	\$57,318
TOTAL		\$201,579	\$164,521

The grant amount will be determined by calculating the Grant Base which will be paid to the developer on a declining scale over the terms of the agreement.

Grant Base amount formula =

Cost of construction x (% of commercial building x 0.024 + % of residential of building x 0.016)

Grant Calculation for projects > \$5,000,000	
Assessed value of Project	\$8,000,000.00
Municipal Tax Portion	x .02374
Grant duration in year	10
Incremental Town Taxes	\$189,920
Grant Base Amount	\$185,362

TBI Grant – portion of increased incremental property taxes being redirected to Capital Improvement Fund to pay for TBI Grant for commercial investment over a 10 year period.

Year	% of Grant	Grant Amount	New Tax Revenue to Town
Year 1	91%	\$168,679	\$21,241
Year 2	82%	\$151,996	\$37,924
Year 3	73%	\$135,314	\$54,606
Year 4	64%	\$118,631	\$71,289
Year 5	55%	\$101,949	\$87,971
Year 6	45%	\$83,412	\$106,508
Year 7	36%	\$66,730	\$123,190
Year 8	27%	\$50,047	\$139,873
Year 9	18%	\$33,365	\$156,555
Year 10	9%	\$16,682	\$173,238
TOTAL		\$926,805	\$972,395

3. GRANT APPLICATION REVIEW AND APPROVAL

3.1 The Town's Economic Development Department will administer the Community Improvement Plan Financial Incentive Program. All applications will be evaluated by an Inter-Departmental working group made up of staff from Economic Development, Engineering, and Finance Departments. This group will be responsible for providing recommendations for Council's approval based on the program requirements specified in the Community Improvement Plan.

3.2 Council must approve any grant to be awarded.

3.2 Applications are filed utilizing the Financial Program Grant Application Form outlined in Schedule "A".

3.3 Tax Increment Based Grant Program payments under the Capital Improvement Fund Program are evaluated according to program criteria in Schedule "B".

3.4 Eligible Funding Projects must be located within the designated Commercial zones as shown on Schedule "C".

Schedule "A"**FINANCIAL INCENTIVE PROGRAM****GRANT APPLICATION FORM****SECTION A APPLICATION TYPE**

PLEASE CHECK FINANCIAL INCENTIVE PROGRAM (S) THAT YOU WOULD LIKE TO BE CONSIDERED FOR YOUR DEVELOPMENT PROJECT:

REDEVELOPMENT GRANT**SECTION B GENERAL INFORMATION AND INSTRUCTIONS**

- 1) An application for the Financial Incentive Program Grant must be submitted to the Director at the Town of Riverview Economic Development Department prior to the commencement of any works and prior to application for building permit;
- 2) Such application shall include reports, plans, estimates, contracts and other details as may be required to satisfy the Town with respect to the eligible costs of the project and conformity of the project with the Municipal Development Plan;
- 3) As a condition of the grant application, the Town may require the applicant to submit a Business Plan, with said Plan to the Town's satisfaction;
- 4) The property shall be redeveloped such that the amount of work undertaken result in a significant increase in the assessed value of the property within the designated commercial zones (Neighbourhood Commercial, Suburban Commercial, Commercial Mix);
- 5) Costs for any or all of the items may be subject to audit by the Town, at the expense of the property owner;
- 6) All property owners participating in this program will be required to enter into an agreement with the Town which will specify the terms and conditions of the grant; and
- 7) All grant applications and agreements must be approved by Town Council.
- 8) If an agent is acting on behalf of the property owner, please ensure the required authorization is completed and executed by the property owner as provided in Section G

Section C Property Owner and Applicant / Agent Information**Property Owner Information**

Name of Registered Property Owner _____

Mailing Address of Property Owner _____

Phone: _____ Fax: _____

Email: _____

Applicant / Agent Information

Name of Agent _____

Mailing Address _____

Phone: _____ Fax: _____

Email: _____

Section D Property Information

Civic Address(es) of Property for which this Application is being submitted

Property Identification Number(s) (PID)

Legal Description of Property (Lot and Plan Numbers)

Existing Use

Are there Existing Buildings on Site?

Yes ____ (if yes provide size below)

No ____

Building 1 _____ sq. ft.

Building 2 _____ sq. ft.

(Please list any additional buildings on separate sheet)

Are there any outstanding work orders on this property? Yes ____ No ____

Section E Property Tax Information

Current Property Taxes paid annually \$ _____

Estimated Property Taxes Paid annually after redevelopment \$ _____

Is this property in tax arrears? Yes ____ No ____

If yes, specify value of tax arrears \$ _____

Section F Development Information

Provide a detailed description (building size/type, number of stories, construction materials, etc...) of the proposed development to take place on the site (please attach detailed construction drawings).

Estimated construction value of the proposed development \$_____

Estimated construction start date (Month/Year) _____

Estimated construction end date (Month/Year) _____

Section G Authorization

I, _____ am the

owner of the land that is subject of this application, and I hereby authorize our agent / solicitor

_____ to make this application and

to act on my behalf in regard to this application.

Dated at the , _____ this _____ (day) of _____ (month), _____ (year)

Name of Owner

Signature of Owner

Section H Sworn Declarations

I/WE HEREBY APPLY for a grant under this program.

I/WE HEREBY AGREE to abide by the terms and conditions of the Financial Incentive Program Grant as specified in this application .

I/WE HEREBY AGREE to enter into a Financial Incentive Program Agreement with the Town of Riverview that specifies the terms and conditions of the grant.

I/WE HEREBY AGREE to abide by the terms and conditions of the Financial Incentive Program Agreement.

I/WE HEREBY CERTIFY that the information contained in this application is true, correct and complete in every respect and may be verified by the Town of Riverview by such inquiry as it deems appropriate, including inspection of the property for which this application is being made.

I/WE HEREBY GRANT PERMISSION to the Town, or its agents, to inspect my/our property prior to, during, and after environmental remediation, site rehabilitation and project construction.

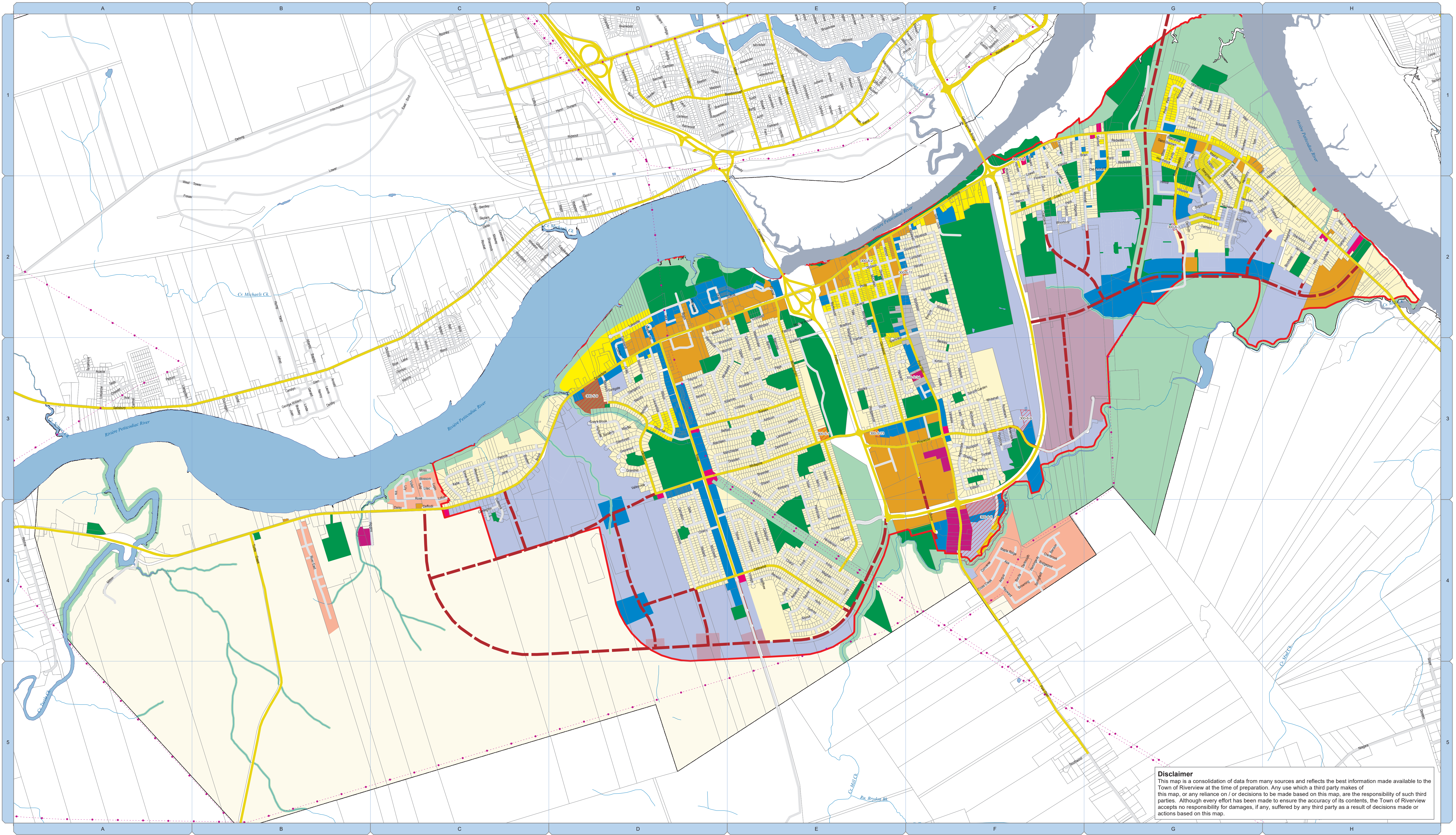
I/WE HEREBY AGREE that the program for which application has been made herein is subject to cancellation and/or change at any time by the Town in its sole discretion, subject to the terms and conditions specified in the Program. Participants in the program whose application has been approved and who have entered into the Financial Incentive Program Agreement with the Town, will continue to receive grant payments, subject to their Grant Agreement.

Dated at the _____, this _____ (day) of _____ (month), _____ (year)

Name of Owner or Authorized Agent

Title

Signature of Owner or Authorized Agent



Disclaimer
This map is a consolidation of data from many sources and reflects the best information made available to the Town of Riverview at the time of preparation. Any use which a third party makes of this map, or any reliance on / or decisions to be made based on this map, are the responsibility of such third parties. Although every effort has been made to ensure the accuracy of its contents, the Town of Riverview accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this map.

Legend

R1 Single Unit Dwelling

R1 - C Single Unit Dwelling (Compact)

R2 Two Unit Dwelling

R3 Multiple Unit Dwelling

RM Residential Mix

RA Rural Area

MD Manufactured Dwelling

SC Suburban Commercial

RBS Residential Business Service

CM Commercial Mix

NC Neighborhood Commercial

I Industrial

PRI Parks, Recreation, Institutional

OS Open Space & Conservation

ID Integrated Development

Conditional Zoning Agreements

Urban Growth Boundary

Future Collector or Arterial

Schedule A

Town of Riverview

Zoning Map

Dated September 30, 2013; By-Law No. 300-6

Zoning Amendments

By-Law # 300-5-1 Registered 2007

By-Law # 300-5-6 Registered 2008

By-Law # 300-5-9 Registered 2008

By-Law # 300-5-11 Registered 2009

By-Law # 300-5-23 Registered 2012

By-Law # 300-5-24 Registered 2012

By-Law # 300-6-2 Registered 2014

By-Law # 300-6-3 Registered 2014

By-Law # 300-6-5 Registered 2015

By-Law # 300-6-9 Registered 2016

By-Law # 300-6-11 Registered 2017

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Contact Information

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