



## Municipality of North Middlesex Financial Policies

<b>Title: Community Vibrancy Funds Policy</b>	
Section: Financial Policies	Number: FP.02
Version: 1.0	Review Frequency: Every 2 year
Approved by: Council	Approval Date: November 1, 2017
Application: 5 diverse programs subject to Annual Amenity fee of up to \$255,000	
Notes: Per agreement between North Middlesex and Bornish Wind GP	

***The Municipality of North Middlesex and Bornish Wind GP, Inc. signed the Community Vibrancy Agreement in October 2013. As a result of the agreement, Bornish Wind will pay an amenity fee, otherwise known as the Community Vibrancy Fund, over a term of 20 years.***

***The annual amenity fee is approximately \$255,000. Part V – s. 10 to 14 of the agreement identifies the terms for the use of the funds. Section 10 specifies a number of ways expenditures can be used. As the agreement also allows for these funds to be used for other community-related activities sanctioned by the Corporation, this policy proposes five (5) strategic programs that these annual funds could be distributed.***

### 1) Purpose

- a) The purpose of this policy is to establish consistent principles, standards and guidelines for the maintenance, management and accounting of Community Vibrancy Fund Programs funded by the annual amenity fee of approximately \$255,000 from Bornish Wind GP.
- b) The Policy identifies and builds on the following expenditure covenants proposed by Part V, s.10 of the Community Vibrancy Agreement between the Municipality of North Middlesex and Bornish Wind GP:
  - i) Expenditures relating to energy sustainability (i.e. municipal renewable energy systems; vehicle fleet upgrades; building energy-efficiency upgrades; conservation programs);
  - ii) Land stewardship initiations (i.e. habitat creation/improvement; tree planting);
  - iii) Expenditures relating to development and construction of Corporation recreational facilities and community facilities (i.e. arenas, parks, trails);

- iv) Expenditures for improvement of community and protective services (i.e. police, fire, healthcare);
- v) Expenditures related roads, urban infrastructure and community facilities;
- vi) Expenditures related to education and job training;
- vii) Property tax relief for residents and businesses in the community; or,
- viii) Other community-related activities sanctioned by the Corporation.

## 2) Definitions

- a) **“Amenity Fee”** means the fee payable by Bornish to the Municipality in a given year shall be the fixed turbine rate of Three Thousand Five Hundred Dollars (\$3,500) multiplied by the aggregate nameplate capacity expressed in megawatts of up to 73.5 of the Wind-Turbines which, (i) are located within the Corporation; and (ii) were operating for at least sixty (60) days during the year, as determined by Bornish, acting reasonably.

## 3) Programs

- a) Community Development Fund Program (Vibrancy Portion)  
*TOTAL ANNUAL AVAILABLE FUNDING: \$50,000*

- i) The purpose of this program is to financially assist community groups and organizations that offers programs or projects which will provide a benefit to improve the well-being of the Municipality.
- ii) By-Law xxx outlines policy, procedures and eligibility criteria to encourage community organizations to undertake these projects or programs.
- iii) The intent is for the funding to benefit the general public without a profit motive or to support specific interests of an organization.
- iv) Any funds must not be used by individuals involved in organizations for their own personal financial gain.

- b) Strathroy Middlesex General Hospital Foundation  
*TOTAL ANNUAL AVAILABLE FUNDING: \$40,000*

- i) The Municipality of North Middlesex is committed to financially supporting the Strathroy Middlesex General Hospital Foundation through the Community Vibrancy Funds.
- ii) North Middlesex is committing to \$40,000 per year for the next 10 years, starting from 2017 to 2026, to the Foundation to support their fundraising campaign.

## c) Façade Grant Program

*TOTAL ANNUAL AVAILABLE FUNDING: \$15,000*

The Municipality of North Middlesex has supported the revitalization of the Main Street Middlesex program. The purpose of a new Façade Grant Program would be to encourage property owners of existing street-level retail and/or commercial buildings located within the downtowns and other Council supported initiative areas to invest in the improvement of the appearance, functionality and / or accessibility of the buildings' storefronts and/or façades. Improvements would have to enhance the interface between the public pedestrian space and commercial activities to provide a positive aesthetic impact on the existing street. The program is intended to:

- i) Make streets a more inviting and interesting place to walk and shop;
- ii) Help building owners attract and retain tenants;
- iii) Build civic pride among the local business community;
- iv) Contribute to the quality of life of residents, workers and visitors; and,
- v) Improve the marketability of the local business area.

Acceptable proposals would include:

- vi) High-quality storefront and façade design;
- vii) High quality signage; and,
- viii) Preservation and enhancement of upper-storey facades
- ix) Only those properties located within recognized downtowns as identified through previous Main Street programs might be eligible.
- x) Such proposals would need to satisfy applicable by-laws along with the Ontario Building Code, where applicable.
- xi) Eligible work would include: repainting, cleaning or re-facing of facades; repair or restoration of façade masonry, brickwork or wood; replacement, repair or restoration of cornices, eaves, parapets and other architectural features; replacement or repair of windows; entranceway modifications that improve the appearance and/or access to commercial units; redesign and reconstruction of the store front; installation of appropriate new signage or improvements to existing signage; installation or repair of canopies and awnings; installation or repair of exterior lighting; and, restoration of historic features.

d) Endowment Fund Program

*TOTAL ANNUAL AVAILABLE FUNDING: \$25,000 per year*

- i) The purpose of this program is to create a non-expendable pool of funds that will earn investment income over the 20-year term of the agreement.
- ii) The proposed Endowment fund will be established with a contribution \$25,000 each year.
- iii) The financial objective is to accumulate a total of \$450,000 of principle amount at the end of the 20-year term.
- iv) The principle amount will remain in the pool of investment for perpetuity while the annual investment income can be used for projects and/or services
- v) To facilitate this program, a new reserve fund will be created as “Vibrancy Endowment Reserve Funds”.
- vi) Based on municipal investment guidelines, annual allocation of \$25,000 will be invested every year.

e) Annual Budget Mitigation Program

*TOTAL ANNUAL AVAILABLE FUNDING: \$125,000 per year*

- i) Part V – s. 10 of the agreement, (g) notes that the amenity fee can be used for “property tax relief for residents and businesses in the community”.
- ii) This program will provide support in providing financial relief to both operational and capital budget.
- iii) Each year the Director of Finance in collaboration with Senior Management will provide a list of capital projects or operational line items to be funded through this program as part of the annual budget process.

**4) Consolidated Table – Programs**

<b>Program</b>	<b>Available Fund</b>
<b>Community Development Fund Program</b>	<b>\$50,000</b>
<b>SMGH Foundation Program</b>	<b>\$40,000</b>
<b>Façade Grant Program</b>	<b>\$15,000</b>
<b>Endowment Fund Program</b>	<b>\$25,000</b>
<b>Annual Tax Mitigation Fund Program</b>	<b>\$125,000</b>

**5) Appendices**

- a) Appendix 1: Community Vibrancy Fund Agreement
- b) Appendix 2: Community Development Fund By-Law