



TOWN OF MINTO

MEETING DATE: October 1, 2024
REPORT TO: Mayor and Council
SERVICE AREA: Economic Development
SUBJECT: EC DEV 2024 – 017 – Structural Grant P08, Kaymain Solutions Inc. 234 Main St. W. Palmerston

RECOMMENDATIONS:

THAT the Council of the Town of Minto hereby receives report EC DEV 2024-17 Structural Grant P08, Kaymain Solutions Inc. 234 Main St. W. Palmerston, prepared by the Director, Economic and Community Development, for information purposes;

AND FURTHER THAT the Council of the Town of Minto approves Structural Grant P08 for \$1,803.23.

BACKGROUND:

The Structural Grant Program was initiated in 2015 to encourage significant investments in improving downtown buildings. A variety of elements are considered under this grant program including:

- Building Structural Integrity
- Life Safety/Emergency
- Usable & Efficient Floor Space (Accessibility)
- Brownfield Remediation
- Improving the Environment
- Upgrading/Improving Public Infrastructure
- Creating Housing
- Energy Efficiency
- Enhancing Urban Design
-

The 2024 CIP budget is \$50,000, and if the other proposed grants are approved \$33,526.32 would remain.

COMMENTS:

Kaymain Solutions Inc. owns the property at 234 Main St. W. which is home to a commercial business as well as a main floor and upper floor apartment.

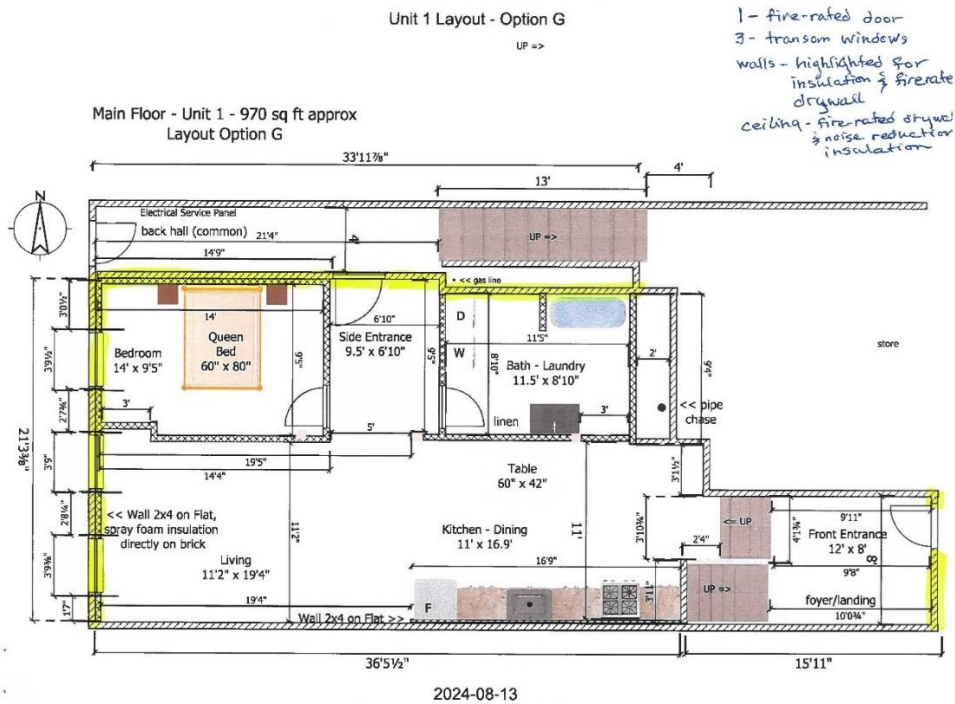
The work proposed for this project includes improvements related to fire safety and energy efficiency and include:

- installation of fire rated door
- upgrading three exterior windows

- sound and fire insulation and separation of perimeter walls, ceiling and inner support wall (drywall and insulation)

Mr. Mitchell is doing the work himself, so the only eligible expenses are those related to materials. A copy of the evaluation criteria is included as part of this report.

234 Main St. W. Palmerston



The next Economic Development and Planning Committee (EDPC) meeting date is December 5, 2024, and to maintain efficiency and decrease red tape and unnecessary delays this application was reviewed by the Committee and approved via email on September 26, 2024.

FINANCIAL CONSIDERATION:

The total cost of eligible materials for this project is \$5,409.69 + HST. Director of Building and Planning Services Terry Kuipers and I have reviewed the application and the criteria for funding. Unlike our other grants that are matching up to a certain amount, this program is not a matching program and grants up to \$40,000 could be approved. We generally would like to see at least a 3:1 return on our investment.

Being that this is a rather minor structural improvement, but that it does fulfil the intent of the program by improving the quality and safety of the building stock in the downtown, staff support a grant of \$1,803.23

If this grant is approved, \$31,723.09 will remain in the CIP budget for 2024.

STRATEGIC PLAN:

GOAL 3: Strong Vibrant Economy

Progressively support our local businesses while leveraging Minto's competitive advantages to attract new economic investment.

PREPARED BY: Belinda Wick-Graham, Director, Economic & Community Development

RECOMMENDED BY: Gregg Furtney, Chief Administrative Officer (CAO)

BUSINESS NAME: Kaymain Solutions Inc.
ADDRESS: 234 Main St. W. Palmerston

Community Improvement Plan Structural Component Checklist

Under Section 4.0 of the Community Improvement Plan the Town could offer inside the urban areas for significant industrial, commercial, residential or institutional re-developments that accomplish **more than one** of the following (preference will be given to those that address multiple criteria):

- i) address structural and life safety issues to create usable and efficient floor space
- ii) improve property standards or preserve architectural significance
- iii) remediate a brownfield site, or improve the environment by planting trees, protecting habitat, or other methods to enhance the natural ecosystems,
- iv) upgrade public infrastructure such as sewer, water, storm, roadway, sidewalks
- v) preserve or enhance employment opportunities
- vi) create affordable housing in a range of occupancies
- vii) enhance fire protection such as sprinkler systems, fire separations and similar;
- viii) improve energy efficiency or reduce water and sewer needs
- ix) enhance urban design on and around the subject lands and adjacent public space as well as linkages to trails, parks, core areas and other focal points.

Below are criteria the Town seeks to address when evaluating structural grant applications. When marking for a project indicate with a number whether the work is:

Minor = 1 Moderate = 2 Major = 3

1. Building Structural integrity **Total** ____
Footing ____ Foundation ____ Floor joists ____ Ceiling joists ____ Rafters/trusses ____
Walls ____ Main beam(s) ____ Other: _____

2. Life Safety/ emergency **Total 6**
Exit signage ____ Emergency lighting ____ Fire/CO2 Alarms ____ Extinguishers ____
Firewall Separation 3 Fire Doors 3 Sprinkler ____ Siamese connection ____
Other _____

3. Usable and efficient floor space **Total** ____
Increase ceiling height ____ Architectural restoration/retention ____
Accessible washroom ____ Main floor commercial ____ Upper floor residential ____
Increased density ____ Other _____

4. Brownfield Remediation **Total** ____
Phase 1 ____ Phase 2 ____ Site Specific Risk Assessment ____ Record of Site Condition ____
Monitoring program ____
Other _____

5. Improve Environment **Total**_____
 Landscape plan ____ Tree planting ____ Manage Stormwater ____ Add/Protect Habitat ____
 Windbreak ____ Buffer zone ____ Riverbank protection/enhancement ____
 Species at risk _____ Other_____

6. Upgrade/Improve Public Infrastructure **Total**_____
 Sanitary sewer collection main ____ Water distribution main ____ Oversizing of main ____
 Roadway widening ____ Road Turning lane ____ Curb and gutter ____
 Public Sidewalk ____ LED Street lighting On-site Storm water retention ____
 Energy efficient lighting ____ Other_____

7. Employment Opportunities **Total**_____
 Creates new direct jobs _____ Retains existing jobs ____ Addresses skill shortage ____
 Construction/Spin-off jobs ____ Fills market demand ____
 Other_____

8. Housing **Total**_____
 New affordable rental housing ____ Affordable condominium housing ____
 Affordable freehold semi or townhouse _____ Housing for seniors ____
 Special needs housing ____ Other_____

9. Energy Efficiency **Total** 4
Increased insulation 2 Window/Door upgrade 2 Passive energy benefit ____
 New Furnace/cooling technology ____ Low flow fixtures ____ Graywater recycling ____
 Solar technology ____ Alternative energy ____ Rainwater harvesting ____
 Other_____

10. Enhance Urban Design **Total**_____
 Professional Landscape plan ____ Native species _____ Boulevard tree planting ____
 LED Street Lighting ____ Sidewalk/trail link ____ Contribution to parkland _____
 Design consistency ____ Architectural rehab _____ Compatible Façade design ____
 Exterior Accessibility (ramps etc.)
 Other_____

Total 1 through 10 **Grand Total** 10

The leverage ratio and the total score assist provide a numerical basis to help compare applications and establish funding amounts. Final decision rests with Town Council.

Calculate Leverage Ratio

Total Project Cost \$<a>	Total Funding Requested \$	Leverage Ratio \$<a>/\$
e.g. \$200,000	\$40,000	5:1
\$5,409.69 + HST	\$1,803.23	Leverage Ratio \$3: \$1

Notes:

- Minor, low scoring application.
- Does meet the intent of the program by improving the downtown building stock in the downtown
- Good amount of budget remaining in the 2024 CIP Program