



TOWN OF MINTO

DATE: November 28, 2017

REPORT TO: Mayor and Council

FROM: Belinda Wick-Graham, Business & Economic Manager

SUBJECT: Structural Grant – Old Post

STRATEGIC PLAN

- 9.1 Provide grants for businesses that improve the building facades, address structural improvements, and promote re-use and redevelopment of existing buildings where architectural and heritage features are maintained.

BACKGROUND

The Structural Grant Program was initiated in 2015 and continues in 2017. This program has been a significant driver of change to some of the buildings in our downtowns and a major incentive for people to purchase and invest in these properties. Our leverage ratio at the time of this submission for structural grants alone since the initiation of the program is \$1 Town spent results in \$3.14 spent by building owners.

Harriston Ont "Centre for business & creativity"



Harriston Ont "Centre for business & creativity"



COMMENTS:

The Old Post has undergone significant restoration under the ownership of Michael and Sue Hendrick. The Hendricks invested heavily in bringing this important building back to its glory. The building now houses MP John Nater's Constituency Office, Hair Therapy, Pink Me Up, Triton Engineering and Worth Communications. The third floor is in the final stages of construction and will be home to "The Old Post Escape Room" that will draw both residents and tourists into this unique and beautiful space.

This structural grant includes improvements to windows, electrical, HVAC ductwork, reinforcement of main roof beam, 3rd floor furnace duct work, reconstruction of parking lot and reinforcing driveway to control water flow and shore up foundation of original drive.

The attached Structural Component Checklist was reviewed with the Chief Building Official and circulated by email to the Economic Development & Planning Committee. Staff recommends approval of \$5,916.08 funding through the Structural Improvement Fund. Committee members did not express any concern with the grant recommendation.

The Hendricks have applied for various incentives since taking over the building, including the Structural Grant in 2015, 2016 and now in 2017, the façade grant in 2015 and 2016 and the signage grant in 2016. This is permitted under our CIP. A total of \$69,553.96 has been awarded since 2015 to The Old Post generating a direct return on investment of \$1: \$2.19, however the total value of renovations to this building far exceed that, not to mention the number of businesses and jobs that have been created.

FINANCIAL CONSIDERATIONS

There is \$6,019.55 left in the Downtown Improvement Grant Fund prior to approval of this application. Approval of \$5,916.08 would leave a balance of \$103.47.

RECOMMENDATION

That Council receives the November 28, 2017 report from the Business & Economic Manager regarding Structural Improvement Grant Application #H05 and approves the amount of \$5,916.08 for the property located at 39 Elora St. S. Harriston (The Old Post).

Belinda Wick-Graham
Business & Economic Manager

BUSINESS NAME: Michael & Suzanne Hendrick
ADDRESS: 39 Elora St. S. Harriston ON NOG 1Z0

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 to 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 1**

Footing ____ Foundation ____ Floor joists ____ Ceiling joists ____ Rafters/trusses ____
Walls ____ **Main beam(s)_1** ____ Other _____

2. Life Safety/ emergency **Total 3**

Exit signage 1 Emergency lighting 1 Fire/CO2 Alarms 1 Extinguishers ____
Firewall Separation ____ Fire Doors ____ Sprinkler ____ Siamese connection ____
Other _____

3. Usable and efficient floor space **Total 0**

Increase ceiling height ____ Architectural restoration/retention ____
Accessible washroom ____ Main floor commercial ____ Upper floor residential ____
Increased density ____ Other _____

4. Brownfield Remediation **Total 0**

Phase 1 ____ Phase 2 ____ Site Specific Risk Assessment ____ Record of Site Condition ____
Monitoring program ____
Other _____

5. Improve Environment **Total 1**

Landscape plan ____ Tree planting ____ Manage Stormwater ____ Add/Protect Habitat ____
Windbreak ____ Buffer zone ____ Riverbank protection/enhancement ____
Species at risk ____ **Other: Driveway Improvement**

6. Upgrade/Improve Public Infrastructure**Total 0**

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 1**

Creates new direct jobs ____ Retains existing jobs ____ Addresses skill shortage ____
Construction/Spin-off jobs 1 Fills market demand ____
 Other _____

8. Housing**Total 0**

New affordable rental housing ____ Affordable condominium housing ____
 Affordable freehold semi or townhouse ____ Housing for seniors ____
 Special needs housing ____ Other _____

9. Energy Efficiency**Total 2**

Increased insulation ____ **Window/Door upgrade 1** **Passive energy benefit 1**
 New Furnace/cooling technology ____ Low flow fixtures ____ Graywater recycling ____
 Solar technology ____ Alternative energy ____ Rainwater harvesting ____
 Other _____

10. Enhance Urban Design**Total 0**

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 8**

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
\$13,661.13	\$5,916.08	Leverage Ratio \$2.31: \$1

Notes:

-The Old Post Project employed 5 out of 7 local businesses during this portion of the re-construction.

-Included improvements to windows, electrical, HVAC ductwork, reinforcement of main roof beam, 3rd floor furnace duct work and reconstruction of parking lot and reinforcing driveway to control water flow and shore up foundation of original drive.

-Received \$42,000 in 2015 for structural and façade improvements.

-Received \$27,516.90 in 2016 for structural, signage and façade improvements

-\$6,019.55 Remains in the 2017 Downtown Improvement Grant Fund

Staff Recommendation:

Approval of \$5,916.08 through the Structural Improvement Fund.