

Amendments to the Environmental Remediation and Site Enhancement (ERASE) Community Improvement Plan (CIP)

February 2018

BACKGROUND

City of Hamilton retained a consulting team to prepare the Bayfront Industrial Area Renewal Strategy, including a focused Review of ERASE Programs urban area-wide.

The review of the ERASE Programs includes recommendations for program updates.

We reviewed the following:

- Historical Program Uptake;
- Economic Impacts;
- Administrative and Program Issues; and,
- Best Practices in several other municipalities.

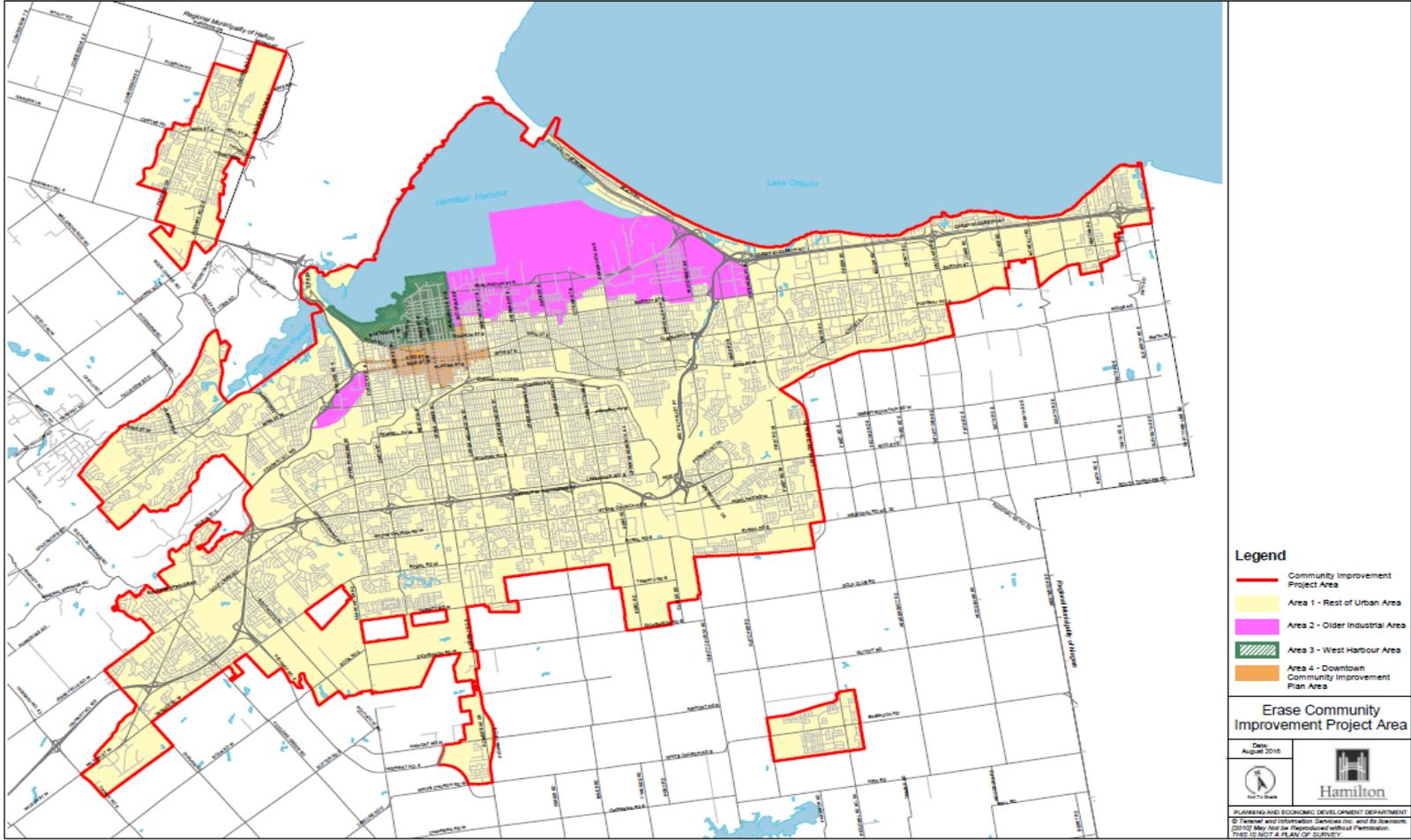


UPDATING THE ERASE

COMMUNITY
IMPROVEMENT
PLAN (CIP)

- Original ERASE CIP approved in 2001 (Older Ind. Area)
- First Brownfield CIP in Canada.
- Recognized as a municipal best practices leader
- Reviewed and updated in 2005 and 2010.
- 2005 – Expanded to West Harbour and Rest of Urban Area
- 2010 – Added Downtown Area
- Current ERASE Programs
 - Study Grant Program
 - Tax Assistance Program
 - Redevelopment Grant Program (with DC Reduction)
 - Downtown/West Harbourfront Remediation Loan
 - Municipal Acquisition and Partnership Program

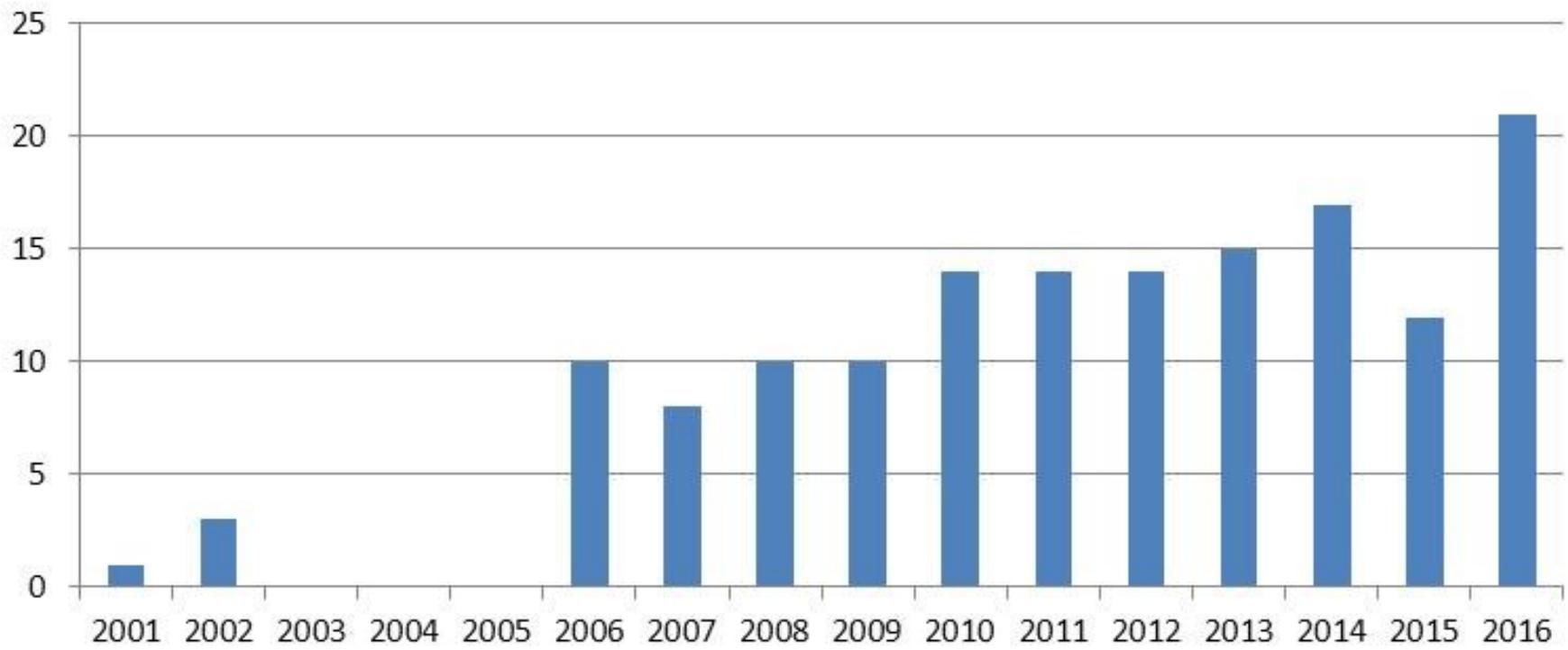
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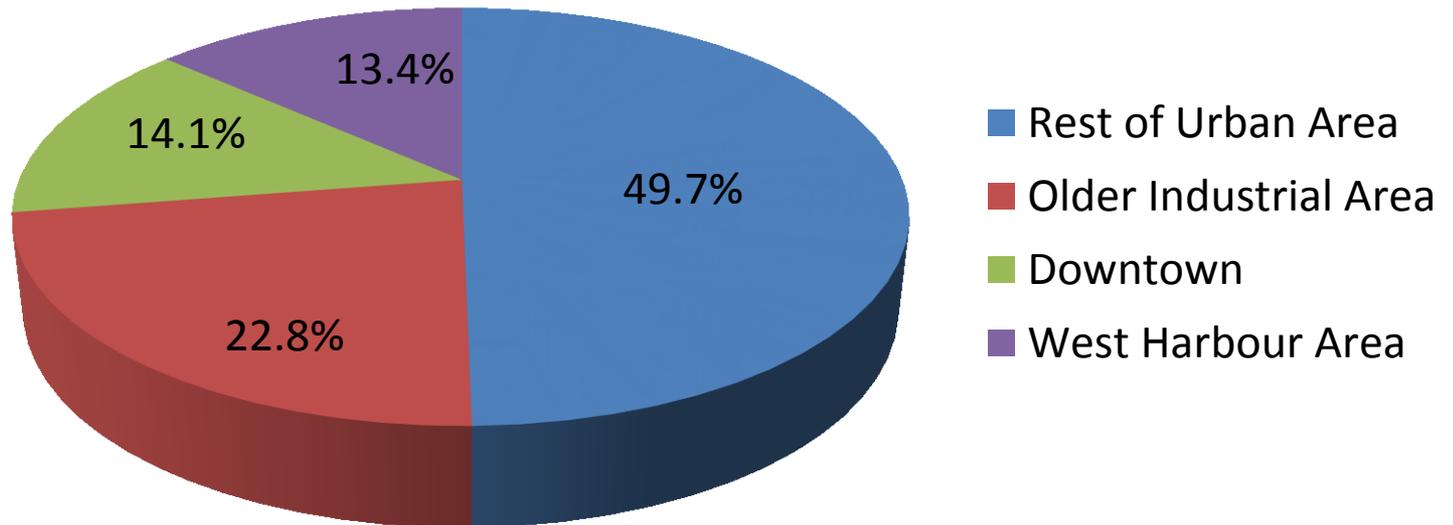
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Type of Program	Municipality									
	Brantford	Cornwall	Guelph	Hamilton	Kingston	Kitchener, Cambridge, Waterloo/ Waterloo Region	Niagara Falls/ Niagara Region	Ottawa	Windsor	Edmonton
1) Project Feasibility Study Grant		X						X	X	
2) Environmental Study Grant		X	X	X	X	X	X	X	X	X
3) Property Tax Assistance (Freeze/ Cancellation)	X	X	X	X	X	X	X	X	X	
4) Tax Increment Grant (TIG)	X	X	X	X	X	X	X	X	X	X
5) Development Charge Reduction	X			X		X	X	X	X	
6) Remediation Loan				X						
7) Municipal Tipping Fees Grant		X								
8) Planning/ Building Permit Fees Grant		X						X	X	
9) Payment-in-Lieu of Parkland Dedication Grant		X								

ESG Applications



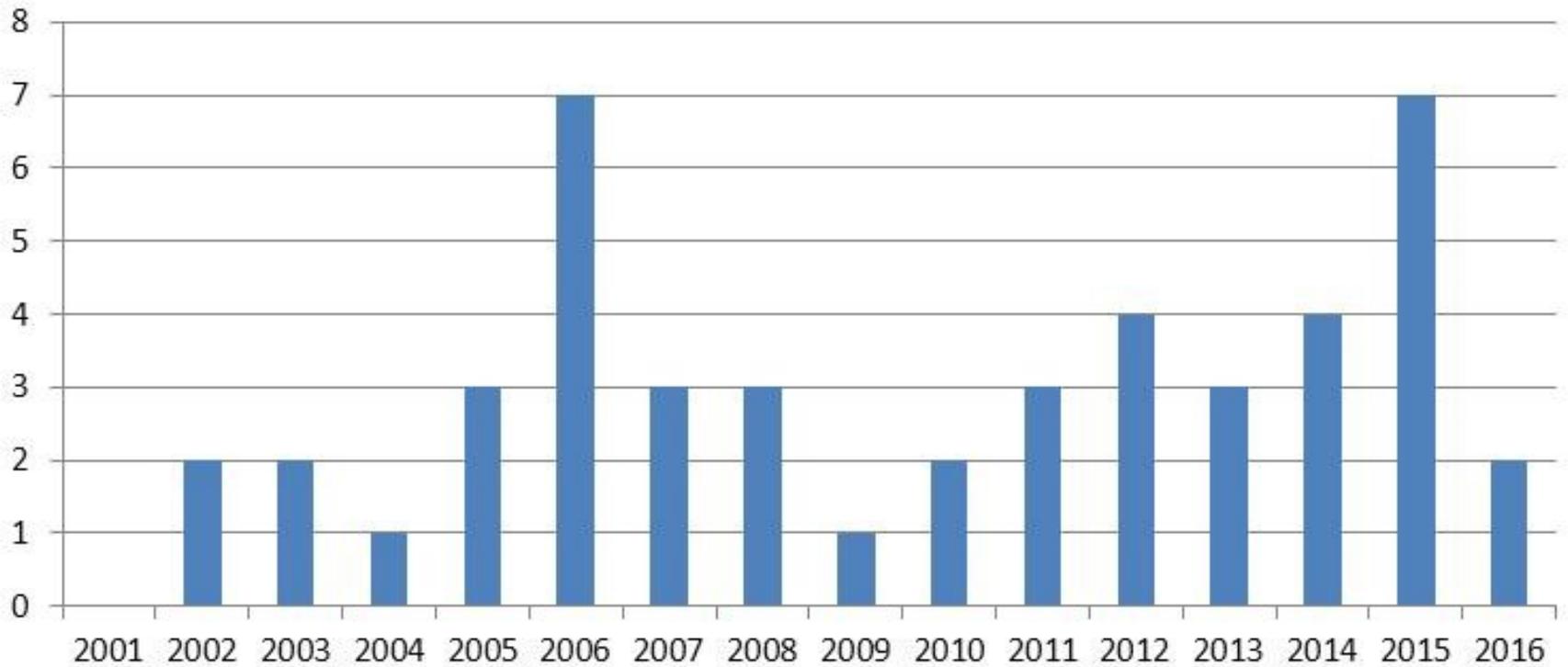
LOCATION OF ESG APPLICATIONS



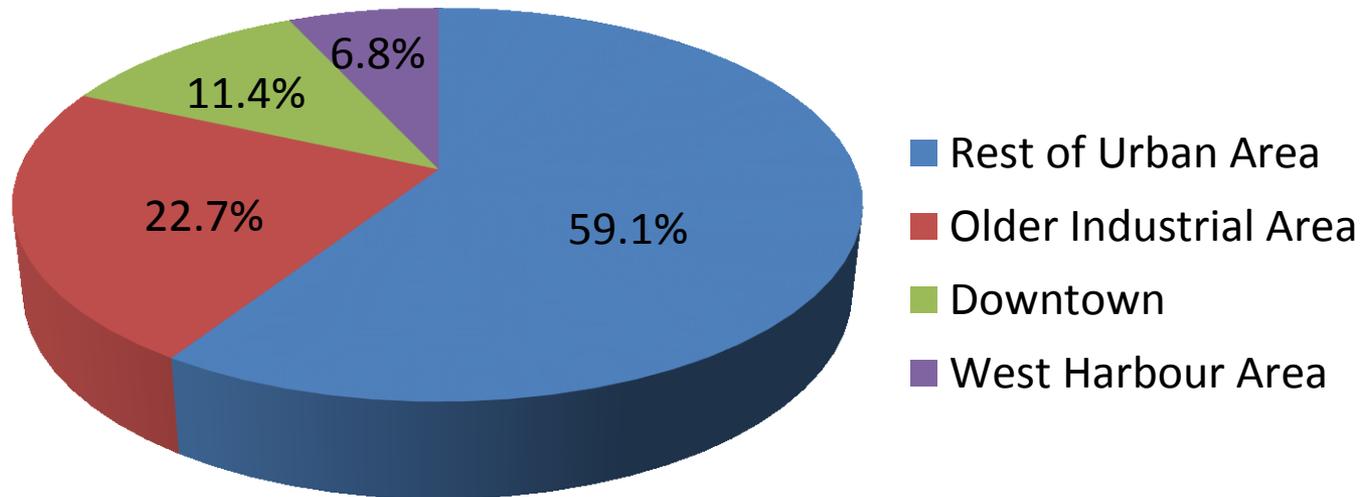
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ERG Applications



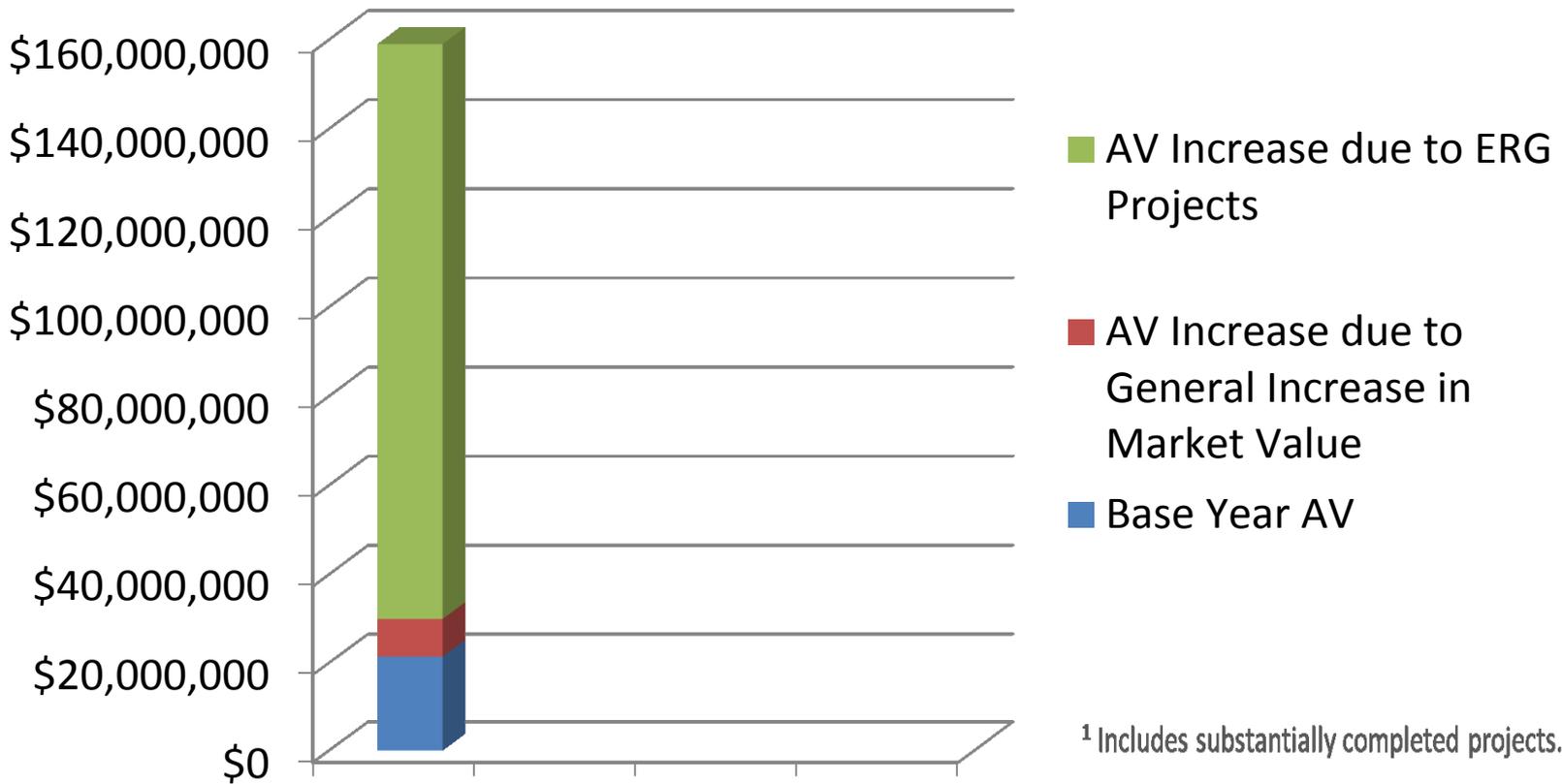
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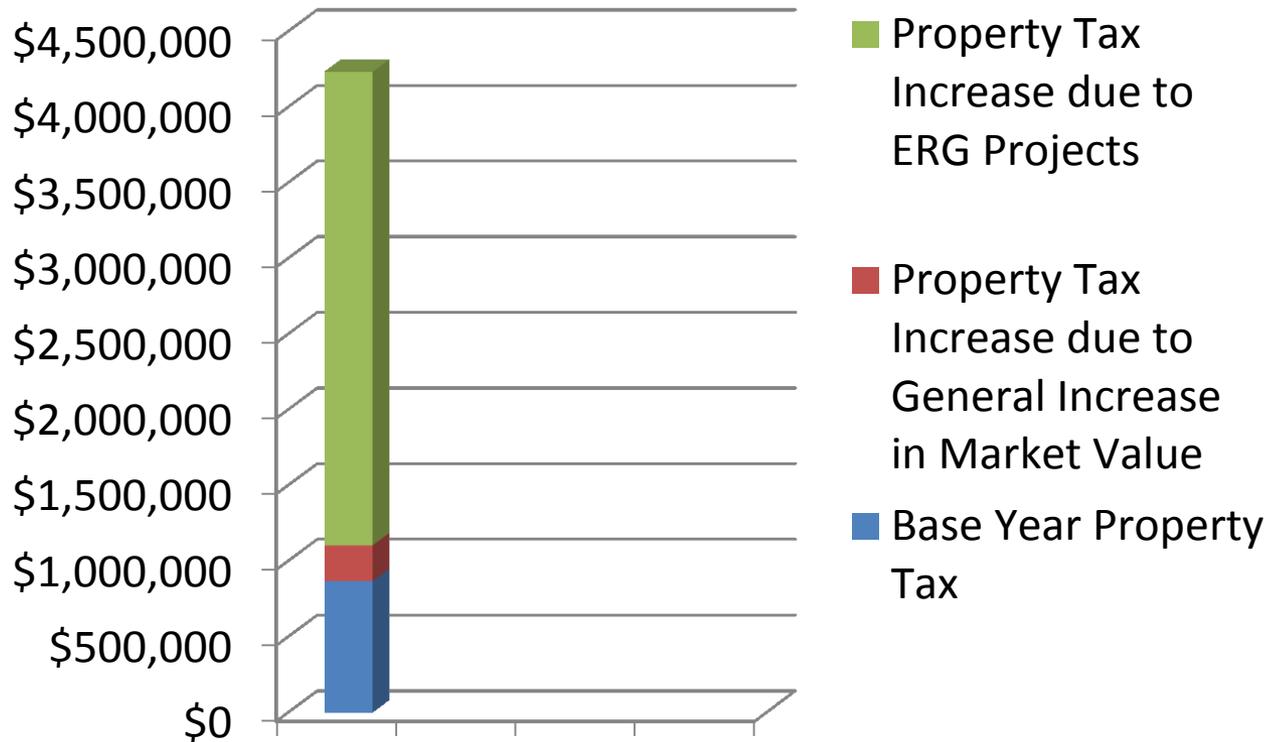
20 ERG Projects Completed to date

- \$9,598,969 in ERG grant funding commitment from City .
- \$116,145,820 in actual construction value.
- **Leverage Ratio = 11.1**
- 11 ERG projects paid **\$5,549,615 in DCs** over and above eligible remediation costs applied against DCs payable under ERG program.
- 19 ERG projects have paid **\$1,389,925 in building permit fees.**

Assessment Value of Completed ERG Projects¹



Annual Property Taxes for Completed ERG Projects¹



¹ Includes substantially completed projects.

Successes Achieved

- Over 380 Acres of land studied;
- Total assessment increase due to ERG in excess of \$129,029,379;
- Every \$1 contributed by the City has generated \$11.10 in private sector construction; and,
- Remediation and redevelopment approved of approximately 210 Acres of brownfield land 123 Acres (59% of approved land area) remediated to date.

Proposed improvements for continued success

- That the City's maximum contribution as part of the ERASE Study Grant Program be increased from \$25,000 to \$35,000 for two studies per property/project;
- That the ERASE Study Grant Program date for maximum of 2 studies per property be reset to July 1, 2011;
- That additional administrative requirements regarding submission and enactment of ERASE Study Grant applications be approved;
- That additional eligible costs be added to the ERASE Study Grant and Redevelopment Grant Program to cover Designated Substances and Hazardous Material Survey and Industrial/Office Reuse Feasibility Study and their removal and abatement in the Older Industrial Area be approved;

- Eligible costs be added to the ERASE Study Grant and Redevelopment Grant Program to cover Designated Substances and Hazardous Material Survey and their removal and abatement applicable to:
 - Current/closed Institutional uses
 - Designated Heritage Buildings
- That the interest rate for the Downtown Hamilton/West Harbourfront Remediation Loan Program (RLP) be decreased from prime minus 1% to 0% and the loan repayment period be reduced from 10 years to 5 years;

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Questions