



**Subject: Community Improvement Plan Application – 77 Broadway**

**Report Number: EDM 24-021**

Department: Economic Development Department

Submitted by: Cephas Panschow, Development Commissioner

Meeting Type: Council Meeting

Meeting Date: Monday, June 24, 2024

## **RECOMMENDATION**

- A. THAT Council receives report titled EDM 24-021 Community Improvement Plan Application – 77 Broadway; and,
- B. THAT the 77 Broadway property tenant, Absolute Respiratory Services Inc, be approved as the first recipient of funding under the Commercial Building Interior Renovation Program of the Community Improvement Plan, related to interior renovations and improvement renovation costs, up to a maximum of \$10,000.

## **BACKGROUND**

The tenant of the 77 Broadway property, Absolute Respiratory Services Inc, has submitted an application to the Town for commercial office renovation cost reimbursement in accordance with the Town's updated Community Improvement Plan. The purpose of this report is to seek Council's approval for the application, which will support the renovation of approximately 4,287 square feet of office space on the main floor plus additional space in the basement. If approved, the funding will help support the relocation of Absolute Respiratory to a new location as well as up to three subtenants and related employment in Downtown Tillsonburg.

## **DISCUSSION**

In recognition of the fact that there is limited funding support available for interior renovations by tenants of commercial properties, the updated Community Improvement Plan (approved February 26, 2024) included a Commercial Building Interior Renovation Program to support the various leasehold and related improvements to the interior of commercial buildings. The goal was to support the ongoing viability and attractiveness of the interior space of businesses in the community.

The 77 Broadway building has been vacant since Rogers (formerly Easy 101/CKOT Radio) relocated their operations. It has been listed since approximately April 2022, and hence, has taken over two years to secure tenants. The interior renovations being undertaken are largely cosmetic, but will support the relocation of an existing business within the Downtown while supporting the attraction of up to three other businesses as subtenants. It is also Absolute Respiratory's 10<sup>th</sup> anniversary, which they will be celebrating in their new location.

The application submitted by Absolute Respiratory Services Inc is the first application submitted for the Commercial Building Interior Renovation program.

The applicant has applied for support under the following Community Improvement Plan programs:

<b>Program</b>	<b>Comment</b>
Commercial Building Interior Renovation Program	50% rebate up to a maximum amount of \$10,000 is being recommended.

In reviewing this application, staff believe that it meets the primary intent of the Town's Community Improvement Plan, which is:

“...to promote and encourage renewal, redevelopment and rehabilitation within the key areas of the Town requiring investment”

Further, it meets the Commercial Building Interior Renovation Program goal of:

*“filling vacant storefronts, support a more vibrant street life, and create better first impressions of the community”*

## **CONSULTATION**

The Community Improvement Plan was recently updated with extensive consultation and input from the Affordable and Attainable Housing Committee, the Economic Development Advisory Committee and the community. The application has been submitted by an existing property owner in the community and circulated to the Building, Planning and Finance Departments.

## FINANCIAL IMPACT/FUNDING SOURCE

The 2024 Economic Development & Marketing budget contains \$60,000 in approved funding for the Community Improvement Plan. If approved, matching funds up to \$10,000 would be rebated from this amount.

It should be noted that the property owner has been approved for a Façade Improvement Loan under the Community Improvement Plan, but jointly funded through a different budget line item and the Business Improvement Association.

## CORPORATE GOALS

How does this report support the corporate goals identified in the Community Strategic Plan?

- Lifestyle and amenities
- Customer service, communication and engagement
- Business attraction, retention and expansion
- Community growth
- Connectivity and transportation
- Not Applicable

Does this report relate to a specific strategic direction or project identified in the Community Strategic Plan? Please indicate section number and/or any priority projects identified in the plan.

**Goal** – The Town of Tillsonburg will accommodate and support sustainable growth

**Strategic Direction** – Continue to offer relevant, leading incentives for revitalization and diversification in the downtown and throughout Tillsonburg

**Priority Project** – *Not applicable*

## ATTACHMENTS

Appendix A – Community Improvement Plan Application