



Subject: Community Improvement Plan Application – 102 Tillson Avenue, Unit I

Report Number: EDM 25-006

Department: Economic Development Department

Submitted by: Cephas Panschow, Development Commissioner

Meeting Type: Council Meeting

Meeting Date: Monday, February 24, 2025

RECOMMENDATION

- A. THAT Council receives report titled EDM 25-006 Community Improvement Plan Application – 102 Tillson Avenue, Unit I; and,
- B. THAT the 102 Tillson Avenue, Unit I, property tenant, Skill Shot Pinball, be approved for funding through the Town's Community Improvement Plan, related to interior renovations and accessibility improvement renovation costs as follows:
 - a. Commercial Building Interior Renovation Program – Matching funds up to a maximum of \$5,000;
 - b. Accessibility Renovation Grant – Matching funds up to a maximum of \$3,000.

BACKGROUND

The tenant of the 102 Tillson Avenue (Unit I) property, Skill Shot Pinball, has submitted an application to the Town for 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 rebate renovation and accessibility improvement costs for a unique start-up business in formerly vacant plaza space.

DISCUSSION

The application submitted by Skill Shot Pinball is for support under the following Community Improvement Plan programs:

Program	Comment
Accessibility Renovation Grant	Matching 50% rebate up to the maximum program amount of \$3,000 is being recommended
Architectural Design Grant	This program applies to downtown mainstreet buildings where a high level of architectural design is required as part of building façade improvements. Not recommended.
Building Permit Fee Rebate	Ineligible as this application does not meet the minimum property improvements threshold of minimum project value of \$150,000.
Commercial Building Interior Renovation Program	50% rebate up to a maximum amount of \$5,000 is being recommended. The space meets the criteria for this funding.
Façade Improvement Grant: Street Facing	This program applies to downtown mainstreet buildings. Not 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 updated in 2024 with extensive consultation and input from the Affordable and Attainable Housing Committee, the Economic Development Advisory Committee and the community. The application has been circulated to the Building, Planning and Finance Departments.

FINANCIAL IMPACT/FUNDING SOURCE

The 2025 Economic Development & Marketing budget contains \$40,000 in approved funding for the Community Improvement Plan with no funds approved for disbursement year to date . If approved, matching funds up to \$5,000 for interior renovations and \$3,000 for Accessibility Improvements would be rebated from this amount.

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