



The Municipal Corporation of the Town of Fort Erie

By-law No. 54-2021

Being a By-law to Authorize the Entry into a Niagara Gateway Economic Zone and Centre Community Improvement Plan Agreement (Harber Realty Holdings Inc.)

Whereas By-law No. 45-13 was passed by the Municipal Council of the Town of Fort Erie on April 8, 2013, to adopt a Gateway Economic Zone Community Improvement Plan for the Town of Fort Erie; and

Whereas By-law No. 47-2019, was passed by the Municipal Council of the Town of Fort Erie on March 18, 2019 to Establish Development Charges For The Town of Fort Erie and to Repeal By-law No. 43-2014; and

Whereas Council's 2018-2022 Corporate Strategic Plan prioritizes attracting interest and investment through strong advocacy & promotion as well as promoting business, economic growth and employment opportunities; and

Whereas in 2013, the Gateway Community Improvement Plan (CIP) was adopted by the Niagara Region to provide financial incentives to property owners who revitalize, strengthen and diversify the economy in Niagara by promoting private sector investment, development, redevelopment and construction activity on employment lands in the Gateway CIP Project Areas, and

Whereas the Tax Increment Based Grant Program provides a tax increment grant to completed projects within the Gateway CIP Project Area, based on the economic and environmental design performance provided the project creates an increase in assessment, and therefore an increase in property taxes upon its completion; and

Whereas Harber Realty Holdings Inc. owns the property municipally known as 1481 Commerce Parkway, from which, Abatement Technologies Limited currently operates; and

Whereas Harber Realty Holdings Inc. plans to expand the capacity for Abatement Technologies Limited at 1481 Commerce Parkway; and

Whereas Council approved Report No. EDTS-01-2021 at the Council-in-Committee meeting held on April 19, 2021, to approve the Application for the Niagara Gateway Economic Zone and Centre Community Improvement Plan Program for the property known as 1481 Commerce Parkway, for the Tax Increment Grant Based Program, in the estimated amount of \$8,577,349, subject to the Owner (Harber Realty Holdings Inc.), satisfying the program requirements; and

Whereas it is deemed desirable to enter into a Niagara Gateway Economic Zone and Centre Community Improvement Plan Agreement with The Regional Municipality of Niagara and Harber Realty Holdings Inc. for the Gateway (CIP) Tax Increment Grant Program.

Now therefore the Municipal Council of The Corporation of the Town of Fort Erie enacts as follows:

1. **That** Council authorizes the entry into the Niagara Gateway Economic Zone and Centre Community Improvement Plan Agreement with The Regional Municipality of Niagara and Harber Realty Holdings Inc. for the provision of a Tax Increment Grant, for the property located at 1481 Commerce Parkway, in a form satisfactory to the Town Solicitor.
2. **That** Council authorizes and directs the Mayor and Clerk to execute the said Agreement, and any documentation required to satisfy the conditions related to participation in the Tax Increment Based Grant Program, and to affix the corporate seal thereto.
3. **That** the Clerk of the Town is authorized to effect any minor modifications, corrections or omissions, solely of an administrative, numerical, grammatical, semantical or descriptive nature to this by-law or its schedules after the passage of this by-law.

Read a first, second and third time and finally passed this 26th day of April, 2021.

Mayor

Clerk

I, Carol Schofield, the Clerk, of The Corporation of the Town of Fort Erie certifies the foregoing to be a true copy of By-law No. 54-2021 of the said Town. Given under my hand and the seal of the said Corporation, this day of , 20 .
