



The Municipal Corporation of the Town of Fort Erie

By-law No. 77-2022

Being a By-law to Authorize the Entry into a Niagara Gateway Economic Zone and Centre Community Improvement Plan (1700 Pettit Road - Siltech Corporation)

Whereas By-law No. 45-2013 was passed by the Municipal Council of The Corporation of the Town of Fort Erie, 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 Corporation 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 and 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 Regional Municipality of Niagara to provide financial incentives to property owners who revitalize, strengthen and diversify the economy in the Niagara Region 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 Areas, 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 Siltech Corporation, a chemical manufacturer, purchased the property municipally known as 1700 Pettit Road in the Town of Fort Erie (the "Property"), for the purpose of expanding its production capacity by building a facility at the Property; and

Whereas Council approved Report No. EDTS-01-2022 at the Council-in-Committee meeting held on June 20, 2022, to approve the Application for the Niagara Gateway Economic Zone and Centre Community Improvement Plan Program for the Property, for the Tax Increment Grant Based Program in the estimated amount of \$11,878,090, subject to the Owner, Siltech Corporation, 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 Siltech Corporation 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 Siltech Corporation for the provision of a Tax Increment Grant, for the property municipally known as 1700 Pettit Road, 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 the 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 27th day of June, 2022.

Mayor

Clerk

I, Carol Schofield, Clerk of The Corporation of the Town of Fort Erie, certify the foregoing to be a true copy of By-law No. 77-2022 of the said Town. Given under my hand and the seal of the said Corporation, this day of , 20