

Funding Option #3

This option has the Town collecting all fees with the funding for 171 King Street coming from the County funding and the BMAHC.

Cost of 171 King Street	
Land Purchase	\$1,600,000.00
Cost of Legal/Land Transfer	\$65,559.77
Demolition Cost	\$60,162.20
Carrying Costs	\$22,770.54
Total Cost of 171 King Street	\$1,748,492.51

Funding for 171 King Street	
County Funding	\$1,139,845.61
Blue Mountains Attainable Housing Corporation	\$608,646.90
Total Funding for 171 King Street	\$1,748,492.51

Historical Funding	
Taxation	\$176,000.00
Developer Contribution	\$120,000.00
Operating Loan - October 2020	\$100,000.00
Operating Loan - March 2021	\$170,000.00
Total Historical Funding	\$566,000.00

Fees to be Waived	
Planning Fees ¹	Exempt - Municipal Led OP Amendment
Total Fees to be Waived	\$0.00

¹An OP Amendment would cost \$47,883 plus a \$10,000 deposit.

Total Request Grant	
Cost of 171 King Street	\$1,139,845.61
Fees Waived	\$0.00
Total Request	\$1,315,845.61

Fees Collected	
Site Plan Deposit	\$5,000.00
Building Permit Fees -Other	\$16,264.50
Site Plan Fees	\$15,555.00
Works Fees	\$67,771.00
Building Permit Fees -Residential	\$97,888.41
Development Charges - Attainable Units (50) ¹	\$941,550.00
Development Charges - Market (34)	\$640,254.00
Development Charges - Commercial	\$14,896.00
Total Fees Collected	\$1,799,178.91

¹Doesn't include the \$373,548 in Grey County Development Charges

Operating Loan Requests	
Current Loan	\$270,000.00
Remaining 2021 Request	\$170,000.00
2022 Loan Request	\$360,000.00
2023 Loan Request	\$400,000.00
Total Operating Loan¹	\$1,200,000.00

¹The loan will generate between \$100,000 and \$245,000 in interest income for the Town depending on how quickly the BMAHC pays it back

Under this option the Town would use the County funding received of \$1,139,845.61 to partially fund the purchase of 171 King Street and the BMAHC would be responsible for the remaining \$608,646.90. The Town would not waive any fees for this build however the BMAHC could apply for relief funding under the Town's CIP as any other developer would be able to.

This option sees the Town funding for the BMAHC at \$1,315,845.61 plus an operating loan of \$1,200,000, with the Town collecting \$1,777,914.41 in fees for the Thornbury Gateway build.