



Report to Council

From: Tannis Drysdale RRFDC, Economic Development Consultant

Date: June 9, 2018

Regarding: Request for Community Improvement Incentives

Background

Belluz Concrete started as a home-based business in Fort Frances more than 30 years ago. Belluz Concrete operates a rental business and sells direct to consumer various concrete landscaping products. Additionally, they have developed markets for larger concrete products. These include septic tanks, well casings, v-blocks (deck component) and concrete. It is in the manufacturing of these larger more technically complex products that Belluz Concrete intends to expand.

The company will build a new building is approximately 50 x 100 with 20 x 40 annex at it's 1530 Kings Hwy property. It will have approximately 5800 sq ft of floor space. The first few years the building will be used for storage and pouring our concrete products. There will be power to the building and heat will not be connected to municipal water or sewer service. The company will consider adding water service to the building when the Town repaves the Highway in front of the plant.

Requested Community Improvement Incentives:

1. Waiver of lot paving requirement.
2. Phased in municipal taxes (1/3 year one and 2/3 year two)
3. Reduction in building permit fees.

Value to the Town of Fort Frances of the proposed project

- This project would create two full time jobs.
- Construction will also create economic activity with the building to be valued at \$400,000. (To be self built for a cost of \$250,000)
- Remove commercial activity from a residential zone on Walker.
- Generate about \$12,140 annually in **new** municipal assessment.

Recommendation to Council

We recommend that council approval the requested incentives as the project will provide long term income and employment in the Town of Fort Frances.