

Municipality	Assessment
Fort Erie	RT
Grimsby	MT
Lincoln	NT
Niagara Falls	FT
Niagara-on-the-Lake	TT
Pelham	CT
Port Colborne	CX
St. Catharines	IT
Thorold	IX
Wainfleet	PT
Welland	
West Lincoln	

Year	Municipality	Code	Concatenate	Property Type
2023	Port Colborne	CT	2023Port ColborneCT	Commercial
2023	Port Colborne	CX	2023Port ColborneCX	Commercial - Vacant and
2023	Port Colborne	FT	2023Port ColborneFT	Farmland
2023	Port Colborne	TT	2023Port ColborneTT	Forest
2023	Port Colborne	IT	2023Port ColborneIT	Industrial
2023	Port Colborne	IX	2023Port ColborneIX	Industrial - Vacant and Ex
2023	Port Colborne	MT	2023Port ColborneMT	Multi-residential
2023	Port Colborne	NT	2023Port ColborneNT	New Multi-residential
2023	Port Colborne	PT	2023Port ColbornePT	Pipeline
2023	Port Colborne	RT	2023Port ColborneRT	Residential

Regional	Waste	Transit	Local	Education	Levy Total
0.01082043	0.00171165	0.00072137	0.0178309	0.0088	
0.0100089	0.00158328	0.00066727	0.01649359	0.0088	
0.00155923	0.00024665	0.00010395	0.00256944	0.0003825	
0.00155923	0.00024665	0.00010395	0.00256944	0.0003825	
0.0164031	0.00259476	0.00109355	0.02703054	0.0088	
0.01517287	0.00240015	0.00101154	0.02500324	0.0088	
0.01228673	0.0019436	0.00081913	0.02024721	0.00153	
0.00623692	0.0009866	0.0004158	0.01027777	0.00153	
0.01061586	0.00167929	0.00070773	0.01749379	0.0088	
0.00623692	0.0009866	0.0004158	0.01027777	0.00153	

Region + Waste + Transi	Region + Waste + Transit	Waste + Local
0.01325345	0.03108435	0.01954255
0.01225945	0.02875304	0.01807687
0.00190983	0.00447927	0.00281609
0.00190983	0.00447927	0.00281609
0.02009141	0.04712195	0.0296253
0.01858456	0.0435878	0.02740339
0.01504946	0.03529667	0.02219081
0.00763932	0.01791709	0.01126437
0.01300288	0.03049667	0.01917308
0.00763932	0.01791709	0.01126437

**NIAGARA ECONOMIC GATEWAY & COMMUNITY IMPROVEMENT PLANS  
TAX INCREMENT GRANT PROGRAM ESTIMATE**

Municipality: **Port Colborne**  
 Address: **174 Mitchell Street**  
 Roll Number: **020007131000000**  
 Pre Project Year: **2023**  
 Post Project Year: **2023**

	Industrial	Residential	Commercial	Total Pre-Project Taxes	Commercial	New Multi-residential	Commercial	Total Post Project Taxes	Tax Increment	Annual Grant amount
Class Code	IT	RT	CT		CT	NT	CT			
Assessment Value <sup>1</sup>	\$0.00	\$95,000.00	\$82,000.00			\$750,000.00	\$0.00			
Municipal Taxes <sup>2,3,4</sup>	\$0	\$976	\$1,462	\$2,439	\$0	\$7,708	\$0	\$7,708	\$5,270	\$5,270
Regional Taxes <sup>5,6,7</sup>	\$0	\$726	\$1,087	\$1,813	\$0	\$5,729	\$0	\$5,729	\$3,917	\$3,917
Provincial Taxes <sup>8,9,10</sup>	\$0	\$145	\$722	\$867	\$0	\$1,148	\$0	\$1,148	N/A	
<b>Total</b>									\$9,186.78	
<b>% of Tax Increment Year 1<sup>11</sup></b>									<b>100.00%</b>	
<b>Annual Grant Payment<sup>13</sup></b>									\$9,186.78	

This estimates the completed project being assessed at \$750,000.00 based on cost of land and construction costs; actual assessment will be completed by MPAC following the project completion. Existing assessment value is based on actual 2018 MPAC assessment. These results are estimated using the 2024 tax rates. Actual annual amount will be based on the grant percentage applied to the incremental taxes paid each year for the duration of the grant however may be subject to a reduction should the taxes owing be reduced in any given year due to a assessment appeal.

<sup>1</sup> Both Pre- and post-project completion assessments are estimates and may be subject to change.

- 2 Municipal Industrial Tax Rate
- 3 Municipal Residential Tax Rate
- 4 Municipal Commercial Tax Rate
- 5 Regional Industrial Tax Rate
- 6 Regional Residential Tax Rate
- 7 Regional Commercial Tax Rate
- 8 Education Industrial Tax Rate
- 9 Education Residential Tax Rate
- 10 Education Commercial Tax Rate

Pre-Project Tax Rates	Post-Project Tax Rates
0.02703054	0.0178309
0.01027777	0.01027777
0.0178309	0.0178309
0.02009141	0.01325345
0.00763932	0.00763932
0.01325345	0.01325345
0.0088	0.0088
0.00153	0.00153
0.0088	0.0088

<sup>13</sup> This is an estimate only and does not constitute any guarantee or assurance of a grant and should not be relied upon as such.

**SUMMARY FORECAST (excluding education)**

Event	Year	Grant %	Municipal Grant Estimate	Regional Grant Estimate	Total Grant Estimate
Base year	2023				
Grant Year 1	2023	100%	\$ 5,269.81	\$ 3,916.97	\$ 9,186.78
Grant Year 2	2024	100%	\$ 5,269.81	\$ 3,916.97	\$ 9,186.78
Grant Year 3	2025	100%	\$ 5,269.81	\$ 3,916.97	\$ 9,186.78
Grant Year 4	2026	100%	\$ 5,269.81	\$ 3,916.97	\$ 9,186.78
Grant Year 5	2027	100%	\$ 5,269.81	\$ 3,916.97	\$ 9,186.78
Grant Year 6	2028	100%	\$ 5,269.81	\$ 3,916.97	\$ 9,186.78
Grant Year 7	2029	100%	\$ 5,269.81	\$ 3,916.97	\$ 9,186.78
Grant Year 8	2030	100%	\$ 5,269.81	\$ 3,916.97	\$ 9,186.78
Grant Year 9	2031	100%	\$ 5,269.81	\$ 3,916.97	\$ 9,186.78
Grant Year 10	2032	100%	\$ 5,269.81	\$ 3,916.97	\$ 9,186.78
<b>Total Estimate</b>	<b>Total Estimate</b>		\$ 52,698.06	\$ 39,169.72	\$ 91,867.77