

**NIAGARA SMARTER NIAGARA INCENTIVE PROGRAM TAX INCREMENT GRANT & BROWNFIELD TAX INCREMENT GRANT
TAX INCREMENT GRANT PROGRAM ESTIMATE**

2025-27
Appendix C

Municipality: **Port Colborne**
Address: **71 Nickel**
Roll Number: **# 271102000704900**
Pre Project Year: **2024**
Post Project Year: **2024**

	Industrial	Residential	Industrial	Total Pre-Project Taxes	Commercial	New Multi-residential	Commercial	Total Post Project Taxes	Tax Increment	Annual Grant amount
Class Code	IT	RT	IT		CT	NT	CT			
Assessment Value ¹	\$0.00	\$5,100.00	\$0.00		\$0.00	\$1,243,890.10	\$0.00			
Municipal Taxes ^{2,3,4}	\$0	\$55	\$0	\$55	\$0	\$13,425	\$0	\$13,425	\$13,370	\$10,696
Regional Taxes ^{5,6,7}	\$0	\$41	\$0	\$41	\$0	\$10,026	\$0	\$10,026	\$9,985	\$7,988
Provincial Taxes ^{8,9,10}	\$0	\$8	\$0	\$8	\$0	\$1,903	\$0	\$1,903	N/A	
					Total				\$23,354.51	
					% of Tax Increment Year 1¹¹				80.00%	
					Annual Grant Payment¹³				\$18,683.61	

This estimates the completed project being assessed at **\$1,243,890.10** based on cost of land and construction costs; actual assessment will be completed by MPAC following the project completion. Existing assessment value is \$5,100 based on actual 2024 MPAC assessment. These calculations reflect the grant percentage that would be received based on a project score of 80%. 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.

¹ 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 Industrial Tax Rate
- 5 Regional Industrial Tax Rate
- 6 Regional Residential Tax Rate
- 7 Regional Industrial Tax Rate
- 8 Education Industrial Tax Rate
- 9 Education Residential Tax Rate
- 10 Education Industrial Tax Rate

Pre-Project Tax Rates	Post-Project Tax Rates
0.02838501	0.01872439
0.01079278	0.01079278
0.02838501	0.01872439
0.02119754	0.01398312
0.0080599	0.0080599
0.02119754	0.01398312
0.0088	0.0088
0.00153	0.00153
0.0088	0.0088

¹³ 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	2024				
Grant Year 1	2024	80%	\$ 10,695.99	\$ 7,987.62	\$ 18,683.61
Grant Year 2	2025	80%	\$ 10,695.99	\$ 7,987.62	\$ 18,683.61
Grant Year 3	2026	80%	\$ 10,695.99	\$ 7,987.62	\$ 18,683.61
Grant Year 4	2027	80%	\$ 10,695.99	\$ 7,987.62	\$ 18,683.61
Grant Year 5	2028	80%	\$ 10,695.99	\$ 7,987.62	\$ 18,683.61
Grant Year 6	2029	80%	\$ 10,695.99	\$ 7,987.62	\$ 18,683.61
Grant Year 7	2030	80%	\$ 10,695.99	\$ 7,987.62	\$ 18,683.61
Grant Year 8	2031	80%	\$ 10,695.99	\$ 7,987.62	\$ 18,683.61
Grant Year 9	2032	80%	\$ 10,695.99	\$ 7,987.62	\$ 18,683.61
Grant Year 10	2033	80%	\$ 10,695.99	\$ 7,987.62	\$ 18,683.61
Total Estimate	Total Estimate		\$ 106,959.91	\$ 79,876.19	\$ 186,836.11