



STAFF REPORT TO COUNCIL

Report No: CS-2024-14

April 8, 2024

From: Anne Leduc – Director of Community Services

RE: CIP Application for 117 Main Street South in Alexandria

Recommended Motion:

THAT Council receives Staff Report CS-2024-14; and

THAT Council approves the Community Improvement Plan Project at 117 Main Street South, Alexandria, Ontario, as submitted by the property owners Stephane and Ginny Ménard.

- Program B – Building Improvement Grant representing a matching grant of 50% up to a maximum of \$7,500.00 for two façades visible from the street.
- Program C - Commercial Signage, Civic Address Signage and Commercial Awning Grant Program representing a matching grant of 50% up to a maximum of \$2,000.00.
- Program E – Building Permit Grant representing a grant equal to 100% of the eligible building permit fees to a maximum of \$750.00.
- Program G – Municipal Loan Program of \$10,000.00.

Total Grants: \$10,250.00

Total Loan: \$10,000.00

Background / Analysis:

The Arts, Culture and Heritage Committee met on April 2, 2024, and reviewed the CIP application for the property located at 117 Main Street South in Alexandria and which has housed electronic store The Source and G&S Techtronic since 2007.

The project includes the:

- Installation of board and batten siding to replace the existing blue siding on the west and south sides of the property. The board and batten will be medium grey.
- Installation of four new windows.
- Replacing the window trim.
- Addition of gooseneck lighting above sign.
- Addition of a corner sign.

The estimated total cost of the project is \$32,732.74.

In addition, the hand railings on the entrance will be sandblasted and repainted black. At this time, the property owners are looking for a mason to refinish the stairs but were unable to obtain a quote.

Program B – Provides a matching grant of 50% up to \$5,000.00 for one façade and \$7,500.00 for two façades visible from the street

- Applicant was only able to obtain one quote for the proposed work.

Contractors	Element	\$ before tax	50%	Eligible
Siding				
ML Construction Renovation	Siding – Hardboard Lap pattern, Vaper barrier, sheathing, hardboard trim,	11,204.65	5,602.33	Yes
Windows				
Glengarry Windows & Doors	Installation of 4 Koltech PVC white windows	11,695.11	5847.56	Yes
Trim & Window encasements				
Home Hardware	Vinyl J Trim, wood for window encasement on left front side	2,755.75	1377.88	Yes
				Max. eligible
	TOTAL Eligible Expenses	\$25,655.51	\$12,827.76	\$7,500.00

Program B – total eligible expenses are \$7,500.00

Program C - Provides a matching grant for signage of 50% up to a maximum of \$2,000.00

Sign				
Significo	<ul style="list-style-type: none"> • Design and install sign above door • Design and install corner sign 	6784.25	3,392.13	Yes
Lights				
Amazon	4 Gooseneck lights	291.98	145.99	Yes
				Max. eligible
	TOTAL Eligible Expenses	\$7,076.25	\$3,538.12	\$2,000.00

Program C – total eligible expenses are \$2,000.00

Program E – Provides a matching grant of 100% up to a maximum of \$750.00 for the building permit.

Program E – total eligible amount is \$750.00

Current Photos of the Property
Front View



View driving north on Main Street



Concept g of New Façade



Medium Grey (Hardboard)



Signage

- Front outdoor sign board primed and painted white with border to create dimension. Lazer-cut acrylic to shape 3D lettering (minimum 3/8 inches in depth)
- Side outdoor sign on aluminium with flat colour print.
- Installation included.
- Final art will be sent to Committee prior to approval to go to production.

Program G – CIP Municipal Loan Program – Provides an interest-free loan to property owners to help finance the restoration, repair, or renovation of the façade of a building that faces a street, park or public gathering space up to a maximum of \$10,000.00 and not to surpass the total cost of the project once other grants are factored in.

Project Costs

Total Project Estimate	\$32,732.74
• Program B Grants	(\$7,500.00)
• Program C Grants	(\$2,000.00)
• Program E Grant	(\$750.00)
Portion of project estimate remaining	\$22,482.74

Program G – total eligible amount is \$10,000.00

ALTERNATIVES:

Option 1 – Recommended – That Council approves the CIP application for 117 Main Street South in Alexandria.

OR

Option 2 – Not Recommended – That Council declines the CIP application for 117 Main Street South in Alexandria.

Financial Implications:

Council has approved the 2024 budget which allocates funds for the Community Improvement Plan Program.

A \$10,250.00 grant derived from GL 1-4-1950-3702 would be attributed to the Community Improvement Plan project for the property located at 117 Main Street South, Alexandria. The \$10,000.00 Municipal Loan would be drawn from the Township's operating reserves.

Attachments & Relevant Legislation:

Relevant Legislation – North Glengarry Community Improvement Plan

Others Consulted:

Zoe Bougie – Director of Finance
Arts, Culture and Heritage Committee

Reviewed and Approved by:
Sarah Huskinson, CAO/Clerk