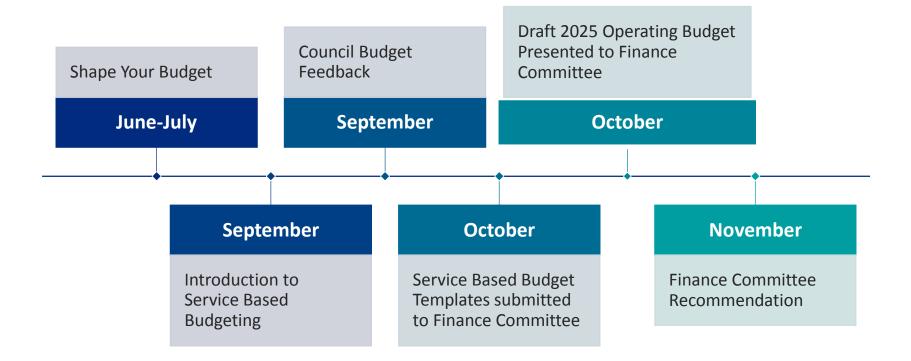


2025 Draft General Fund Operating Budget Finance Committee – November 18, 2024



2025 Budget Process

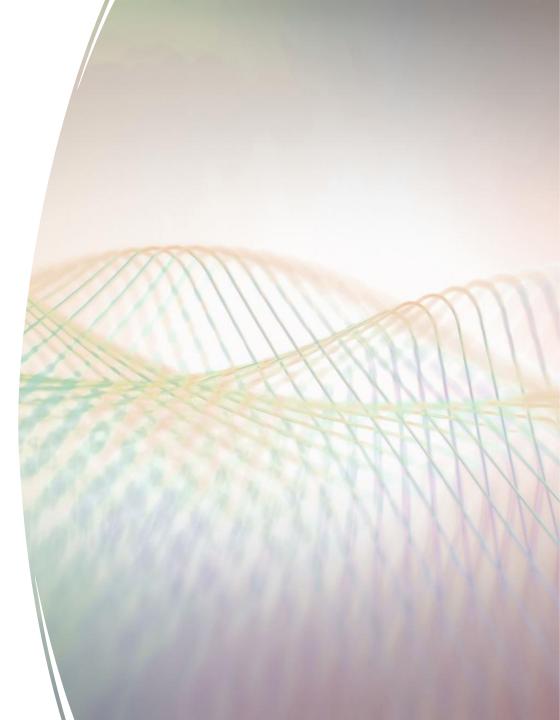


Key Dates



AGENDA

- Section 1 Tax Base Growth and Community Funding Grant
- Section 2 Fair Tax and Multiplier
- Section 3 Summary of Council Feedback
- Section 4 2025 Draft Operating Budget Recommendations



Section 1: TAX BASE GROWTH & COMMUNITY FUNDING (EQUALIZATION)GRANT



The Property Assessment and **Taxation System in New Brunswick**

Local

Governments

Determine

budget and

revenue

requirements



Provincial Government

Establishes assessment and taxation laws

Sets valuation date

Sets provincial tax rates



Service New Brunswick

Assesses and classifies all real property in New Brunswick

Prepares Assessment Base*

Mails Property Assessment Notices

Set tax rates

Collects taxes to provide services

Pay annual fee to SNB



Treasury Board

Tax Notices

Taxes

Administers Tax Sales

Finance &

Mails Property

Collects Property

Property

Owners

Pay local

property taxes

Pay provincial

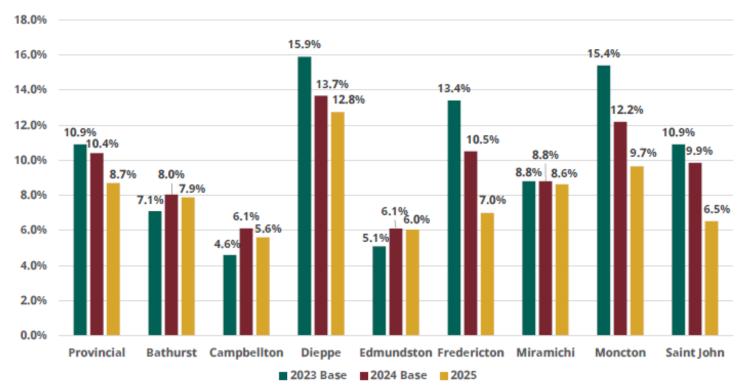
taxes on non-

owner-occupied

property

*Tax base is delivered to local governments by Environment and Local Government (ELG)

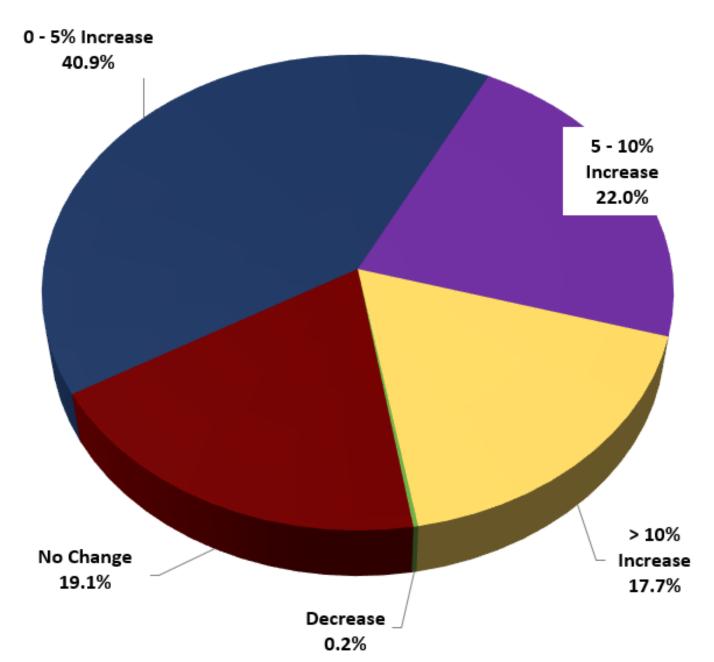
Assessment Base Growth Chart (%)



Assessment Base - Cities



2025 Assessment Change Breakdown



2025 Saint John Assessment Base and Tax Base

	Ass	ses	sment Base		
	<u>2024</u>		<u>2025</u>	<u>%</u>	Increase
Residential	\$ 5,964,110,600	\$	6,389,210,200	7.13%	\$425,099,600
Non Residentia	\$ 1,573,333,300	\$	1,661,594,900	5.61%	\$ 88,261,600
Heavy Industry	\$ 524,452,600	\$	536,946,300	2.38%	\$ 12,493,700
	\$ 8,061,896,500	\$	8,587,751,400	6.52%	\$525,854,900
		Ta	ax Base		
	<u>2024</u>		<u>2025</u>	<u>%</u>	<u>Increase</u>
Residential	\$ 5,964,110,600	\$	6,389,210,200	7.13%	\$425,099,600
Non Residentia	\$ 2,674,666,610	\$	2,824,711,330	5.61%	\$150,044,720
Heavy Industry	\$ 891,569,420	\$	912,808,710	2.38%	\$ 21,239,290
	\$ 9,530,346,630	\$	10,126,730,240	6.26%	\$596,383,610

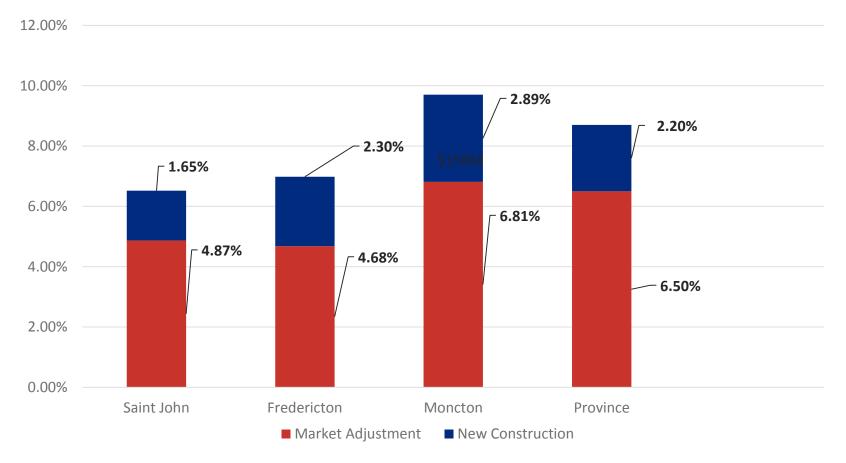


		Tax	Burden 1.58 Ta	ax Ra te			
	 <u>2024</u>		<u>2025</u>	<u>%</u>	<u>Ne</u>	<u>w Revenue</u>	% of Increase
Residential	\$ 94,232,947	\$	100,949,521	7.13%	\$	6,716,574	71.3%
Non Residentia	\$ 42,259,732	\$	44,630,439	5.61%	\$	2,370,707	25.2%
Heavy Industry	\$ 14,086,797	\$	14,422,378	2.38%	\$	335,581	3.6%
	\$ 150,579,477	\$	160,002,338	6.26%	\$	9,422,861	

Approximately \$9.5M in New Tax Revenue if 1.58 Tax Rate is Maintained

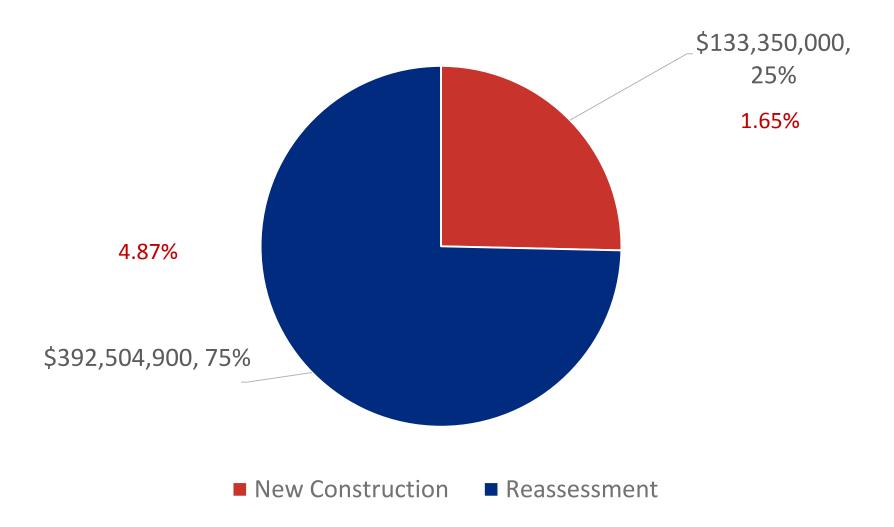
Benchmarking Performance

2025 Assessment Base Increase





25% of Growth from New Construction (1.65%/6.52%)





New Construction Assessment Growth

New Construction Value

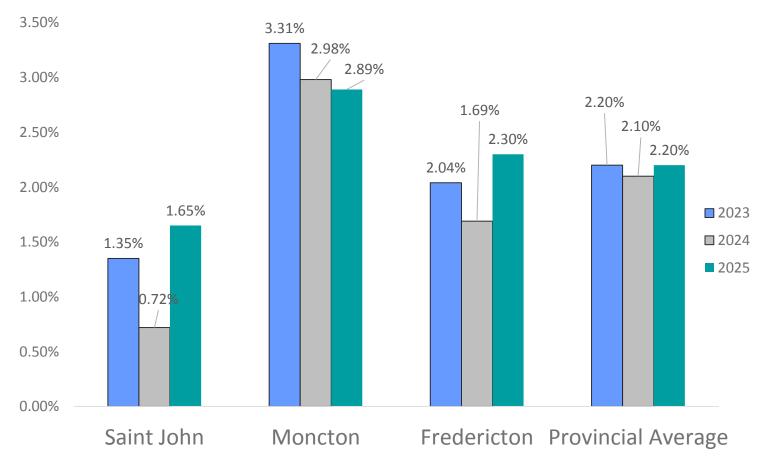


New Construction Value



Benchmark: New Construction % Increase last 3 Years

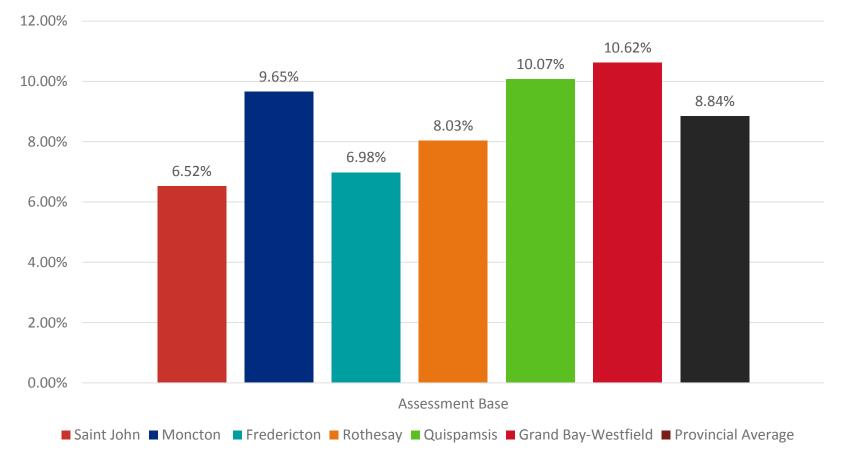
2025 New Construction % Tax Base Growth





Benchmarking Saint John Assessment Base Growth

2025 Assessment Base Growth





Benchmarking Saint John Residential Assessment Base Growth

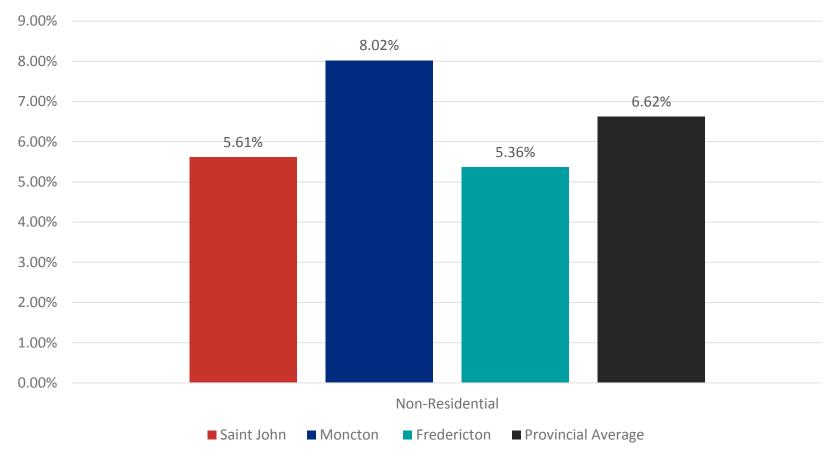
12.00% 10.48% 10.12% 10.14% 10.00% 9.33% 7.96% 8.00% 7.32% 7.13% 6.00% 4.00% 2.00% 0.00% Residential ■ Saint John ■ Moncton ■ Fredericton ■ Rothesay ■ Quispamsis ■ Grand Bay-Westfield ■ Provincial Average

2025 Residential Assessment Base Growth



Benchmarking Saint John Non-Residential 2025 Assessment Base Growth

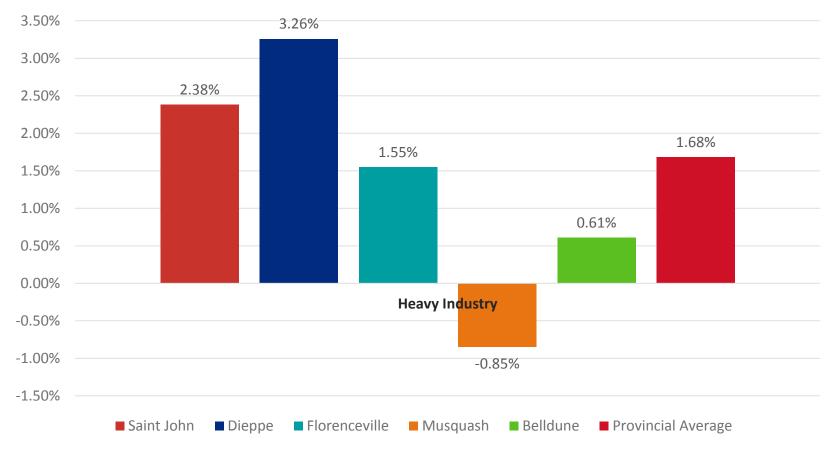
Non-Residential Assessment Base Growth





Benchmarking Saint John Heavy Industrial Tax Base Growth (Properties over \$50M Assessment)

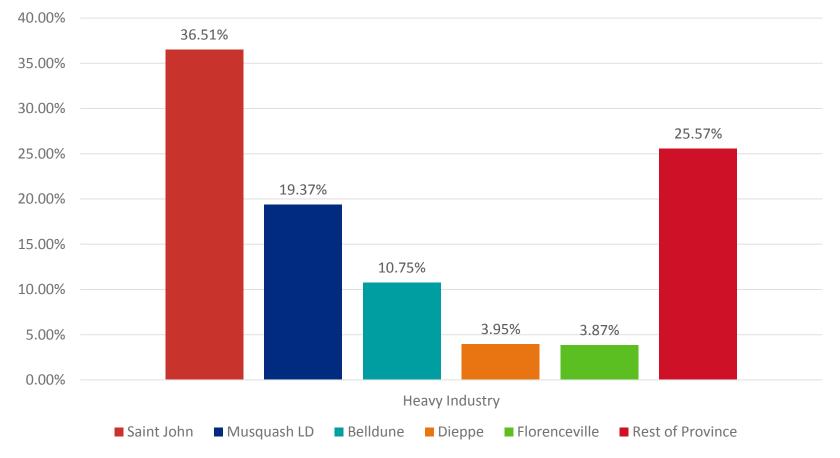
Heavy Industry Assessment Base Growth





Saint John has highest Heavy Industry Assessment Base

% of Total Heavy Industrial Tax Base in Province



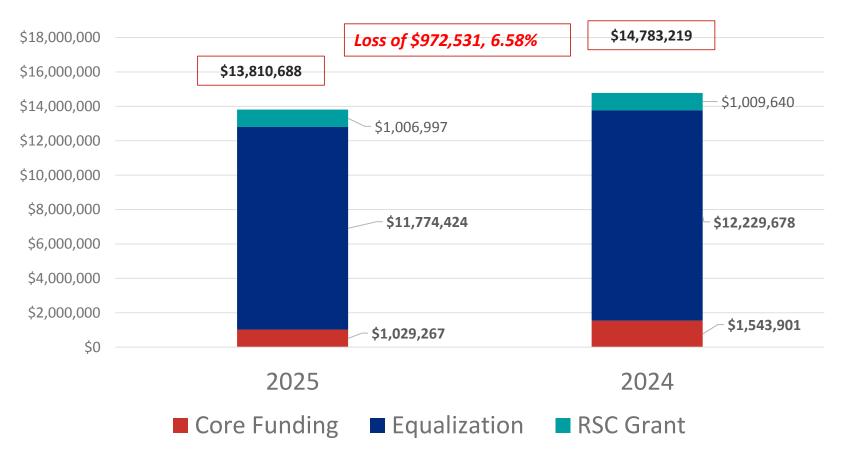


How much money does the Province Collect from Heavy Industry in Saint John?

2025 Assessment	\$ 536,946,300
Provincial Property Tax Rate	1.856
Total Property Tax Revenue	\$ 9,965,723

Change in Equalization Grant

Core & Equalization Grant

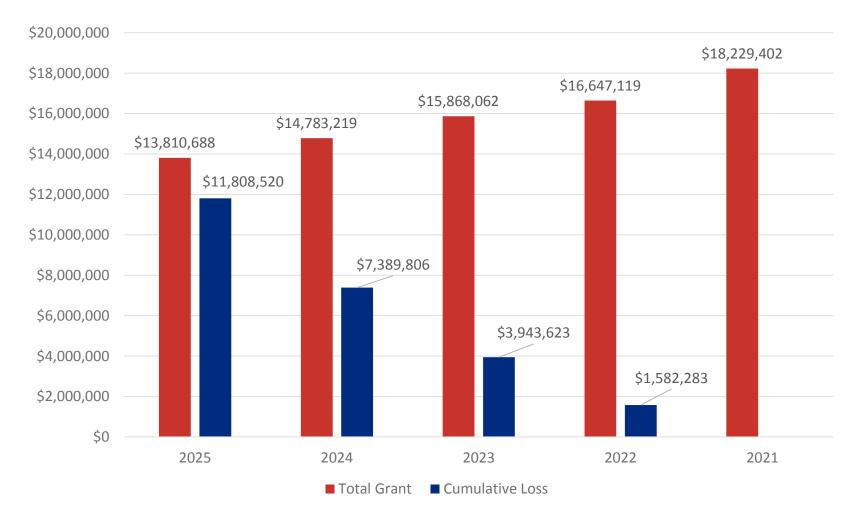




		Unconditi	ona	l Grant		
Saint John	Ś	12,803,691	\$	13,773,579 -	5 969,888	-7.04%
Moncton	\$	1,293,220	\$	1,939,830 -		-33.33%
Fredericton	\$	805,011	\$	1,258,931 -\$	· · · · ·	-33.33%
Rothesay	\$	52,389	\$	78,584 -\$	\$ 26,195	-33.33%
Quispamsis	\$	46,102	\$	69,152 -\$	\$ 23,050	-33.33%
Grand Bay Westfield	\$	212,364	\$	233,229 -\$	\$ 20,865	-8.95%

2025 Unconditional Grant Reductions

Since 2021 the City has lost almost \$12 million dollars in Unconditional Grant Funding







Council 10 Year Strat Plan

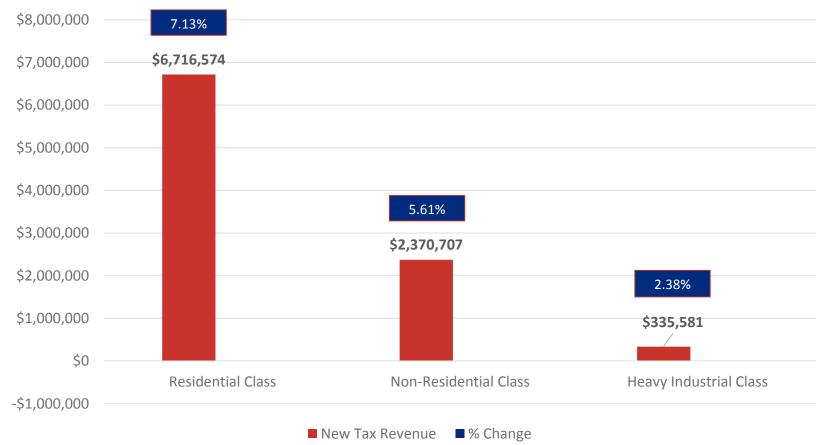
Four Catalytic Advocacy Efforts # 1: Comprehensive Tax Reform

Saint John has long called on the Province for comprehensive tax reform to ensure more local tax dollars stay in the City to help maintain strong and sustainable municipal services. Currently, the Province collects significant property tax for its own purposes that is disproportionately high when compared to other provinces. In alignment with the Province's Sustaining Saint John Plan, the time for modernizing our outdated tax system is now.



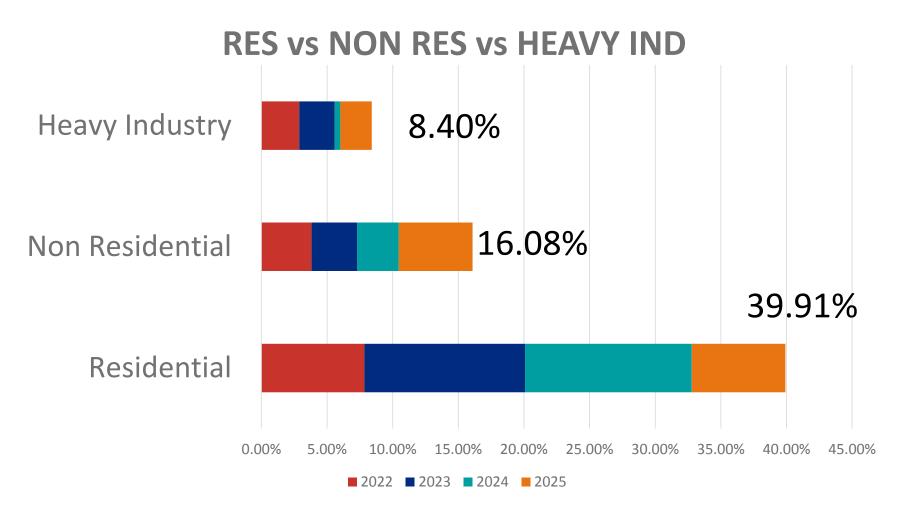
2025 New Property Tax Revenue at Current Tax Rate \$9,422,861

2025 Incremental Property Tax Revenue





Saint John Assessment Base Growth – Last 4 Years

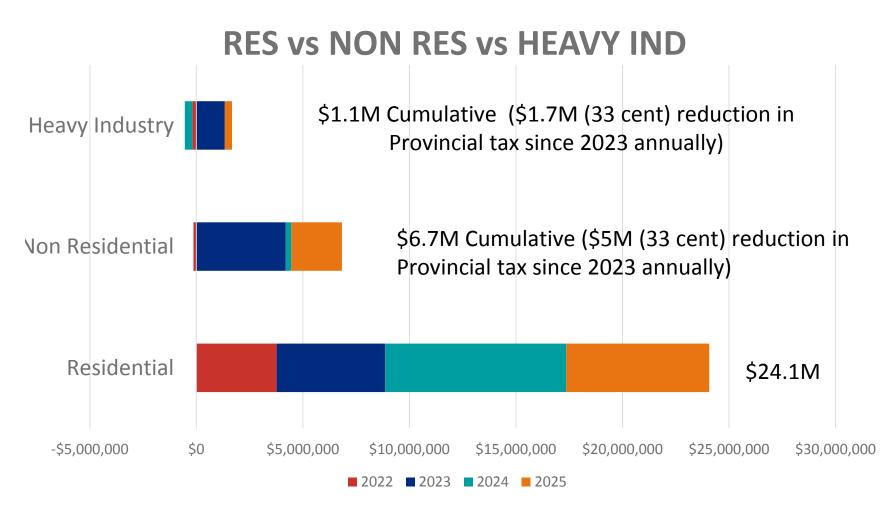




2023 Provincial Property Rate Reduction (33 cents Reduction)

	Non Resi	dential Property Tax	Rate
	Municipal Tax Rate	Provincial Tax Rate	Total Tax Rate
2022	2.565	2.186	4.751
2023	2.754	1.856	4.61
Change	0.189	-0.33	-0.141

Property Tax Paid - Last 4 Years Residential Class vs Other Classes





Residential Class Tax Shouldering Burden

		Tax	Burden 1.58 Tax	Rate			
	<u>2024</u>		<u>2025</u>	<u>%</u>	Ne	ew Revenue	% of Increase
Residential	\$ 94,232,947	\$	100,949,521	7.13%	\$	6,716,574	71.3%
Non Residential	\$ 42,259,732	\$	44,630,439	5.61%	\$	2,370,707	25.2%
Heavy Industry	\$ 14,086,797	\$	14,422,378	2.38%	\$	335,581	3.6%
	\$ 150,579,477	\$	160,002,338	6.26%	\$	9,422,861	

		Tax	Burden 1.55 Tax	Rate			
	2024		<u>2025</u>	<u>%</u>	Ne	ew Revenue	% of Increase
Residential	\$ 94,232,947	\$	99,032,758	5.09%	\$	4,799,811	75.2%
Non Residential	\$ 42,259,732	\$	43,783,026	3.60%	\$	1,523,293	23.9%
Heavy Industry	\$ 14,086,797	\$	14,148,535	0.44%	\$	61,738	1.0%
	\$ 150,579,477	\$	156,964,319	4.24%	\$	6,384,842	

Staff Recommendation would be to reduce tax rate by 3 Cents to 1.58 to reduce Tax Burden on Residential Class

Fair Tax Analysis

Approx \$10 Million in Provincial Tax Room City Could Not Enter to Provide Relief to Residential Class due to Maximum Multiplier

		Fair Tax Analysis												
	20	022	<u>2</u>	023	2	024	2025 (Assu	me 1.55 rate)	Total					
Class	City	GNB33Cent	City	GNB33 Cent	City	GNB33 Cent	City	GNB33 Cent						
Residential	\$3,763,875	\$-	\$5,094,598	\$-	\$8,496,707	\$-	\$4,799,811	\$-	\$ 22,154,991					
Non Residential	-\$ 189,750	\$-	\$6,250,483	-\$ 5,031,427	\$ 270,186	-\$ 5,192,000	\$1,523,293	-\$ 5,483,263	-\$ 7,852,478					
Heavy Industry	-\$ 189,750	\$-	\$1,337,103	-\$ 1,723,048	-\$ 292,826	-\$ 1,730,694	\$ 61,738	-\$ 1,771,923	-\$ 4,309,400					



CITY OF SAINT JOHN: PRIORITIES

Benchmarking Tax Ratios

Table 3: Munic	ipal Tax Rati	os, 2015 a	nd most re	ecent year		
	Commer	cial	Industr	ial	Major/large inc	lustrial
City	2015	2023	2015	2023	2015	2023
Saint John, New Brunswick	1.5	1.7	1.5	1.7	1.5	1.7
Fredericton, New Brunswick	1.5	1.7	1.5	1.7	1.5	1.7
Moncton, New Brunswick	1.5	1.64	1.5	1.64	1.5	1.64
Sydney, Nova Scotia	2.49	2.38	2.49	2.38	2.49	2.38
St. John's, Newfoundland	3.24	3.55	3.23	3.55	3.23	3.55
Strathcona County, Alberta	1.98	2.20	1.98	2.20	1.98	2.20
Regina, Saskatchewan	1.51	1.46	1.51	1.46	1.51	1.46
Prince George, BC	2.05	2.50	3.30	5.08	6.02	9.80
Sarnia, Ontario	1.63	1.63	2.05	2.05	3.00	3.00
Sault Ste. Marie, Ontario	2.16	2.10	2.99	4.52	5.31	8.02
Greater Sudbury, Ontario	2.14	1.91	3.10	3.66	3.52	4.25

4.25

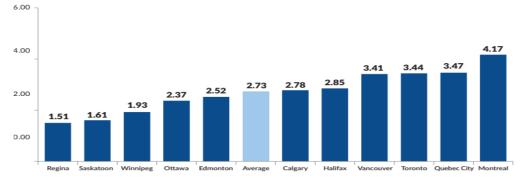
Harry Kitchen



CITY OF SAINT JOHN: PRIORITIES Benchmarking Study

2021 commercial-to-residential tax ratios of major urban centres across Canada

The graph below shows the 11 cities surveyed and their respective commercial-to-residential ratios. In 7 out of 11 municipalities across Canada, commercial tax rates are at least 2.5 times greater than residential tax rates.



2021 commercial-to-residential tax rate ratios

Figures in this chart are calculated by dividing the commercial tax rate by the residential tax rate.

About commercial-to-residential tax ratios

Commercial-to-residential property tax ratios compare the commercial tax rate versus the residential tax rate. For example, if the ratio is 2.50, this means that the commercial tax rate is two-and-a-half times (2.5x) the residential tax rate.

Therefore, a commercial property would incur property taxes 2.5 times higher than an equally valued residential property.

ALTUS GROUP 2021



CITY OF SAINT JOHN: PRIORITIES

Vacate and give more control to municipalities to enter vacated tax room

Fair Tax: Multiplier Change to 1.733

Tax Burden 1.55 Tax Rate								
Residential	\$	94,232,947	\$	99,032,758	5.09%	\$	4,799,811	
Non Residential	\$	42,259,732	\$	43,783,026	3.60%	\$	1,523,293	
Heavy Industry	\$	14,086,797	\$	14,148,535	0.44%	\$	61,738	
	\$	150,579,477	\$	156,964,319	4.24%	\$	6,384,842	

	Mul	tiplier of 1.73	3 wc	ould reduce Res	sidentia	al R	ate to 1.532	
Residential	\$	94,232,947	\$	97,882,700	3.87%	\$	3,649,753	
Non Residential	\$	42,259,732	\$	44,632,931	5.62%	\$	2,373,199	
Heavy Industry	\$	14,086,797	\$	14,423,183	2.39%	\$	336,386	
	\$	150,579,477	\$	156,938,815	4.22%	\$	6,359,338	

Section 3: Summary of Council Feedback

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2025 General Fund Operating Budget

Main Themes

Common Council Feedback

Traffic Calming

Roundabout

Housing

Parks & Recreation

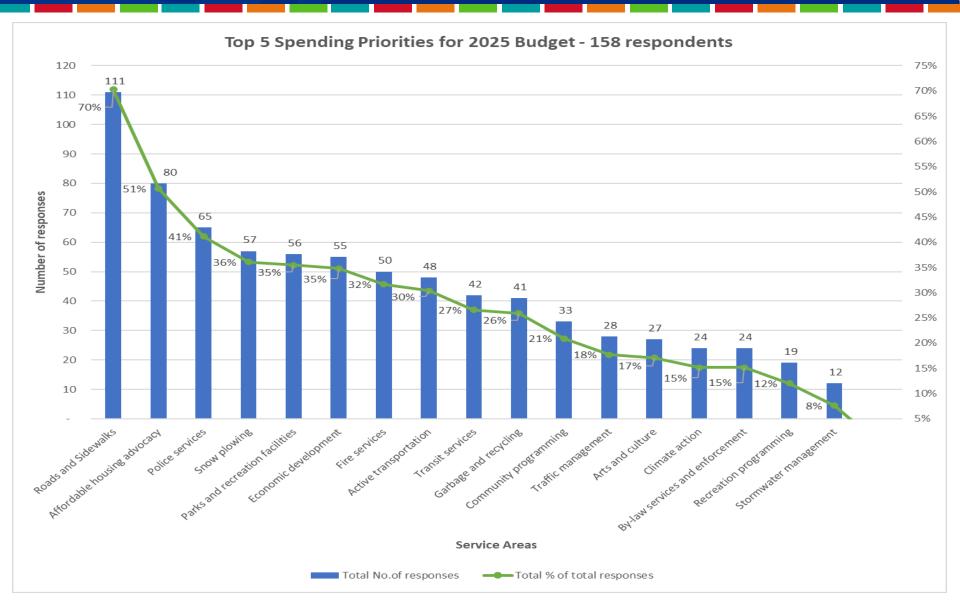
By-law Enforcement

Growth Ready

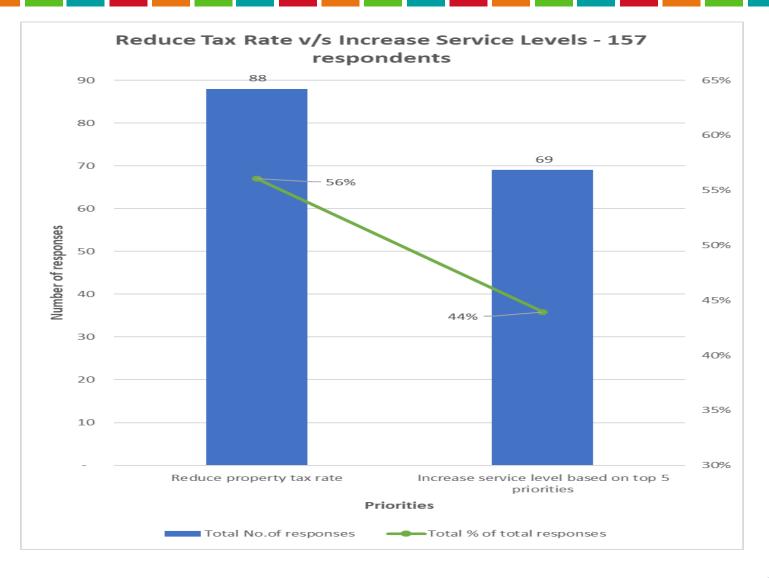
Lower Taxes

Performance

2025 Operating Budget – Public Engagement



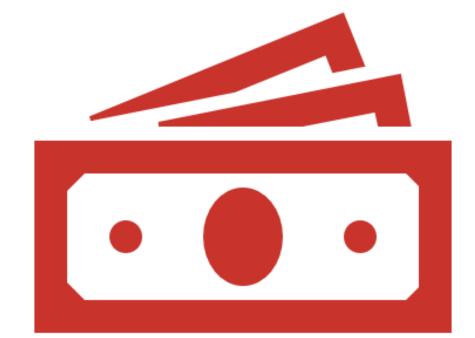
2025 Operating Budget – Public Engagement





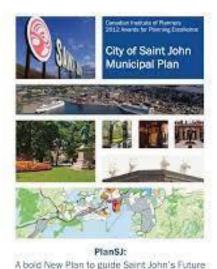
Section 4:

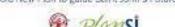
2025 Operating Budget Recommendation



Proposed 2025 General Operating Budget

- 2025 General Operating Budget \$194,366,011
 - Year Over Year budget increase of approx. \$6.6M or 3.5%
 - Year Over Year Property Tax Revenue Increase of \$6.3M or 4.24% (tax burden)
- Property Tax Rate of \$1.55 per \$100 of assessed value
 - Proposed 3.0 cent reduction in tax rate \$1.58 to \$1.55 per \$100
 - Reduction of 23.5 cents in four years 13.2% reduction
- Property Tax Multiplier
 - No change in the 1.7 multiplier for Commercial and Heavy Industrial Classes
 - Need for more Flexibility in the multiplier
- Core Funding & Equalization Grant
 - Equalization Grant Reduced by \$969,888 from previous year (7.04% reduction)







The City of Saint John 2025 General Fund Operating Budget



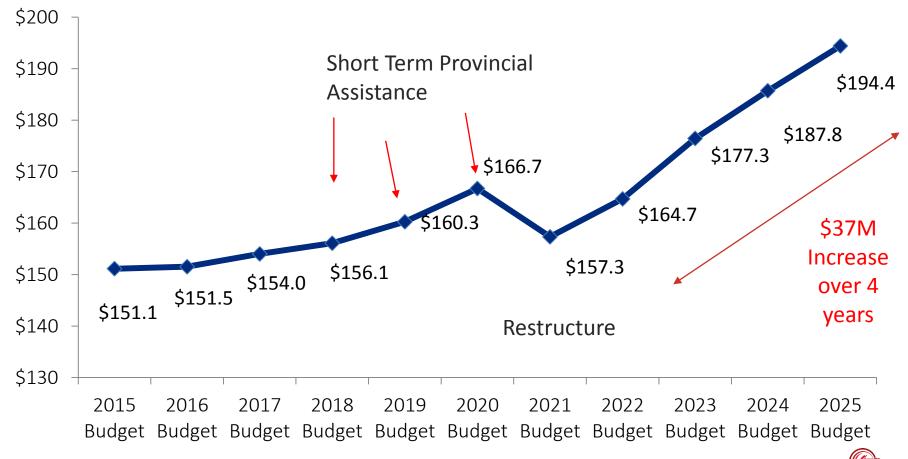
2025 Draft	
	Revenues
\sim 1	Property Taxes
General	PILT Adjustment
UCHCIUI	Equalization & Ur
	Regional Services
Fund	Surplus 2nd Year
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	Growth & Comm
Onorating	Public Works & T
Operating	Public Safety Serv
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	Strategic Services
Budget	Saint John Energy
Daaget	Total Revenues
	Expenditures
	Growth & Comm

	2025	2024
	Budget	Budget
	\$	\$
Revenues		
Property Taxes	156,964,319	150,579,477
PILT Adjustment	23,453	-
Equalization & Unconditional Grant	12,803,691	13,773,579
Regional Services Grant	1,006,997	1,009,640
Surplus 2nd Year Previous Year	272,858	2,335,841
Transfer from Operating Reserves	621,000	1,330,000
Growth & Community Services	7,201,811	4,505,063
Public Works & Transportation Services	6,683,079	6,378,970
Public Safety Services	2,708,313	1,992,113
Utilities & Infrastructure Services	340,635	316,000
Strategic Services	4,739,857	4,380,000
Saint John Energy Benefits	1,000,000	1,200,000
Fotal Revenues	194,366,011	187,800,682
Expenditures		
Growth & Community Services	22,588,866	19,451,789
Public Works & Transportation Services	49,476,188	47,707,866
Public Safety Services - Fire, EMO and PSCC	33,675,248	32,507,008
Public Safety Services - Police Commission	30,751,388	29,537,474
Utilities & Infrastructure Services	5,453,727	5,106,674
Strategic Services	9,048,739	8,610,102
Corporate Services	8,490,014	8,295,166
Other Charges	34,881,842	36,584,604
Total Expenditures	194,366,011	187,800,682

Surplus (Deficit)

General Fund Operating Budget Overview

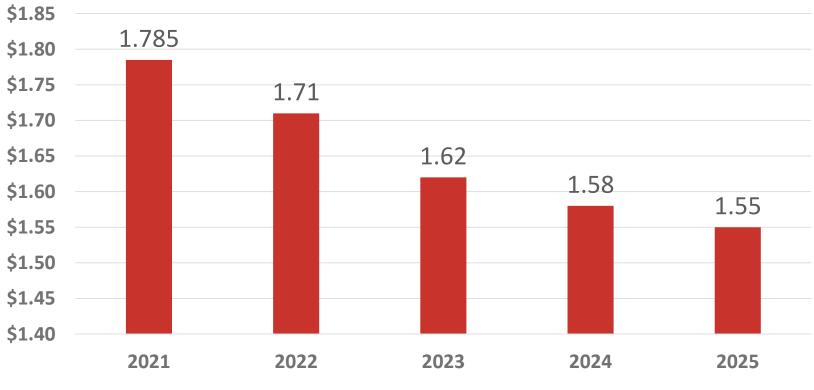
General Fund Operating Budgets 2015-2025 \$ in Millions



SAINT JOHN

Saint John Property Tax Rate

Tax Rate



Tax Rate







2025 Enhancements

- .. 3 Cent Tax Rate Reduction
- 2. \$3 Million Capital Reserve Catalytic Multiplex Project (Total \$9 Million)
- 3. New Parks Operations Superintendent
- 4. New Traffic Calming Manager
- 5. \$2.8 Million in Housing Accelerator Fund Initiatives
- 6. \$500K Subsidy to Saint John Industrial Parks
- New Skilled Worker to Enhance Mowing Services in the City (Maintenance) and will support Winter Maintenance.



2025 Enhancements, Continued

- 8. New Asset Management Position funded 50% General Fund & 50% SJ Water
- 9. Enhanced IT Support with new Customer Service Specialist & Business Solutions Officer
- 10. New Plumbing Inspector funded 50% by General Fund and Funded through HAF Funding
- 11. 6 New FTE In Parks 2 Permanent Positions and 4 Casual Positions increasing level of service for maintenance, beautification, garbage pickup, trail maintenance, and snow clearing.
- 12. \$750K Increase (11%) in Saint John Transit Operating Subsidy
- Year 2 of Growth Reserve Funding for 3 resources to support Dangerous & Dilapidated Buildings, Minimum Property Standards, and By Law compliance services.

2025 GENERAL OPERATING Budget Revenue

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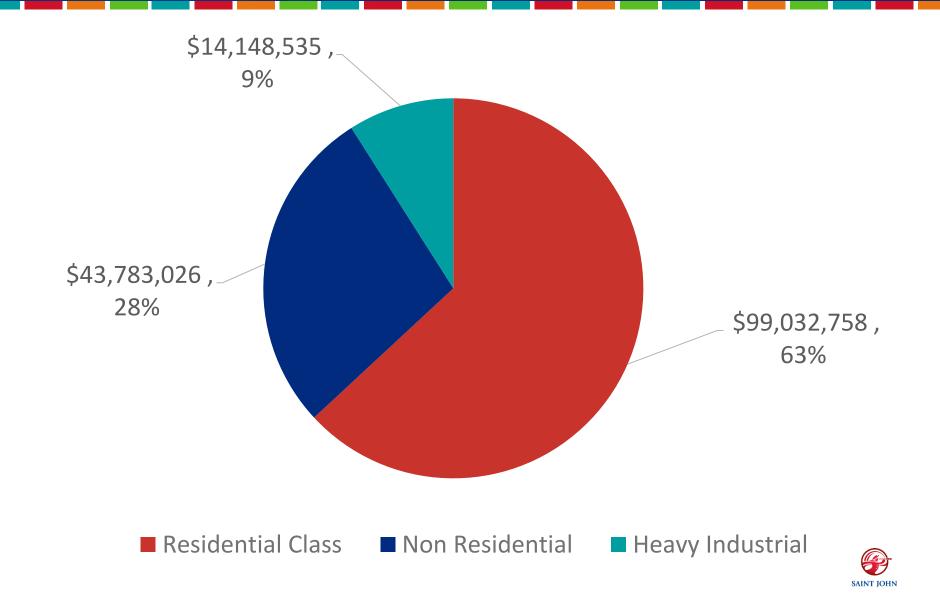
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2025 Property Tax Revenue by Class



	Municipal Tax Rates				
	<u>Residential</u>	<u>Non-Residential</u>			
Saint John	1.55**	2.64			
Moncton	1.4231	2.3629			
Fredericton	1.3086**	2.2246			
Rothesay	1.19	2.023			
Quispamsis	1.2777	2.17209			
GBW	1.31	2.227			

Tax Rate Benchmarking ** 2025 Draft 2024 Rates

	2025	2024
	Budget \$	Budget \$
Growth & Community Services	7,201,811	4,505,063
Public Works & Transportation Services	6,683,079	6,378,970
Public Safety Services	2,708,313	1,992,113
Utilities & Infrastructure Services	340,635	316,000
Strategic Services	4,739,857	4,380,000
Saint John Energy Benefits	1,000,000	1,200,000

2025 General Operating Other Revenues

2024 General Fund Budget – Other Revenues (significant changes)

• Growth & Community Services:

- HAF Funding \$2.8M
- Reserve Funding For Industrial Parks - \$180K
- North End Neighborhood Plan Reserve - \$200K
- Permits & Licenses \$231K

Public Safety

- Workers Compensation Recovery -\$600K based on experience
- Increased Emergency Dispatch Revenue

<u>Strategic Services:</u>

 ERP Recovery from Capital Budget -\$224K



Expenditures

Total Expenditures	194,366,011	187,800,682
Other Charges	34,881,842	36,584,604
Corporate Services	8,490,014	8,295,166
Strategic Services	9,048,739	8,610,102
Utilities & Infrastructure Services	5,453,727	5,106,674
Public Safety Services - Police Commission	30,751,388	29,537,474
Public Safety Services - Fire, EMO and PSCC	33,675,248	32,507,008
Public Works & Transportation Services	49,476,188	47,707,866
Growth & Community Services	22,588,866	19,451,789



2025 General Fund Operating Expenses

- Expenditures up approximately \$6.6M
 - Wage & Benefit Increase \$3.8M
 - Housing Accelerator Grants \$1.8M
 - Housing Accelerator Fund \$1.0M
 - Police Commission \$1.2M
 - Debt Repayment Reduction of \$1.2M
 - Regional Facilities Reduction \$200K
 - Transit Commission \$556 including debt reduction
 - Capital Reserve Fund Reduction of \$655K

2025 General Fund Operating Budget Service Area



Growth and Community Services - \$3.1M (16.12%) increase Industrial Parks Entity Grant - \$500K Housing Accelerator Fund Investments - \$2.8M Recreation Programming - \$502K

Public Works and Transportation Services - \$1.8M (3.71%) increase Mowing/Street Cleaning - \$100K Landscape – Parks & Open Spaces - \$823K Transit Operating Subsidy - \$754K Traffic/Engineering - \$100K

Public Safety (Fire, PSCC, EMO) \$1.2M (3.59%) increase

Increases due to inflation



Public Safety (Police Commission) \$1.2M (4.11%) increase

New officers and Inflation

2024 General Fund Operating Budget Variance Service Area



Utilities and Infrastructure - \$347K (6.80%) increase

- New Asset Manager (Split with Utility Fund)

Inflation

- More Building Maintenance with Enclosed Patio



Strategic Services - \$439K (5.09%) increase

- Information Technology – Customer Service Support Resource and Business Solutions Support

- ERP Project Manager and ERP Support Manager



Corporate Services - \$194K (2.35%) increase

Inflationary increases Industrial Parks Service moved to Growth Professional Services increased to support labour relations

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Other Charges - \$1.7M (4.65%) reduction

Fiscal Charges - \$1.23M reduction – aligns with LTFP Capital Reserve - \$655K reduction year over year Pay as you Go – Increase \$65K year over year



2025 Initiatives and Staff Funded by Housing Accelerator Fund

PROJECT	TOTAL	HAF (Temp) Sta	ff Summary			
North End Plan	\$130,152	POSITION	GROUP	SALARY	PRO- RATE	
Housing Concierge Program	\$783,402	Housing Officer	G	\$93,2	20	5
Unlock Gentle Density / Missing Middle	\$330,402	Junior Engineer	н	\$86,6	90	5
Chick Genue Densky / missing middle	\$000,40 <u>2</u>	Real Estate Manager	F	\$101,0	57	6
Capitalize Affordable Housing	\$803,305	Admin 6	6	\$73,2	88	7
Leverage Public and Underutilized Land	\$135,152	Senior Planner	F	\$101,0	57	8
	\$155,15 <u>2</u>	HAF Project Planner	F	\$101,0	57	8
Zoning By-law Reform	\$40,000					
• E-Permitting	\$179,492					
Governance Reform	\$27,500					
HAF Project Planning	\$210,036					
Additional Staff & Contingency	\$50,000					
Construction of Affordable Housing or Infrastructure One-Offs	\$-					

\$2,689,442



Year 2 // 2025								
PROJECT	WAGES	BENEFITS	FTE	PRO-RATE	GOODS & SERVICES		CONSULTANTS/LEGA L	TOTAL
North End Plan	\$101,057	\$9,095		1.0	\$20,000	\$-	\$-	\$130,15
Housing Concierge Program	\$23,305	\$2,097		0.25	\$8,000	\$750,000	\$-	\$783,40
Unlock Gentle Density	\$23,305	\$2,097		0.25	\$5,000	\$300,000	\$-	\$330,402
Capitalize Affordable Housing	\$46,610	\$4,195		0.5	\$2,500	\$750,000	\$-	\$803,305
Leverage Public and Underutilized Land	\$101,057	\$9,095		1.0	\$10,000	\$-	\$15,000	\$135,152
Zoning By-law Reform					\$10,000	\$-	\$30,000	\$40,000
E-Permiting	\$86,690	\$7,802		1.0	\$10,000	\$-	\$75,000	\$179,492
Governance Reform	\$-	\$-		-	\$2,500	\$-	\$25,000	\$27,500
HAF Project Planning	\$174,345	\$15,691		2.0	\$20,000	\$-	\$-	\$210,036
Additional Staff & Contingency	\$-	\$-			\$-	· \$-	\$50,000	\$50,000
Construction of Affordable Housing or Infrastructure One-Offs	\$-	\$-			\$-	\$-	\$-	\$-
	\$556,369	\$50,073	6.00	5-	\$88,000	\$1,800,000	\$195,000	\$2,689,442



Other Budgets supporting HAF Initiatives

- Affordable Housing Strategy Budget

 supports Manager, Housing position
 Creation of Affordable Housing Grant, Soft Cost policies
- Growth and Community Planning Services

 supports North End Secondary Plan (\$425 k)
 - Growth Reserve contribution \$200k
 - FCM Grant contribution \$175k
 - HAF contribution \$50k

Wage Escalation Policy

- The CAO shall recommend the wage and benefit budget increase in accordance with the Wage Escalation Policy
- The Wage Escalation Policy provides that the wage and benefit budget shall not exceed the lessor of:
 - The Three-Year Rolling Tax Base Growth Average (7.89%)
 - Consumer Price Index + 1% (3.27%)

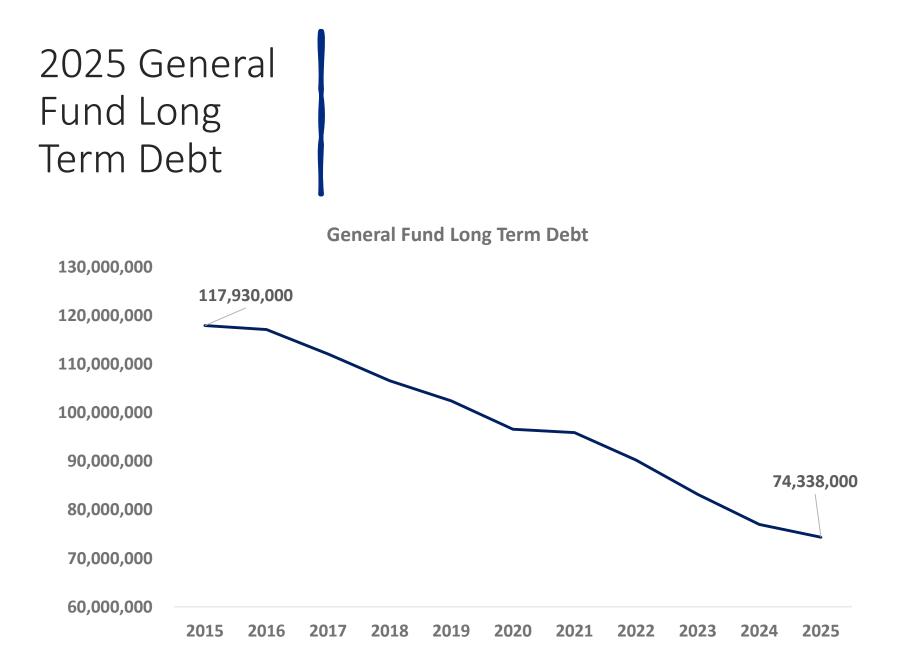


Wage Escalation Policy Compliance Calculation

		Wa	ges & Benfits I	Budg	get		
2024 Ap	24 Approved Budget 2025 Calculated Increase		Max	(Budget (3.27%)			
\$	73,178,298	\$	75,571,228	-\$	2,392,930	\$	75,571,228



*Note – WEP Calc does not include wages of other Commissions Does not include Temporary Positions funded by reserve, government programs, or recovered by billing others





2025 Proposed General Operating Budget Recommendation

It is recommended that Finance Committee endorse the Proposed 2025 General Operating Budget and direct staff to bring forward the budget to Common Council for Receive and File.

Conclusion



