

Presentation of the 2023 General Taxation Budget

Thursday, February 16, 2023



Introduction

Agenda

- 2023 Budget Overview Presentation
- Department Managers – Presentation of Operating and Capital Budget Submissions

Budget Book

- Executive Summary
- Departmental Operating and Capital Budgets
- Appendix A: Capital Summary
- Appendix B: Reserves Summary
- Appendix C: Long-Term Debt
- Appendix D: Staff Complement
- Appendix E: Presentation

Presentation Overview

- Council's Strategic Priorities
- Budget Challenges/Risks
- Budget Highlights
- Operating Budget Overview
- Staffing Complement
- Capital Budget Overview
- Long-Term Financial Planning
- Asset Management
- Long-Term Borrowing (debt)
- Reserves and Reserve Funds
- Property Assessment and Taxes
- Community Partners
- Proposed Tax Dollars At Work
- Questions

Council's Strategic Priorities

Alignment to Strategic Plan

The 2023 Budget aligns with the City's Strategic Plan in providing services that enable a financially and environmentally sustainable community which will care and provide for the needs and values of its residents.

Vision: The City of Cornwall is recognized as a welcoming and healthy community with a strong municipal government providing effective services and infrastructure.

Priorities:

- Developing waterfront through ownership, partnerships for business, recreational opportunities;
- Attracting, enhancing workforce that meets demands of local employers;
- Growing quality of housing stock, including affordable housing;
- Economic development and pursuing diverse population growth of 50,000;
- Being leaders in sustainability and climate change impact.

STRATEGIC PRIORITIES 2019-2022

WE WILL EARN OUR REPUTATION BY:

Developing waterfront through ownership, partnerships for business, recreational opportunities.

1. Pop-up businesses
2. Sports and recreation opportunities
3. Development of Pointe Maligne Park with budgeted funds
4. Sustained pressure to own strategic parts of our waterfront
5. Encourage private sector development (residential, retail, commercial)

Attracting, enhancing workforce that meets demands of local employers.

1. Convene a workforce group
2. Explore short-term affordable housing as way to facilitate relocation of workers
3. Lobby government officials to reverse trends of immigrants to large centres
4. Facilitate liaison activities between job creators, educators, and senior government to define needed skills, improve existing programs

Growing quality of housing stock, including affordable housing.

1. Create a taskforce
2. Create rental licensing registry to enable a database and adherence to applicable by-laws and standards
3. Look at options to increase enforcement of property standards, building & fire codes

Economic development and pursuing diverse population growth of 50,000.


1. Better branding for areas of the City
2. Attract remote workers via incentives
3. Focus on reducing number of vacant commercial spaces
4. Continue to invest in infrastructure
5. Encourage infill project (e.g. Brookdale)


Being leaders in sustainability and climate change impact.

1. Create Environmental & Climate Change Committee
2. Composting
3. Water meters
4. Education on recycling & waste reduction
5. Plastic bag ban
6. Identify what the City could take the lead on

MISSION


To provide services that enable a financially and environmentally sustainable community which will care and provide for the needs and values of its residents.





VISION

The City of Cornwall is recognized as a welcoming and healthy community with a strong municipal government providing effective services and infrastructure.



Budget Challenges/Risks

The City is facing a number of pressures in its 2023 budget that are not unique to Cornwall, but reflective of what is occurring in other municipalities and other sectors.

Infrastructure Backlog

- Aging Infrastructure
- Challenges to Fund
- Senior Levels of Government Funding

Staffing Resources

- Workforce Shortages

High Inflation

- Cost for Goods and Services
- Supply Delays and Shortages

COVID-19 Pandemic

- Service Continuity
- Health and Safety of Staff/Public

Budget Highlights

The 2023 budget for the City of Cornwall can be summarized as follows:

- ❑ The City manages an annual operating budget of \$214.0M and a capital budget of \$36.9M.
 - Operating budgets funded from the tax base for City services total \$82.7M, an increase of \$4,030,343 or 5.12%.
 - Net capital budgets funded from the tax base have increased from \$1,776,948 to \$2,027,520, an increase of \$250,572 or 14.10%.

- ❑ Overall, the 2023 budget submission has been prepared with a tax levy of \$84,739,113, an increase of \$4,280,915 or 5.32%.
 - Also included in the budget is \$1,765,568 of growth (new assessment from 2022 supplementary taxation) that has been added to the 2023 tax roll; and \$1,087,000 of supplementary taxation (projected growth added to the tax roll during 2023).

2023 Operating Budget Summary

The operating budget provides resources for the day-to-day costs of delivering municipal programs and services to residents.

	2022 Budget	2023 Submission	\$ Change	% Change
Revenue	\$113,178,754	\$127,544,014	\$14,365,260	12.69%
Supplementary Taxation	2,130,000	1,087,000	(1,043,000)	-48.97%
Growth	-	1,765,568	1,765,568	100.00%
Total Revenue	\$115,308,754	\$130,396,582	\$15,087,828	13.08%
Expenditures				
Salaries and Benefits	\$90,995,376	\$ 96,926,476	\$5,931,100	6.52%
Purchase of Goods	13,487,941	14,378,924	890,983	6.61%
Services and Rents	35,381,561	45,065,476	9,683,915	27.37%
Debt Charges	7,048,520	6,653,562	(394,958)	-5.60%
Insurance	1,789,372	2,239,073	449,701	25.13%
Financial and Transfers	\$36,674,562	\$36,547,430	(127,132)	-0.35%
Total Expenditures	\$185,377,332	\$201,810,941	\$16,433,609	8.86%
Community Partners	\$3,970,549	\$4,242,308	271,759	6.84%
Net to Reserves	4,642,123	7,054,926	2,412,803	51.98%
Net Operating (Taxation)	\$78,681,250	\$82,711,593	\$4,030,343	5.12%

Most of the increase in service and rents is related to the implementation of the Canada Wide Early Learning and Child Care (CWELCC) program. This increase of \$7.1M for eligible child care fee refunds is offset by Ministry funding. There is also a \$925K increase in Housing Services for a number of projects as outlined in the commentary for the department.

Excluding the increase in Children's Services and Housing Services, Services and Rents has increased by \$1.6M or 4.66%.



Please see City Overall on page 30 of the budget book.

Operating Revenue

Operating Revenue increased by \$14,654,377 or 12.56%

	2022 Budget	2023 Submission
PIL & Suppl. Taxation	\$3,422,245	\$4,202,998
Provincial / Federal	\$66,523,107	\$74,873,354
Municipal	\$10,311,415	\$11,153,657
User Fees / Other	\$28,664,749	\$32,294,504
Reserves	\$1,367,888	\$934,437
Internal Revenue	\$6,387,238	\$7,872,069
Total	\$116,676,642	\$131,331,019
	% increase	12.56%
	\$ increase	\$14,654,377

- Payments in Lieu & Supplementary & Growth
\$780,753 or 22.81%
- Provincial and Federal Grants
\$8,350,247 or 12.55%
- Other Municipalities
\$842,242 or 8.17%
- User Fees / Other
\$3,629,755 or 12.66%
- Reserves
(\$433,451) or (31.69%)
- Internal Revenue
\$1,484,831 or 23.25%

Operating Expenditures

The departmental requests resulted in a year over year expenditure increase of \$18,684,720. This represents a 9.56% increase in expenditures from the 2022 approved budget.

	<u>2022 Budget</u>	<u>2023 Submission</u>
Salary	\$90,995,376	\$96,926,476
PoG	\$13,487,941	\$14,378,924
S&R	\$35,381,561	\$45,065,476
Debt Charges	\$7,048,520	\$6,653,562
Insurance	\$1,789,372	\$2,239,073
Financial	\$40,645,111	\$40,789,738
Reserves	<u>\$6,010,011</u>	<u>\$7,989,363</u>
Total	<u><u>\$195,357,892</u></u>	<u><u>\$214,042,612</u></u>
	% increase	9.56%
	\$ increase	\$18,684,720

- Salaries and Benefits
\$5,931,100 or 6.52%
- Purchase of Goods
\$890,983 or 6.61%
- Services and Rents
\$9,683,915 or 27.37%
- Debt Charges
(\$394,958) or (5.60%)
- Insurance
\$449,701 or 25.13%
- Financial
\$144,627 or 0.36%
- Reserves
\$1,979,352 or 32.93%

Staffing Complement

Net to the Corporation: ↑18 FTEs ↓7,512 PT hours ↓2 Contract Positions ↓283 PT Temp Election Hours

Clerks Department (+0.4 FTE, -283 PT hrs)

Transfer of GM from HR to Clerks
Removed PT hours for the 2022 Municipal Election

Human Resources (-0.4 FTE)

Transfer of GM from HR to Clerks

Financial Services (+3.0 FTE)

ITT Operations Support
ITT Cybersecurity Analyst
Insurance Claims Coordinator

Fire and Emergency Management Services (+1.0 FTE)

Transfer Mechanic from Transit Services

Transit (+2,270 PT hours)

Additional Shift Supervisor
Transfer Mechanic to Fire Services
Additional PT hours for coverage (Operators)

Human Services

Ontario Works, Children's Services, Housing Services (+0.75 FTE, -1,040 PT hours)

Realignment of staffing and transition of a staff member from PT to FT

Glen Stor Dun Lodge (+2.8 FTE, -1,175 PT hours)

IPAC Coordinator
Convert PT hours to FT employee

Cornwall SDG Paramedic Services (+1.0 FTE, +1,851 PT hours)

New Commander
Additional PT for service coverage

MW and Roads (+2.5 FTE, -4,514 PT hours)

Convert PT hrs to FTEs
PT hours from City Facilities

Waste Management (+0.7 FTE)

Transfer of existing staff from Water and Wastewater

Economic Development (+1.0 FTE, -1.0 Contract)

Convert Business Centre contract position to FT

Building Services (-0.5 FTE)

Realignment of Building, By-Law and Parking

By-Law Services and Parking Program (+2.2 FTE, -1.0 Contract)

Realignment of Building, By-Law and Parking
Converted contract position to FT
Transfer of hours from MW

Recreation Services (+4.0 FTE, -1,478 PT hours)

Transfer of 2 FTEs from Facilities
Convert PT lifeguard hours to 2 FTEs

City Facilities (-0.5 FTE, -3,426 PT hours)

Transfer 2 FTEs to Recreation
Additional PT coverage (Rec facilities)
PT hours: Convert to FTEs
Transfer PT hours to MW



Please see Staffing Complement section beginning on page 217 of the budget book.

Capital Budget

The capital budget funds the City's infrastructure that supports service delivery. Infrastructure is the term that is used to describe City assets: parks and recreational facilities, housing, roads and bridges, police stations, fire stations, vehicles and buses, among other assets that the City owns.

Capital Summary by Department

Department	2022 Gross Capital	2023 Gross Capital	FUNDING SOURCE						
			GRANTS	SDG	FINANCING	CCBF	DCs	RESERVES	TAXATION
Non-Departmental	-	2,890.00			2,320.00	230.00		340.00	
Financial Services	100.00	100.00						100.00	
Housing Services	1,174.92	1,781.09	236.43	240.99				490.00	813.67
Glen Stor Dun Lodge	375.00	482.00	50.00	67.50				207.00	157.50
Paramedic Services	1,126.00	875.00						875.00	
Fire Services	150.00	155.00					56.25	80.00	18.75
Police Services	339.00	372.60	48.50					238.50	85.60
Municipal Works	1,100.00	1,198.00						898.00	300.00
Traffic	450.00	565.00				400.00		165.00	
Transit Services	3,631.20	1,927.30	1,459.90		264.91			202.49	
Infrastructure Planning	9,855.00	21,397.00	4,246.00			1,430.00		15,721.00	
Waste Management	470.00	600.00						600.00	
Recreation Services	240.00	400.00				400.00			
City Facilities	1,747.00	4,002.00	5.00		1,275.00	375.00		1,695.00	652.00
Cornwall Public Library	150.00	150.00						150.00	
Taxation Subtotal	20,908.12	36,894.99	6,045.83	308.49	3,859.91	2,835.00	56.25	21,761.99	2,027.52

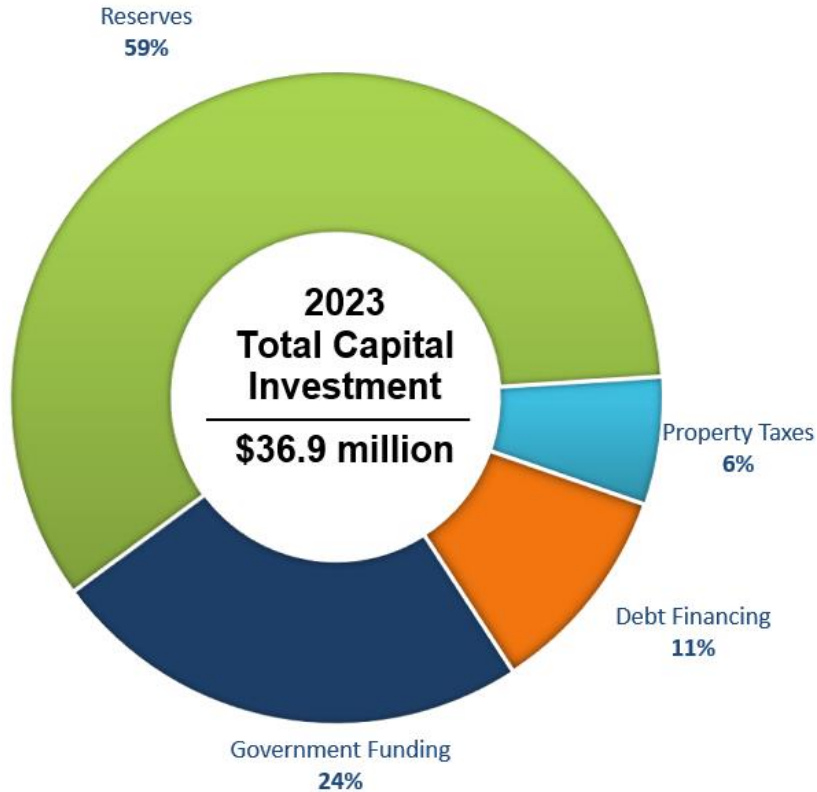
*Dollars in 000's



Further information can be found in Appendix A: Capital Summary beginning on page 201 of the budget book and in each departmental section.

Capital Funding

The 2023 budget includes four major sources of funding for capital projects: reserves, government funding, debt financing, and property taxes. Projects can receive funding from a single source or through multiple sources.



Capital Funding Sources	2022 Budget	2023 Submission	Change from 2022 Budget
Debt	\$2,461,400	\$3,859,910	\$1,398,510
Development Charges	\$0	\$56,250	\$56,250
Reserves	\$4,309,770	\$21,761,990	\$17,452,220
SDG	\$278,972	\$308,490	\$29,518
CCBF	\$5,185,000	\$2,835,000	(\$2,350,000)
ICIP Funding	\$2,690,730	\$1,459,900	(\$1,230,830)
Prov/OCIF Funding	\$4,205,300	\$4,585,930	\$380,630
	\$19,131,172	\$34,867,470	\$15,736,298
Less:			
Gross Capital Costs	\$20,908,120	\$36,894,990	\$15,986,870
Total Capital funded by taxation	\$1,776,948	\$2,027,520	\$250,572
	% change from 2022 budget		14.10%
	\$ change from 2022 budget		\$250,572



Further information can be found in Appendix A: Capital Summary beginning on page 201 of the budget book and in each departmental section.

Long Term Financial Plan (LTFP)

	Budget	Submission	FORECAST			RE-FORECAST		
	2022	2023	2023	2024	2025	2024	2025	2026
Net Operating Budget	66,990,607	69,003,105	68,501,140	70,008,166	71,408,329	71,590,721	74,096,397	76,689,771
change \$		2,012,498	1,638,143	1,507,026	1,400,163	2,587,616	2,505,675	2,593,374
change %		3.00%	2.45%	2.20%	2.00%	3.75%	3.50%	3.50%
Debt Payments	7,048,520	6,653,562	7,360,035	8,997,970	8,540,487	7,418,653	9,294,607	11,382,117
Net to/from Reserves	4,642,123	7,054,926	4,017,190	4,443,158	5,358,676	6,000,000	4,400,000	2,300,000
Total Net Operating	78,681,250	82,711,593	79,878,365	83,449,294	85,307,492	85,009,374	87,791,004	90,371,888
Total Net Capital	1,776,948	2,027,520	4,230,000	4,340,000	4,730,000	2,300,000	2,000,000	1,600,000
Total Levy	80,458,198	84,739,113	84,108,365	87,789,294	90,037,492	87,309,374	89,791,004	91,971,888
Net Levy Change \$		4,280,915	3,573,810	3,680,929	2,248,198	2,570,261	2,481,629	2,180,884
Net Levy Change %		5.32%	4.65%	4.38%	2.56%	3.03%	2.84%	2.43%
Net Levy - LTFP	-	85,502,516	85,502,516	87,976,797	90,096,767	87,976,797	90,096,767	91,904,078
Net Levy - variance		(763,403)	(1,394,151)	(187,503)	(59,275)	(667,423)	(305,763)	67,810

The LTFP forecasts revenues, operating expenditures, contributions to/from reserves, and capital requirements (based on the 10-year Asset Management Plan) over the period 2018-2027. The LTFP is one tool that Council can use to identify the impact of current and future decisions when setting priorities for the City.



Further information can be found on page 31 of the budget book.

Asset Management

Sustainable Service Delivery

The objective of asset management is to maximize benefits, manage risk, and provide satisfactory levels of service to the public in a sustainable manner.

City infrastructure (based on the 2022 AMP for core infrastructure and the 2016 AMP for other assets):

<u>Assets</u>	2016 \$ <u>AMP</u>	2022 \$ <u>AMP</u>
Buildings	251,498,204	
Municipal Fleet	22,736,362	
Roads, Small Culverts, Small Retaining Walls		409,070,000
Bridges, Large Culverts, Retaining Walls		72,240,000
Traffic Signals, Street Lights, Signs		54,310,000
Sidewalks, Recreational Paths		47,290,000
	<u>274,234,566</u>	<u>582,910,000</u>



Phase 1
July 2019

Finalize strategic asset management policy to outline commitments to best practices and continuous improvement.



Phase 2
July 2022

Have an AMP for core infrastructure assets that includes current levels of service and the cost of maintaining those services.



Phase 3
July 2024

Following the completion of the AMP for core infrastructure assets, the City will continue working on the AMP to incorporate all municipal infrastructure assets such as facilities, fleet, and equipment. The AMP for all municipal assets is to include current LOS and costs to maintain these levels.



Phase 4
July 2025

Builds on phase 3 where plans shift from current LOS to focus on proposed LOS and related life cycle management and financial strategy for all assets, including consultation with the public. As part of Phase 4, Municipalities are also required to update their Asset Management Policy.



The next version of the City's AMP (by July 1, 2024) will conform to the O.Reg. 588/17. See page 16 of the Executive Summary of the budget book for more information.

Long-Term Borrowing (debt)

- ❑ At the City’s 2022 Year End, the existing debt obligations of \$47.1M requires an annual payment of \$8.2M.
- ❑ Ontario Regulation 403/02 sets the Annual Repayment Limit (ARL) for every municipality at 25% of own-source revenue. Based on the 2020 FIR, the City’s own source revenues total just over \$126M.
- ❑ The City has set its own debt ceiling at 10% of own source revenue.
- ❑ The following chart illustrates that the City is at 65.0% of the Municipal limit and at 26.0% of the Provincial limit.

Debt and Financial Obligation Limits	Debt Limits	2022 Debt Limits	Percentage of Limit Utilized
City of Cornwall Self-Imposed Debt Limit	10%	\$12.6M	65.0%
Ontario Regulation 403/02	25%	\$31.5M	26.0%
Current Debt Limit Payment Percentage	6.50%		



Further detail can be found in the Executive Summary on page 21 and in the Debt section of the budget book beginning on page 213.

Annual Principal and Interest Payments

Department	Est. Loans @ Jan 1/23	To Borrow in 2023	2023 Principal	2023 Interest	2023 Submission	Debt Repayment is funded by:
Fire Services (Vehicle)	1,341,452	0	212,701	52,123	264,824	Tax Base
Police Services (Sick Benefit)	237,300	0	237,300	3,903	241,203	
Municipal Works (Vehicle & Equipment)	2,401,535	0	657,605	64,183	721,788	
Parks and Landscaping (Emerald Ash)	502,417	0	280,043	7,481	287,524	
Municipal Works (Yard)	7,946,790	10,000,000	528,684	187,905	716,589	
City Facilities (Equipment, Land, LED Lighting)	525,124	2,320,000	200,499	21,286	221,785	
Waste Management (Flare Replacement)	1,475,811	0	86,672	41,802	128,474	
Infrastructure Planning (LED, Marleau, Culvert, CN Overpass)	4,458,336	756,500	904,968	126,646	1,031,614	
	18,888,766	13,076,500	3,108,472	505,329	3,613,801	
Transit Services (Buses, Fuel Tanks, Equipment)	2,762,056	0	723,730	70,796	794,526	Provincial Gas Tax and tax base
Paramedic Services (Facility & Vehicles)	581,629	0	114,700	15,145	129,845	50% MoH, 30% County, 20% City (tax base)
Benson Centre	6,051,810	0	521,821	197,563	719,384	Progress Fund Interest and tax base
HVAC Systems Justice Bldg and Library	1,302,932	0	187,291	33,944	221,235	Building Reserve
Glen Stor Dun Lodge	0	1,232,500	0	0	0	30% County, 70% City (tax base)
Housing Services	1,843,449	12,600,000	668,696	375,698	1,044,394	Govt Funding, Rents, City, County
Wastewater Capital Projects	15,032,501	3,641,000	1,539,262	443,533	1,982,795	Wastewater Billings
Water Capital Projects	684,000	6,341,000	84,700	29,733	114,433	Water Billings
Total	47,147,143	36,891,000	6,948,672	1,671,741	8,620,413	

Annual Repayment Limit (ARL)

(Under Ontario Regulation 403/02)

Each year the City of Cornwall receives a notice from the Ministry of Municipal Affairs summarizing the City's ARL.

The City's estimated annual repayment limit is \$31,519,013.

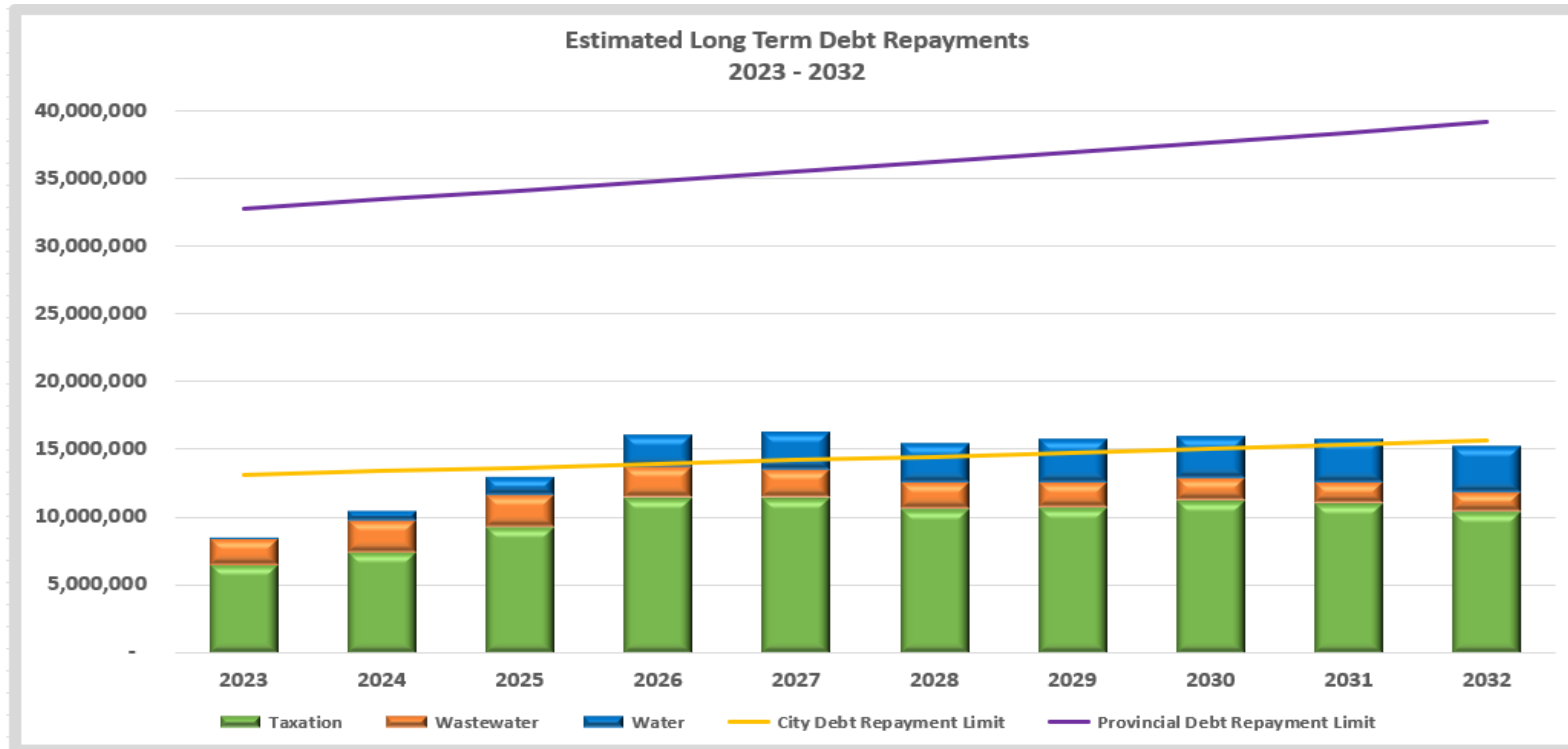
This notice also lists the following examples of borrowing for illustration purposes only:

	<u>5.0% Interest Rate</u>	<u>Principal</u>
a)	20 years @ 5.0%	\$308,825,369
b)	15 years @ 5.0%	\$257,217,752
c)	10 years @ 5.0%	\$191,351,901
d)	5 years @ 5.0%	\$107,288,530

	2020 FIR	LTFP		2022 ARL	
		Municipal Limits (10%)		Provincial Limits (25%)	
		Additional	Total	Additional	Total
Long-Term Debt	\$42.7 M	\$40.3 M	\$83.0 M	\$308.8 M	\$351.5 M
Annual Principal and Interest	\$6.7 M	\$5.8 M	\$12.6 M	\$24.8 M	\$31.5 M

Long-Term Debt Repayments

The following graph provides forecasted information regarding the City's projected long-term debt repayments from 2023 to 2032. The purple line reflects the provincial debt ceiling and the yellow line represents the self-imposed municipal debt ceiling for annual principal and interest repayments.



Reserves and Reserve Funds

Contributions to/from Reserves

The City has numerous reserves and reserve funds that are consolidated into the following four categories.

2023 Summary of Reserves and Reserve Funds					
Reserves and Reserve Funds	Estimated Opening Balance	Withdrawals	Additions	Net Change	Estimated Closing Balance
Operating Reserves	\$5,131,959	-\$462,000	\$575,583	\$113,583	\$5,245,542
Capital Reserves	\$8,536,607	-\$21,248,225	\$20,777,120	-\$471,105	\$8,065,502
Restricted Reserves (Municipal Funding)	\$52,699,343	-\$10,740,132	\$9,355,842	-\$1,384,290	\$51,315,053
Restricted Reserves (Funded Externally)	\$3,710,283	-\$3,805,358	\$5,019,970	\$1,214,612	\$4,924,895
Total Reserves and Reserve Funds	\$70,078,192	-\$36,255,715	\$35,728,515	-\$527,200	\$69,550,992

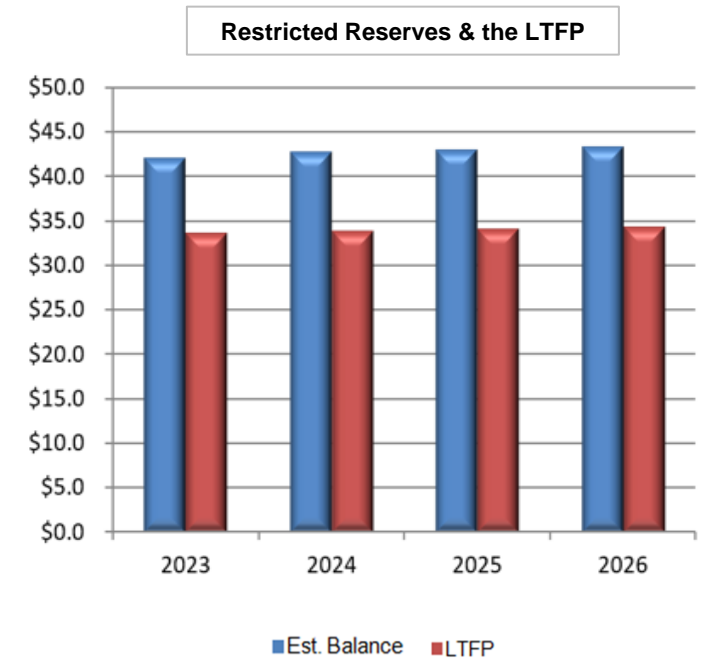
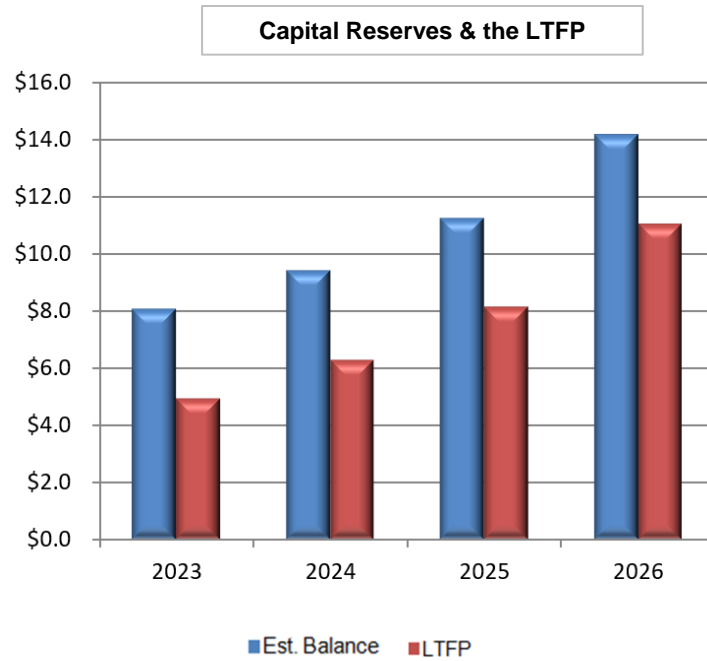
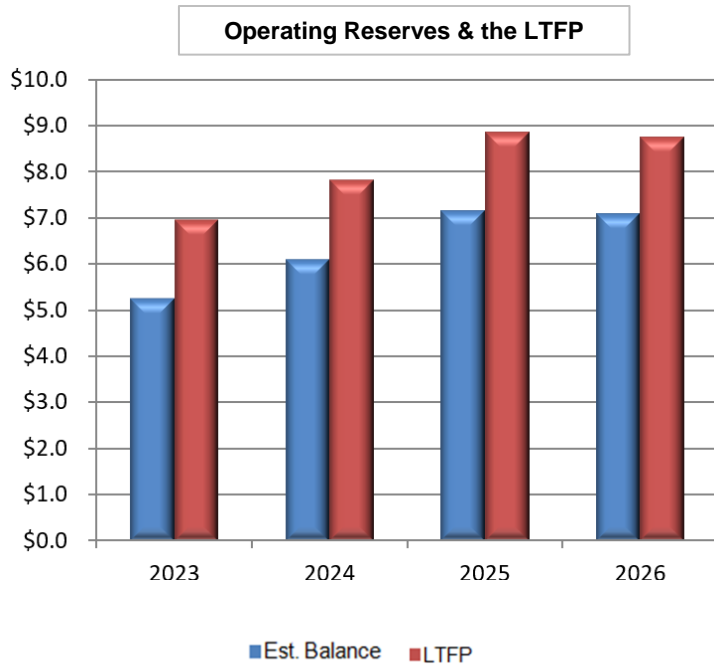
In 2023, the City plans to withdraw \$36.3M and contribute \$35.7M to its reserves. An estimated net decrease in reserves of \$527,200.



Further detail can be found in the Executive Summary on page 17 and in the Reserves section of the budget book beginning on page 206.

Reserves and Reserve Funds

Previously established Reserves can be used to help stabilize rate increases from year to year. The following charts compares the City's current Reserve position (shown in the millions) from 2022 through 2025 with the LTFP.



Total Assessed Value by Property Class

Property assessments are updated every four years by MPAC. The 2016 reassessment set the property values for the 2017-2020 property tax years. The year 2020 was the final year of this 4-year phase-in cycle.

In response to the COVID-19 pandemic, the Ontario Government has indicated that property assessments for the 2023 property tax year will continue to be based on the fully phased-in January 1, 2016 current values.

Property Classes	2022 Assessment	2023 Assessment	\$ Change	% Change	MPAC Market Assessment Change	Assessment Growth
Residential	\$2,831,179,200	\$2,876,705,400	\$45,526,200	1.61%	\$1,565,500	\$43,960,700
Multi-Res	188,808,700	188,067,700	-741,000	-0.39%	-741,000	0
Commercial	887,345,272	926,632,672	39,287,400	4.43%	-982,300	40,269,700
Landfill	556,100	556,100	0	0.00%	0	0
Industrial	85,755,100	85,471,400	-283,700	-0.33%	-1,230,800	947,100
Pipeline	12,436,000	12,756,000	320,000	2.57%	0	320,000
Farm	9,531,600	10,484,700	953,100	10.00%	953,100	0
Total Assessment	\$4,015,611,972	\$4,100,673,972	\$85,062,000	2.12%	-\$435,500	\$85,497,500

Over the last few years, the City has seen property assessment decreases to both the multi-residential and commercial property classes. Changes in assessment will shift the tax burden between the classes. The City is not seeing a significant shift between classes in 2023.

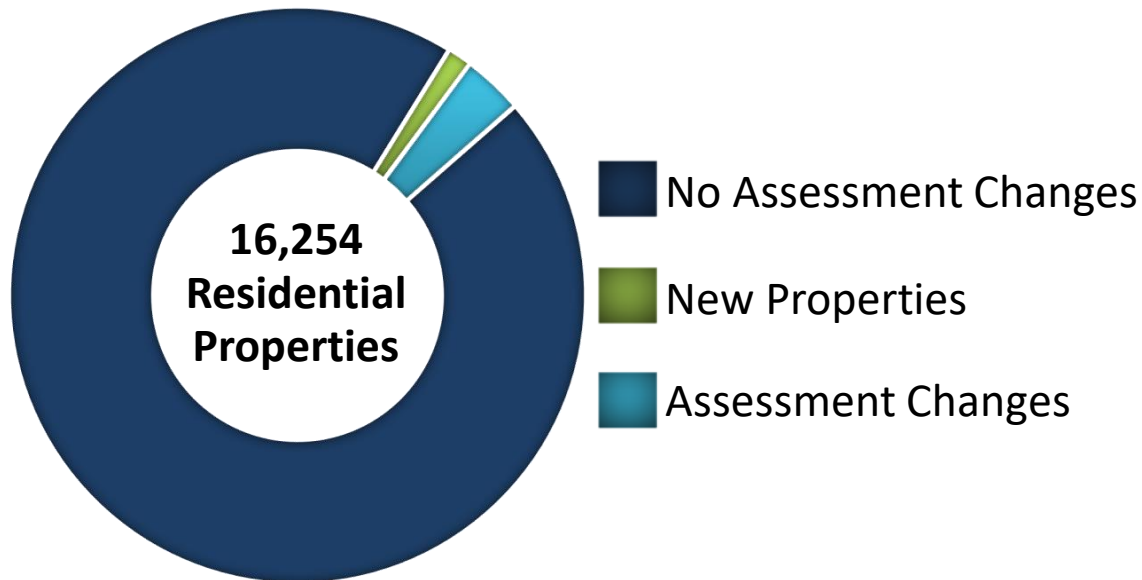
Allocation of Property Taxes between Classes

Property Classes	2022 Taxes	2023 Taxes	\$ Change	% of Total 2022	% of Total 2023
Residential	\$44,305,021	\$47,471,479	\$3,166,458	55.06%	54.87%
Multi-Res	\$5,720,308	\$5,697,857	-\$22,451	7.11%	6.59%
Commercial	\$26,690,151	\$29,404,103	\$2,713,952	33.17%	33.99%
Landfill	\$15,290	\$16,123	\$833	0.02%	0.02%
Industrial	\$3,393,909	\$3,551,450	\$157,541	4.22%	4.11%
Pipeline	\$296,219	\$320,403	\$24,184	0.37%	0.37%
Farm	\$37,300	\$43,266	\$5,966	0.05%	0.05%
Total Taxes	\$80,458,198	\$86,504,681	\$6,046,483	100.00%	100.00%

Summary of 15,781 Residential Properties					
2022 Average Assessment	2023 Average Assessment	2022 Average Taxes	2023 Average Taxes	\$ Change	% Change
\$176,700	\$176,700	\$2,765.92	\$2,916.69	\$150.77	5.45%

Analysis of Residential Properties

As a continued response to the COVID-19 pandemic, the Ontario Government has indicated that property assessments for the 2023 property tax year will continue to be based on the fully phased-in January 1, 2016 current values.



- 15,781 residential properties did not have an assessment change when compared to the 2022 tax roll. These properties represent over 97.0% of the residential class.
- 150 new residential properties were added to the 2023 tax roll, representing 1.0% of the residential tax class.
- 323 residential properties had an assessment change, representing 2.0% of the residential tax class. These assessment changes are a result of renovations to existing properties or building additions.

Analysis of Residential Properties

Properties with no assessment change

Residential Property Type	Properties		Assessment			Taxes			
	Number	%	2022 Average	2023 Average	% Change	2022 Average	2023 Average	\$ Change	% Change
Single family detached	10,275	65.1%	\$ 178,950	\$ 178,950	0.00%	\$ 2,801	\$ 2,954	\$ 152.69	5.45%
Semi-detached (Separate ownership)	1,529	9.7%	\$ 169,553	\$ 169,553	0.00%	\$ 2,654	\$ 2,799	\$ 144.67	5.45%
Duplex	800	5.1%	\$ 127,623	\$ 127,623	0.00%	\$ 1,998	\$ 2,107	\$ 108.89	5.45%
Condominium Unit	960	6.1%	\$ 169,742	\$ 169,742	0.00%	\$ 2,657	\$ 2,802	\$ 144.83	5.45%
Semi-detached (Single ownership)	399	2.5%	\$ 165,001	\$ 165,001	0.00%	\$ 2,583	\$ 2,724	\$ 140.78	5.45%
Freehold Townhouse/Row house	375	2.4%	\$ 136,040	\$ 136,040	0.00%	\$ 2,129	\$ 2,246	\$ 116.07	5.45%
Property with three self-contained units	297	1.9%	\$ 168,082	\$ 168,082	0.00%	\$ 2,631	\$ 2,774	\$ 143.41	5.45%
Property with four self-contained units	237	1.5%	\$ 241,602	\$ 241,602	0.00%	\$ 3,782	\$ 3,988	\$ 206.14	5.45%
Other	909	5.8%	\$ 221,227	\$ 221,227	0.00%	\$ 3,463	\$ 3,652	\$ 188.76	5.45%
Total Residential Properties	15,781	100.0%	\$ 176,700	\$ 176,700	0.00%	\$ 2,766	\$ 2,917	\$ 150.77	5.45%


Single family detached and semi-detached (separated ownership) homes with no change in assessed value represents 74.8% of the portfolio of residential properties. The estimated increase in taxes is \$145-\$153 (5.45%).

The average municipal tax increase based on 15,781 residential properties is \$150.77 or 5.45%.

Community Partners

The City supports many organizations who provide programs and services to our community. Funding is provided to Community Partners (detailed in the chart below) and through the Municipal Grants Program (budget \$200,000).

Community Partners	2020 Approved	2021 Approved	2022 Approved	2023 Submission
Cornwall Public Library	\$2,364,143	\$2,451,158	\$2,261,666	\$2,401,019
Eastern Ontario Health Unit (EOHU)	\$817,138	\$728,413	\$742,981	\$757,841
Raisin Region Conservation Authority (RRCA)	\$537,600	\$548,352	\$549,255	\$563,105
Cornwall Regional Airport	\$103,049	\$103,049	\$110,126	\$110,126
Heritage Cornwall	\$5,475	\$0	\$3,850	\$3,850
SD&G Historical Society	\$100,000	\$100,000	\$151,309	\$151,309
Eastern Ontario Regional Network (EORN)	\$54,225	\$54,225	\$54,225	\$28,367
Heart of the City	\$30,000	\$0	\$0	\$0
Cornwall Innovation Centre (CIC)	\$50,000	\$0	\$0	\$0
Eastern Ontario Agri Food Network (EOAFN)	\$0	\$25,000	\$25,000	\$25,000
Medical Recruitment / Scholarships	\$175,000	\$175,000	\$100,000	\$200,000
Municipal Grants Program - Net	\$200,000	\$113,484	\$123,446	\$153,000
Beyond 21 - Capital (from/to Working Reserves)	(\$100,000)	\$100,000	\$0	\$0
Total	\$4,336,630	\$4,398,681	\$4,121,858	\$4,393,617

 Further detail can be found in the Community Partners section of the budget book beginning on page 197.

Property Taxes and W/WW Billings

SAMPLE #1 - 1 bath, outside tap, no pool Assessment \$144,000

	<u>2022</u>	<u>2023</u>	<u>Change</u>	<u>Percent</u>
Property Taxes	2,254.06	2,376.93	122.87	5.45%
Water/Wastewater	691.82	712.51	20.69	2.99%
Combined	2,945.88	3,089.44	143.56	4.87%

SAMPLE #2 - 1-1/2 bath, outside tap, no pool Assessment \$176,700

	<u>2022</u>	<u>2023</u>	<u>Change</u>	<u>Percent</u>
Property Taxes	2,765.92	2,916.69	150.77	5.45%
Water/Wastewater	865.58	891.47	25.89	2.99%
Combined	3,631.50	3,808.16	176.66	4.86%

SAMPLE #3 - 2 full bath, outside tap, pool Assessment \$219,000

	<u>2022</u>	<u>2023</u>	<u>Change</u>	<u>Percent</u>
Property Taxes	3,428.05	3,614.91	186.86	5.45%
Water/Wastewater	985.86	1,015.34	29.48	2.99%
Combined	4,413.91	4,630.25	216.34	4.90%

Municipal Levies

Funding Source	2022	2023	% Change
Property Tax Levy	80,458,198	84,739,113	5.32%
*Water/Wastewater	19,941,773	20,640,680	3.50%
Total	100,399,971	105,379,793	4.96%

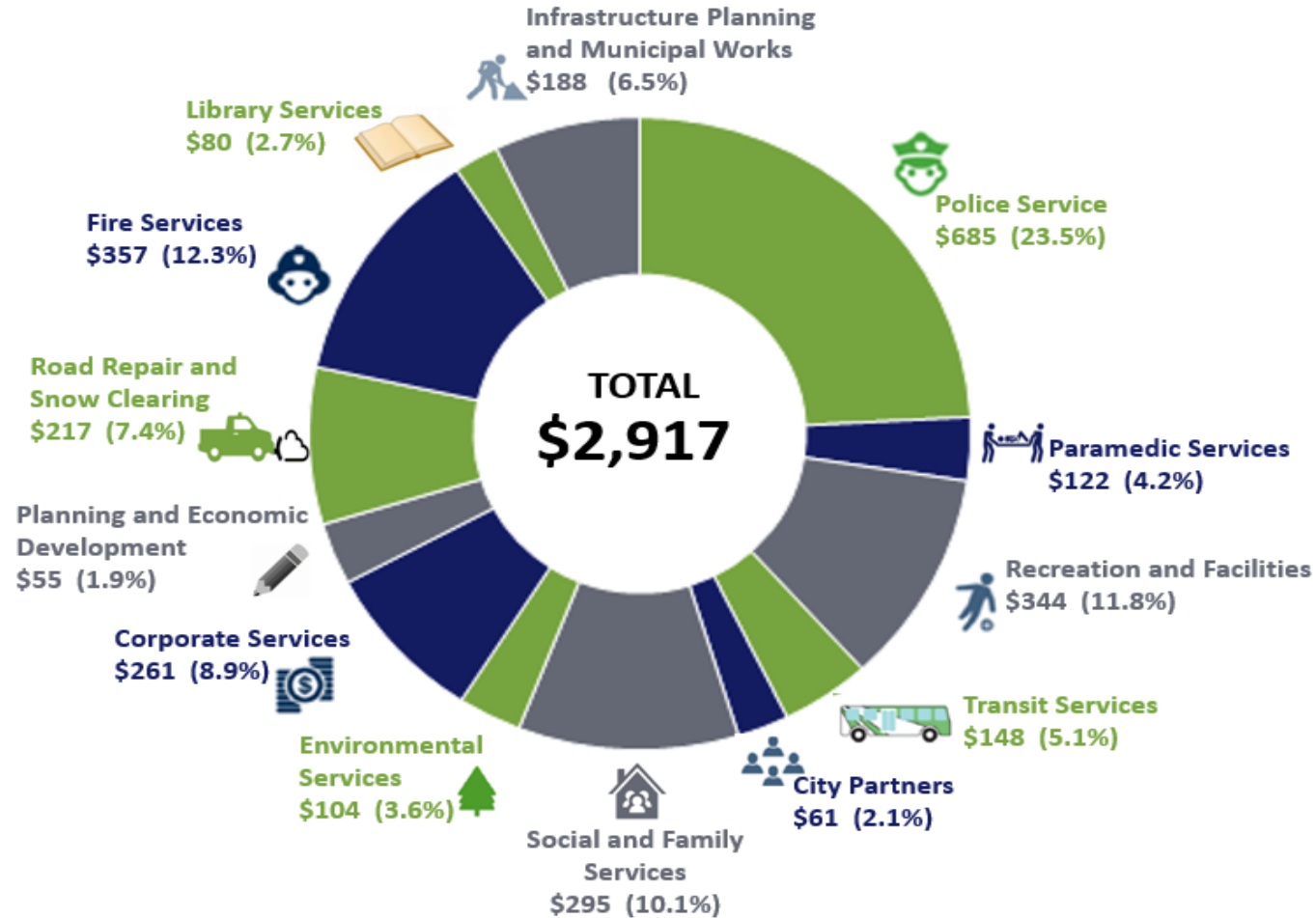
* The Water and Wastewater rate increase of 3.50% is the blended rate for both Per Fixture Customers (2.99%) and Metered Customers (7.89%)

The blended levy of property taxes and water and wastewater billings has increased by 4.96%.

The three sample properties illustrates that the billings for taxes and water and wastewater charges increase by approximately 4.9% (\$144-\$216)

Proposed Tax Dollars At Work

The municipal taxes for the average home assessed at \$176,700 would be \$2,917 annually.





Thank You.
Questions?