



Heritage and Economic Development Incentive Program

Application Workbook

Version: June 1, 2022

PRIMARY CONTACT

First Name:
Title:
Relationship:

Last Name:
Phone:
Email:

ORGANIZATION INFORMATION

Legal Name:
Operating Name:
Corporation Type:
Years of Operation:
[NAICS](#) Classification:

Street Address:
Postal Code:
Website:
Current # Employees:

PROPERTY INFORMATION

Street Address:
Area:
Zoning Status:
Ownership Status:

Postal Code:
Assessment Roll #:
Title #:
Current Status:

PROJECT INFORMATION

Project Name:
Construction Sq.ft.:
Project Architect:
Est. Start Date:
Program Category:
Estimated new jobs to be created (if under the New or Expanded Business category):

Building Type:
Construction Material:
Project Builder:
Est. Completion Date:
Est. Development Cost:

All applicants are required to complete sections: **Development Objectives** applicable to the Program Category, **Development Budget**, and **Operating Budget** applicable to the type of development.

By submitting this application, the applicant declares that all information given on this application is complete and accurate and acknowledges that providing information that is false or misleading on this application may result in disqualification. Further, the applicant consents to the City of Winnipeg or CentreVenture Development Corporation obtaining additional information about the applicant to determine and verify eligibility for financial support, including consulting with other government funding agencies.

DEVELOPMENTS OBJECTIVES

HERITAGE BUILDINGS CONSERVATION APPLICANTS

Provide a summary of your project and the community and economic objectives it will achieve (300 words or less).

Describe why the project requires a TIF grant to be economically viable (200 words or less).

Describe the character defining heritage elements that will be conserved as part of the project (200 words or less).

Describe the financial support that your project has received or that you will be seeking from another level(s) of government (100 words or less).

DEVELOPMENTS OBJECTIVES

DOWNTOWN SURFACE PARKING LOT REDEVELOPMENT APPLICANTS

Provide a summary of your project and the community and economic objectives it will achieve (300 words or less).

Describe how the project will support COVID-19 recovery efforts in the downtown (200 words or less).

Describe why the project requires a TIF grant to be economically viable (200 words or less).

Describe the financial support that your project has received or that you will be seeking from another level(s) of government (100 words or less).

DEVELOPMENTS OBJECTIVES

NEW OR EXPANDED BUSINESS APPLICANTS

Provide a summary of your project and the economic objectives it will achieve (300 words or less).

Describe the ongoing jobs that will be created as part of the development project (200 words or less).

Describe why the project requires a TIF grant to be economically viable (200 words or less).

Describe the financial support that your project has received or that you will be seeking from another level(s) of government (100 words or less).

DEVELOPMENT BUDGET

DEVELOPMENT COSTS

	Amount	Comments (if required)
Land Purchase	\$	
Building Construction	\$	
Equipment (if applicable)	\$	
Infrastructure (if applicable)	\$	
	\$	
	\$	
Subtotal Hard Costs	\$	
Development/Project Management Fees	\$	
Architecture and Engineering	\$	
Other Consulting/Fees	\$	
Operating Costs During Construction	\$	
Legal Costs	\$	
Marketing/Leasing Commissions	\$	
	\$	
	\$	
Subtotal Soft Costs	\$	
Financing Applications/Fees	\$	
Interest During Construction	\$	
Subtotal Financing Costs	\$	
GST (net of any rebate)	\$	
Project Contingency	\$	
Total Development Cost	\$	

DEVELOPMENT SOURCES

	Amount	Comments (if required)
Land Value	\$	
Cash Sources		
	\$	
	\$	
	\$	
	\$	
Subtotal Cash or Grants	\$	
Loans		
	\$	Interest Rate (%): Amortization: years
	\$	Interest Rate (%): Amortization: years
Subtotal Loans	\$	
Total Development Sources	\$	

OPERATING BUDGET (MIXED-USE DEVELOPMENT)

RESIDENTIAL

Residential Units	Studio	1 Bed	2 Bed	3 Bed				Total
Average Size (Sq.Ft.)								
# of Units								
Average Rent Per Unit								
Monthly Revenue								
Annual Revenue								

Residential Revenue	Annual	Comments (if required)
Gross Rental Revenue	\$	
Car Parking Stalls #	\$	
	\$	
	\$	
	\$	
Potential Income	\$	
Vacancy Loss (Rate %)	-\$	
Residential Effective Gross Income (EGI)	\$	
Residential Expenses		
Property Taxes	\$	
Insurance	\$	
Utilities	\$	
Repairs and Maintenance	\$	
Caretaker Salaries	\$	
Management Fees	\$	
	\$	
	\$	
	\$	
Residential Operating Expenses	\$	
Residential Net Operating Income (NOI)	\$	

COMMERCIAL

Commercial Revenue			Annual	Comments (if required)
Rental Unit Type	SF	Rent PSF		
			\$	
			\$	
			\$	
			\$	
Expense Recoveries (CAM)			\$	
		Potential Income	\$	
		Vacancy Rate %	-\$	
Commercial Expenses			-\$	
Commercial Net Operating Income (NOI)			\$	

OPERATING BUDGET (COMMERCIAL OR INDUSTRIAL DEVELOPMENT)

REVENUE AND EXPENSES

Provide new/incremental operating revenue and expenses resulting from the development project in as much detail as possible.

Revenue	Annual	Comments (if required)
Sale of Goods or Materials	\$	
Sale of Services	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
Operating Revenues	\$	
Post Development Expenses		
Cost of Goods or Materials	\$	
Wages and Salaries	\$	
Other Labour Costs	\$	
Property Taxes	\$	
Insurance	\$	
Utilities	\$	
Repairs and Maintenance	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
Operating Expenses	\$	
Net Operating Income (NOI)	\$	

Additional Explanation (if required):

ADDITIONAL INFORMATION

If required, provide any additional information about your project.