



County Council

Meeting Date: March 25, 2025

Submitted by: Cindy Howard, General Manager of Finance and & Community Services / Deputy CAO / County Treasurer

Josh White, Procurement Services Manager

Subject: Middlesex County Loan Program: Municipality Thames Centre Application

BACKGROUND:

On February 10, 2025, Middlesex County staff received an application from the Municipality of Thames Centre under the County Loan program for the project of the Thorndale Industrial Drain located adjacent to the Thorndale Business at Thorndale Rd. and Nissouri Rd.

Per the submitted application which can be found attached to this report:

“This project focuses on the development of an effective storm water management system within an industrial zoned area. It will feature two large storm water management ponds designed to implement both quality and quantity controls, ensuring the effective handling of storm water runoff. Additionally, a large open channel and tiled subsurface drainage system will be integrated to efficiently convey flows to the ponds.

The implementation of the storm water management project will enhance the overall value of properties within the industrial zoned area in several ways. With 80% of each property in the industrial zone able to directly flow into the storm water management system businesses can maximize their site utilization. This storm water system will provide the ability to efficiently manage storm water runoff which reduces the risk of flooding and water damage. The project alleviates the need for individual businesses to secure their own outlets. This simplifies the development process for property owners.”

The work associated with this project is expected to commence in the summer of 2025.

ANALYSIS:

County staff reviewed the submitted application to ensure both that project itself met the County Loan Program requirements and from a financial perspective, which included ensuring the amount applied for was within the loan program guidelines and that the Municipality had the ability to take on further debt.

The Municipality of Thames Centre Thorndale Industrial Drain Funding:

Total Capital Cost of the Project:	<u>\$1,860,000.00</u>
Municipal Portion:	<u>\$1,860,000.00</u>
Loan Request	<u>\$ 930,000.00</u>
Maximum of 50% Municipal Portion or \$4,800,000 whichever is less	

Following review of the received information County staff is comfortable recommending that the loan application be approved.

The Middlesex County Loan Program by-law as well as a copy of the loan agreement, in a format drafted by the County Barrister & Solicitor, has also been provided with this report.


FINANCIAL IMPLICATIONS:

The loan amount is \$ 930,000.00 at an interest rate of 0%. The requested term of the loan is for fifteen (15) years. An amortization schedule can be found in Schedule “B” of the attached loan agreement.

Funding will occur upon the condition that the Municipality of Thames Centre Council approve the work associated with the project to a qualified contractor and receipt of the applicable dually executed agreement by County staff.

ALIGNMENT WITH STRATEGIC FOCUS:

This report aligns with the following Strategic Focus, Goals, or Objectives:

Strategic Focus	Goals	Objectives
Connecting Through Infrastructure 	Ensure communities are built on a sustainable foundation that is connected and thriving	<ul style="list-style-type: none">• Commit to a sound asset management strategy to maintain and fund critical infrastructure

RECOMMENDATION:

THAT the Middlesex County Loan Program: Municipality of Thames Centre Application report be received for information;

THAT the Municipality of Thames Centre's Middlesex County Loan Program application in the amount of \$930,000.00 for the Thorndale Industrial Drain be approved;

AND THAT a by-law be introduced at the March 25, 2025 Council meeting to:

- a. Authorize and approve the Loan Agreement with the Municipality of Thames Centre; and
- b. Authorize the Warden and the County Clerk to execute the Agreement.

Attachment