

2021 September 13

To: Mayor Nenshi and Members of Council
From: Lori Kerr, Manager, The Office of Partnerships
Re: **Administrative Inquiry – Rivers District**

This memo responds to the 2020 June 15 Administrative Inquiry submitted by Councillor Demong regarding the “Rivers District Community Revitalization Levy and New Economic Realities” which posed the following question:

- On April 16th, 2007 Council approved the Rivers District Community Revitalization Plan. Part of this plan included the Rivers Community Revitalization Levy (CRL) initiative. This Levy enabled the City of Calgary to make up front infrastructure investments in the Rivers District and collect the money back from properties in the area over a 20 year period from 2009 to 2028. In December 2018, City Council approved a 20 year extension to the original agreement extending it to 2047.
- This front-end borrowing plan anticipated a “ROBUST ECONOMY WITH INCREASING PROPERTY TAX VALUE”, and also a “RAPID BUILD OUT OF THE PLANNED AREA” to enable the proper revenue generated by the CRL to be able to repay the initial amount.
- Considering changes in economic forecasting, is this CRL funding model still able to provide stable funding from 2009 to 2047 as originally intended?

In consultation with the Calgary Municipal Land Corporation (CMLC), the following has been confirmed:

- CMLC confirmed at its annual meeting of its shareholder on June 15, 2021 that the current Community Revitalization Levy (CRL) revenue projections are sufficient to cover its obligation as noted in its current Business Plans and Strategic Plan 2020-2024.
- CMLC will continue to monitor the ever-changing economic and market conditions that impact the Calgary real estate and construction markets.
- Consistent with prior years, if conditions warrant, CMLC will reassess its position in relation to its financial model and make any necessary adjustments.
- In addition, PFC2021-1101 provides an update on CMLC’s project development and financing related to the major projects in progress.
- Administration will continue to collaborate with CMLC on the CRL projections and planning.

If there are any further questions, please contact Lori Kerr, Manager, The Office of Partnerships.