



POLICY FI-007

Building Parkland Fund

Policy Number: FI-007	Date Approved: June 10, 2009
Title of Policy: Building Parkland Fund	Council Res. Number: 212-09
Prepared By: Corporate Services	Effective Date: June 10, 2009
References: Procedures FI-007-P	Previous Revision Date: New

PURPOSE

The purpose of this policy is to provide a process and mechanism whereby Parkland County, in certain circumstances, can invest in the construction of new infrastructure that will allow new development to take place sooner than would be the case if the developer were to finance and construct the infrastructure improvement entirely on their own and to allow Parkland County to recover the investment cost in the new infrastructure over the life of the new development.

This policy encourages development which contributes to Parkland County's economic prosperity through the creation of jobs and the expansion of the tax base.

POLICY STATEMENT

Based on the standards established in this policy Parkland County may invest in the construction of new industrial development infrastructure through short term borrowing either through the Alberta Capital Finance Corporation or from its own internal resources to a maximum of \$10.0M. Parkland County will recover its investment in the new infrastructure by applying a development levy to all lands affected by the new infrastructure, and also protect its interests in the project through an appropriate form of security.

DEFINITIONS

1. **Infrastructure** – For the purposes of this policy infrastructure means the following:

- A sewer trunk line
- A water trunk line
- A storm drainage facility
- Collector or Arterial Roadway.

SCOPE

This policy applies to developers and owners of developable industrial land within Parkland County.

RESPONSIBILITIES

The Chief Administrative Officer (CAO), through Council, will make the decision on what projects will be accepted and implemented. The Finance Department will monitor the financial arrangements that are entered into based on this policy.

STANDARDS

This policy may be implemented in the following conditions:

1. Potential industrial land is not being developed because of the need for a major infrastructure installation such as a sewer trunk line or water trunk line.
2. Projects chosen will contribute to the overall benefit of the residents of Parkland County through the contribution of jobs and economic activity which improves Parkland County's Tax Base.
3. The Developers/Owners of the land agree to repay the infrastructure costs through a development levy established in a Development Agreement for the lands affected by the new infrastructure.
4. The process is managed by Parkland County's Chief Financial Officer.
5. Applications are initiated through contact with Parkland County's Chief Administrative Officer (CAO).
6. Projects that are evaluated and determined to meet the established criteria will be put forward by the CAO for approval by Council as a Capital Budget item.
7. Any approved project borrowing either from the Alberta Capital Finance Authority or Internal sources will be for no more than three years.

Records Classification: 01135-01