



**The Corporation of the City of Cornwall**  
**Regular Meeting of Council**  
**By-law 2020-126**

Department: Financial Services  
Division: Finance  
By-law Number: 2020-126  
Report Number: 2020-333-Financial Services  
Meeting Date: September 28, 2020  
Subject: **By-law to repeal and replace By-law 2015-156 confirming long-term financing of the Cornwall Area Housing Corporation (CAHC) Sixth Street Capital Project (project)**

Whereas CAHC undertook a project under the Affordable Housing Brownfields Program (AHBP) at a cost of \$3,545,136 (net \$3,254,533); and

Whereas the Federal Government contributed \$851,200 towards the project; and

Whereas as endorsed by Council, The Corporation of the City of Cornwall contributed \$2,403,333 in the form of a first and a second mortgage funded through the Downtown Investment Reserve Fund in the amount of \$1,750,000 and through the CAHC Operating Reserve Fund in the amount of \$653,333; and

Whereas the first mortgage and the second mortgage have matured at October 31, 2020 and must be renewed with balances of \$854,641.94 and \$840,838.80 respectively; and

Whereas The Corporation of the City of Cornwall will renew the mortgages by contributing \$1,695,480.74 in the form of a first and a second mortgage funded through the Downtown Investment Reserve Fund in the amount of \$1,145,108.12 and through the CAHC Operating Reserve Fund in the amount of \$550,372.62 at November 1, 2020; and

Whereas the first mortgage (\$854,641.94) is repayable in blended monthly payments of \$3,116.36 at 1.9% per annum, due October 31, 2025, amortized over 30 years, secured by land and buildings located at 222 Sixth Street East, Cornwall; and

Whereas the second mortgage (\$840,838.80) is repayable in blended monthly payments of \$7,699.25 at 1.9% per annum, due October 31, 2025, amortized over 10 years, secured by land and buildings located at 222 Sixth Street East, Cornwall

Now therefore be it resolved that the Council of The Corporation of the City of Cornwall enacts as follows:

1. That the first mortgage to The Corporation of the City of Cornwall in the amount of \$854,641.94 is funded by operating surpluses generated by the AHBP located at 222 Sixth Street East, Cornwall. This amount will be transferred by CAHC to the City to repay financial commitments made through the Downtown Investment Reserve Fund in the amount of \$304,269.32 and through the CAHC Operating Reserve Fund in the amount of \$550,372.62.
2. That the second mortgage to The Corporation of the City of Cornwall in the amount of \$840,838.80 is to be funded by the Province of Ontario. This amount will be paid by the Province of Ontario to CAHC and transferred to City's Downtown Investment Reserve Fund.
3. For renewal or subsequent renewal periods, the mortgage rate for both mortgages will be negotiated in good faith based on market conditions at that time.
4. That the Mayor and Clerk be and are hereby authorized to execute all documents to complete this matter.

Read, signed and sealed in open Council this 28th day of September, 2020.

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Manon L. Levesque  
City Clerk

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Bernadette Clement  
Mayor



### **Report Approval Details**

Document Title:	By-law 2020-126 Long-Term Financing of CAHC Sixth Street Capital Project - 2020-333-Financial Services.docx
Attachments:	
Final Approval Date:	Sep 24, 2020

This report and all of its attachments were approved and signed as outlined below:

**Tracey Bailey - Sep 24, 2020 - 9:38 AM**

**Maureen Adams - Sep 24, 2020 - 9:53 AM**