

Phone: (519)255-6211

CITY HALL
WINDSOR, ONTARIO
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CAO APPROVAL

The Chief Administrative Officer approved the following recommendation:

Report Number: CAO 176/2026

Approved: Friday, September 25, 2026

- I. THAT the request for incentives under the *Main Streets Community Improvement Plan* made by 1869141 Ontario Inc. (C/O: Livon Mehko), ("The Owner") of the property located at 714 Wyandotte Street East, **BE APPROVED**, for the following incentive programs:
 - i. *Building Facade Improvement Program up to a maximum of \$15,000;*
 - ii. *Building/Property Improvement Tax Increment Grant Program for the lesser of 100% of the municipal tax increment for up to 10 years of +/- \$3,719 per year or the total eligible costs*
- II. THAT the CAO and City Clerk **BE AUTHORIZED** to sign a Main Street CIP agreement for the *Building/Property Improvement Tax Increment Grant Program* in accordance with all applicable policies, requirements, and provisions contained within the *Main Streets Community Improvement Plan* to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implication;
- III. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the Grant Agreement(s) in content satisfactory to the City Planner, in financial content to the satisfaction of the City Treasurer and in form satisfactory to the City Solicitor;
- IV. THAT funds in the maximum amount of \$15,000 (*Building Facade Improvement grants*) under the *Main Streets CIP* **BE TRANSFERRED** from the CIP Reserve Fund 226 to the *Main Streets CIP* Project Fund (Project #7219018) once the work is completed to the satisfaction of the City Planner;
- V. THAT the City Treasurer **BE AUTHORIZED** to issue payment for the Building/Property Improvement Tax Increment Grant Program to the Owner in accordance with the proposed terms and conditions as outlined in this report commencing upon completion of the proposed development subject to the satisfaction of the City Planner and the Chief Building Official.

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- VI. THAT grants **BE PAID** to the Owner upon completion of improvements to the exterior of the property located at 714 Wyandotte Street East from the *Building Facade Improvement Program – Main Streets* CIP Project Fund (Project #7219018) to the satisfaction of the City Planner and Chief Building Official; and,
- VII. THAT grants approved **SHALL LAPSE** and **BE UNCOMMITTED** and returned to CIP Reserve Fund 226 if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

Report Number: CAO 176/2026
Clerk's File: Z/13002

Anna Ciacelli

Deputy City Clerk / Supervisor of Council Services
September 25, 2026

Department Distribution

Planner III – Special Projects
Manager, Planning – Land Info & Special Projects
Deputy City Planner – Growth
Manager Development Revenue & Financial Administrator
Executive Director, Financial Planning/Deputy Treasurer
Chief Building Official
Senior Legal Counsel, Legal & Real Estate
City Planner
Deputy CAO/Commissioner, Economic Development
Commissioner of Finance/City Treasurer
Chief Administrative Officer