Minutes – Executive Policy Committee – October 21, 2025

REPORTS

Item No. 6 Business Improvement Zones, Image Routes and Neighbourhood Main Streets Funding Grant Agreements 2025

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommended to Council:

1. That funding from the 2025 Business Improvement Zones, Image Routes and Neighbourhood Main Streets Capital Program be approved for Streetscaping Projects as follows:

   A. Academy Road BIZ $40,000
   B. Old St Vital BIZ $40,000
   C. Selkirk Avenue BIZ $20,000
   D. South Osborne BIZ $40,000
   E. West End BIZ $40,000

2. That the funding outlined in Recommendation 1 be approved, subject to the following conditions:

   A. Approval of final design, developed and stamped by a Landscape Architect, by the Director of Planning, Property and Development or delegate;

   B. The BIZ accepting full responsibility and liability for carrying out the work in accordance with the approved design;

   C. The BIZ accepting full responsibility and liability for maintenance of the project after the work has been completed;

   D. The BIZ submitting invoices for the work completed with the understanding that no funding will flow to the BIZ after two years have elapsed since the funding agreement was executed;

   E. The City being entitled to terminate the agreement upon the provision of notice to the BIZ;

   F. The City entering into, executing and delivering grant agreements with the BIZ for the above-noted Streetscaping Projects and such other agreements as determined necessary by the City Solicitor/ Director of Legal Services to implement the intent of the foregoing (the “Ancillary Agreements”);

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

3. That the authority be delegated to the Chief Financial Officer to negotiate and approve the terms and conditions of the grant agreements with the BIZs and the Ancillary Agreements, in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/ Director of Legal Services to protect the interests of the City;

4. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

DECISION MAKING HISTORY:

Moved by Councillor Eadie,

That the recommendation of the Winnipeg Public Service be concurred in and forwarded to Council.

Carried

ADMINISTRATIVE REPORT

Title: Business Improvement Zones, Image Routes and Neighbourhood Main Streets Funding Grant Agreements 2025

Critical Path: Executive Policy Committee - Council

AUTHORIZATION

Author	Department Head	CFO	CAO
J. Veitch	H. Borys	T. Graham	J. Dunford

EXECUTIVE SUMMARY

The Public Service is seeking Council approval to enter into grant agreements with the listed Business Improvement Zones (BIZ): Academy Road BIZ, Old St Vital BIZ, Selkirk Avenue BIZ, South Osborne BIZ and the West End BIZ to receive funding from the 2025 Business Improvement Zones, Image Routes and Neighbourhood Main Streets Capital Program budget.

The 2025 Capital Budget included $200,000 for the Business Improvement Zones, Image Routes and Neighbourhood Main Streets Capital Program. It is proposed that 10 percent ($20,000) be held in reserve for any cost overruns or situations where some additional City funding may be needed to complete a project. The proposed approach would allow the Public Service to be more adaptable throughout the year as things evolve.

RECOMMENDATIONS

1. That funding from the 2025 Business Improvement Zones, Image Routes and Neighbourhood Main Streets Capital Program be approved for Streetscaping Projects as follows:

    A. Academy Road BIZ $40,000
    B. Old St Vital BIZ $40,000
    C. Selkirk Avenue BIZ $20,000
    D. South Osborne BIZ $40,000
    E. West End BIZ $40,000

2. That the funding outlined in Recommendation 1 be approved, subject to the following conditions:

    A. Approval of final design, developed and stamped by a Landscape Architect, by the Director of Planning, Property and Development or delegate;
    B. The BIZ accepting full responsibility and liability for carrying out the work in accordance with the approved design;

C. The BIZ accepting full responsibility and liability for maintenance of the project after the work has been completed;
D. The BIZ submitting invoices for the work completed with the understanding that no funding will flow to the BIZ after two years have elapsed since the funding agreement was executed;
E. The City being entitled to terminate the agreement upon the provision of notice to the BIZ;
F. The City entering into, executing and delivering grant agreements with the BIZ for the above-noted Streetscaping Projects and such other agreements as determined necessary by the City Solicitor/ Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements");

3. That the authority be delegated to the Chief Financial Officer to negotiate and approve the terms and conditions of the grant agreements with the BIZs and the Ancillary Agreements, in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/ Director of Legal Services to protect the interests of the City;

4. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

Council approval is required to enter into grant agreements with the respective Business Improvement Zones.

IMPLICATIONS OF THE RECOMMENDATIONS

Funding will be approved for Streetscaping projects as outlined from the 2025 Business Improvement Zones, Image Routes and Neighbourhood Main Streets Capital Program Budget.

A standard agreement, which has been employed for similar grants to BIZs in the past, will again be utilized and will include standard provisions that protect the City. The agreements will provide for:

- Design approval by the Director of Planning, Property and Development or delegate;
- The BIZ accepting full responsibility and liability for carrying out the work in accordance with the approved design;
- The BIZ accepting full responsibility and liability for maintenance of the project after the work has been completed;
- Funding to flow as invoices are submitted to the City and the termination of funding after two years have elapsed since the agreement was executed;
- Termination by the City upon the provision of notice to the BIZ.

The City of Winnipeg insures the BIZs. Any issues of liability for these streetscape elements are covered through the Risk Management Division and therefore there is coverage for replacement value if damage is caused by a third party.

HISTORY/DISCUSSION

On January 29, 2025, Council adopted the 2025 Operating and Capital budgets, which allocated $200,000 for the Business Improvement Zones, Image Routes and Neighbourhood Main Streets Capital Program.

The purpose of the program is to invest in partnered projects in Business Improvement Zone (BIZ) districts. These areas have their own distinct character with their own style of mixed-use, walkable business districts that serve as the cores of their neighbourhoods.

These funds provide the opportunity for the BIZ to work in partnership with the City, private sector, not-for-profit, other funding agencies, and other government bodies. This capital fund gives the opportunity for the BIZ groups to go out and seek matching dollars from other sources.

The capital fund, through these partnerships, assists in stimulating business and community revitalization. Any one of the fourteen (14) Business Improvement Zones may be considered for this capital program funding.

Discussion and consultation were undertaken with the Winnipeg BIZ Alliance and with each individual BIZ to talk about the opportunities of utilizing the Business Improvement Zones, Image Routes and Neighbourhood Main Streets Capital Program and to see which BIZs were ready to come forward for this year's streetscaping capital budget.

A number of BIZs are ready to commence with Streetscape Enhancement Strategy projects which require legal agreements between the BIZs and the City to allow grant monies to flow:

A.)	Academy Road BIZ	$40,000	B.)	Old St Vital BIZ	$40,000
C.)	Selkirk Avenue BIZ	$20,000	D.)	South Osborne BIZ	$40,000
E.)	West End BIZ	$40,000			

Projects are selected based on community readiness and partnership opportunities. The BIZs utilize grants received from the City to leverage additional funding to undertake projects.

The criteria and parameters utilized to determine grant allocations were agreed to by the Winnipeg BIZ Alliance at a meeting in May of 2019.

It should be noted that no one criterion is more important than another and that a balanced approach is taken when considering which BIZs will receive capital funding allocations in any particular year. Allocation of grants to BIZs is determined using the following criteria:

- Rotation of funding – Consideration of time elapsed since a given BIZ has received a funding allocation (this does not mean that a BIZ is automatically in line to get a grant, even if that BIZ has not received one for a long time).

- Connection with other (City of Winnipeg) works – Opportunities for partnering with other planned work (e.g. street renewal, hydro light replacements, etc.) makes better use of this limited capital funding.

- Part of a plan – Proposed streetscape project is part of a Streetscape Enhancement Strategic Master Plan, Vision Plan, (local area plan), public realm strategy, place making, etc.

- Missing piece – Proposed project is a final phase or subsequent phase to previous works completed.

- Matching funds – Availability of matching funding (war chest) from BIZ, partnerships (other sources) or sponsors.

- Long-term care – Availability/capacity of the BIZ having a continual (line item) budget for on-going maintenance of elements installed.

- Need – Proposed project addresses an identified need (e.g. more lighting, more bike parking, etc.).

- Project readiness – Project is designed or fully scoped out (“shovel ready”) so it can be completed in a timely manner. For design/consultant assignments, there is a clear objective with BIZ buy-in.

FINANCIAL IMPACT

Financial Impact Statement

Date: September 5, 2025

Project Name:

First Year of Program 2025

Business Improvement Zones, Image Routes and Neighbourhood Main Streets Funding Grant Agreements 2025

	2025	2026	2027	2028	2029
Capital					
Capital Expenditures Required	$ 180,000	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	180,000	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - (Enter Description Here)	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ -	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	-	-	-	-	-
Net Cost/(Benefit)	$ -	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	-	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: Capital expenditures consist of the proposed grants to the various Business Improvement Zones totaling $180,000. As approved by Council, this Capital Program Budget is exempt from interest and administrative overhead capital charges.

Mike McGinn Sep. 5, 2025

Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

- Academy Road BIZ
- Selkirk Ave BIZ
- West End BIZ
- Old St Vital BIZ
- South Osborne BIZ

OURWINNIPEG POLICY ALIGNMENT

3.11 Community Economic Development (Economic Prosperity)
Support local enterprises and employment in neighbourhoods through strategic investments in an active transportation and transit-oriented public realm, that results in well-connected, mixed-use activity nodes, to enable residents to participate in economic activity in close proximity to where they live.

3.15 Community Capacity Development (Economic Prosperity)
Support economic agencies, institutions and community development organizations who are providing workforce education and skills development that aligns with emerging, evidence-informed economic opportunities.

6.2 Complete Communities Characteristics (City Building)
The characteristics of complete communities must be identified and defined in Complete Communities, and will include, at minimum, equitable access to: safety and security, affordable housing for all incomes, local employment opportunities, health-supportive amenities, access to nature, social interaction opportunities, sustainable transportation options, and digital communication technology infrastructure to align with this Plan's goals.

6.20 Corridors (City Building)
Designate Corridors within the Urban Structure as targeted segments of the primary transit network that provide the best opportunity for mixed use intensification outside of the Downtown. Prioritize the creation and maintenance of vibrant pedestrian and transit-oriented places in Urban Mixed-Use Corridors, while encouraging the transition of Regional Mixed-Use Corridors towards this character over the longer term.

6.23 Urban Mixed-Use Corridors (City Building)
Prioritize the creation of a comfortable pedestrian environment and attractive public realm along Urban Mixed-Use Corridors through design guidelines and infrastructure investments.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Consideration was given as to whether this report connects to the Winnipeg Climate Action Plan (CAP), and it was determined that the CAP is not applicable to this specific report.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to the Winnipeg Poverty Reduction Strategy (PRS) and its Goals and Objectives, and it was determined that the PRS is not applicable to this specific report.

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Martin Pasieczka, Neighbourhood Economic Development Officer & BIZ Liaison
Date: September 9, 2025