Agenda – Council – January 29, 2026

Report – Executive Policy Committee – January 20, 2026

Item No. 2 2026 Local Improvement Interest Rates

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 20, 2026, the Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and submitted the following to Council:

1. That the interest rates for local improvements for which taxes are first imposed in 2026 be established as follows:

Term	2026 Interest Rate	Difference	2025 Interest Rate
2 – 5 years	4.00%	0.25% more than	3.75%
6 – 15 years	5.00%	0.75% more than	4.25%
16 – 20 years	5.50%	0.75% more than	4.75%
21 – 25 years	5.75%	0.75% more than	5.00%
26 – 30 years	5.75%	0.75% more than	5.00%

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

Report – Executive Policy Committee – January 20, 2026

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 20, 2026, the Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and submitted the matter to Council.

ADMINISTRATIVE REPORT

Title: 2026 Local Improvement Interest Rates

Critical Path: Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
R. Provencher	T. Graham	T. Graham	J. Dunford

EXECUTIVE SUMMARY

The City sets interest rates to cover the cost of borrowing money for local improvements. This money also help cover the cost to assess properties and collect payments. Council approves these rates to keep the process open.

In 2026, rates will be increasing by less than one percent.

RECOMMENDATIONS

1. That the interest rates for local improvements for which taxes are first imposed in 2026 be established as follows:

Term	2026 Interest Rate	Difference	2025 Interest Rate
2 – 5 years	4.00%	0.25% more than	3.75%
6 – 15 years	5.00%	0.75% more than	4.25%
16 – 20 years	5.50%	0.75% more than	4.75%
21 – 25 years	5.75%	0.75% more than	5.00%
26 – 30 years	5.75%	0.75% more than	5.00%

2. 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

The City of Winnipeg Charter provides that the cost of carrying out a local improvement may include the costs of financing. In keeping with this requirement, it is desirable to have Council formally approve the interest rates to be charged to property owners for local improvements for which local improvement taxes are first imposed in 2026.

IMPLICATIONS OF THE RECOMMENDATIONS

The interest rates have been set to recover the City's projected cost of financing and are estimated well in advance of the anticipated debt financing date. Bond market interest rates are dynamic and may change due to economic and market conditions.

HISTORY/DISCUSSION

For many years, the City has established interest rates for financing local improvements prior to the start of a new fiscal year. When a property owner chooses to have a local improvement financed over time as opposed to paying it outright, the property owner is charged interest on the local improvement at the established rates over the financing period chosen. Section 418 of The City of Winnipeg Charter states "The City may include the following in the cost of carrying out a local improvement: (d) the cost of financing the local improvement".

For administrative purposes, it is desirable to have interest rates for local improvements approved by Council. The different interest rate terms are designed to reflect the variety of work being undertaken and to take into account the expected life expectancy of the work.

FINANCIAL IMPACT

Financial Impact Statement Date: December 15, 2025

Project Name: 2026 Local Improvement Interest Rates

COMMENTS:

There are no financial implications associated with the recommendations in this report. The interest rates set for financing local improvements provide for the recovery of the City's cost of capital, assessment and collection costs.

Randy Bernard

Randy Bernard, CPA
Manager of Finance & Administration (Campus)
Corporate Finance Department

CONSULTATION

This Report has been prepared in consultation with: N/A

OURWINNIPEG POLICY ALIGNMENT

Section 02 of OurWinnipeg (A Sustainable City) provides policy guidance and states social, environmental and economic sustainability are essential to Winnipeg's long-term well-being.

Establishing Local Improvement interest rates for Council consideration aligns with economic sustainability goals to ensure the long-term economic well-being of the City.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

N/A

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

N/A

SUBMITTED BY

Department: Corporate Finance
Division: Treasury
Prepared by: R. Provencher
Date: December 15, 2025