

# Neighbourhood Land Development Fund Update

## ISSUE

In an effort to be more accountable, transparent, and efficient in the management of the City of Saskatoon's (City) key priorities and financial resources, this report presents both the prior and future investment returns declared and allocated from the Neighbourhood Land Development Fund (NLDF).

## BACKGROUND

Beginning in 2007, City Council approved declarations of investment returns from land development areas which have included Willowgrove, Hampton Village, Rosewood, and Evergreen to date. These investment returns were moved into the NLDF and used for a variety of projects. Approved guidelines for the allocation of NLDF surpluses are as follows:

- 65% for growth related infrastructure capital projects;
- 25% for discretionary projects; and
- 10% for future land development acquisitions.

At the October 15, 2019 Standing Policy Committee on Finance, the Administration presented a report for allocation of profits from the NLDF. This report provides additional information on the previous and future expected allocations from this fund.

## CURRENT STATUS

City Council approves the declaration of investment returns from the NLDF and then allocates these funds to specific projects.

## DISCUSSION/ANALYSIS

The allocations from the NLDF are an important source of funding for many City initiatives and priorities. Since 2007, \$134.1 million of investment returns have been declared and allocated from the NLDF. The following are some of the projects, capital reserves, or operating programs that have received funding to date:

- Affordable Housing Reserve;
- Contributions to the Reserve for Capital Expenditure (RCE);
- Bridge Major Repair Reserve;
- Future development land purchases;
- Paved Roadways Infrastructure Reserve;
- Fire Hall capital projects;
- Children's Discovery Museum;
- Recreation Game Plan Funding Plan;
- Property Realized Reserve for future land development acquisitions; and
- Chief Mistawasis Bridge and North Commuter Parkway Project.

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Funding of approximately \$25.0 million is required in the future with expected allocations of \$10.0 million to the Chief Mistawasis Bridge and North Commuter Parkway Project, \$5.0 million to the Recreation Game Plan Funding Plan, \$6.2 million to Property Realized Reserve for future land development acquisitions, and \$3.9 million to the Bus Rapid Transit Funding Plan.

Dividends from the NLDF will be allocated to these projects based on cash flow projections and availability of funds. Allocations from the NLDF are identified within the various funding plans as reported annually during City Council's Business Plan and Budget Review, and follow the allocation guidelines. While the discretionary allotment from the NLDF can be put to any project, there has been a long-standing practice of applying a portion of these funds generated from greenfield development to assist with infill and other housing developments such as Affordable Housing.

City Council approves the allocations from the NLDF through the annual funding plan reports and also approves, through separate Administrative reports, any declarations from the fund as surpluses are identified and become available.

### **IMPLICATIONS**

There are no financial, legal, social or environmental implications identified.

### **NEXT STEPS**

There are no next steps required at this time.

### **REPORT APPROVAL**

Written by:                 Jeremy Meinema, Finance and Sales Manager  
                                      Kari Smith, Interim Director of Finance  
Reviewed by:             Frank Long, Director of Saskatoon Land  
Approved by:             Kerry Tarasoff, Chief Financial Officer

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