

# THE CORPORATION OF THE CITY OF GRAND FORKS

## BYLAW NO. 2114

### A Bylaw to Establish the Five-Year Financial Plan For the Years 2025 - 2029

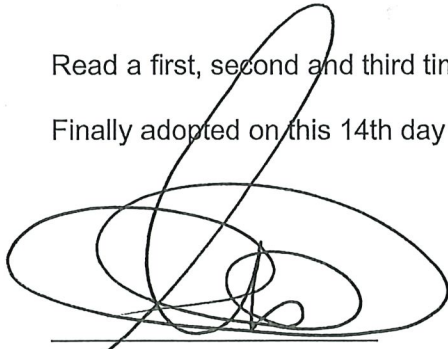
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The Council for the Corporation of the City of Grand Forks, in open meeting assembled, enacts as follows:

1. This bylaw may be cited, for all purposes, as the "Five Year Financial Plan Bylaw, 2025-2029, No. 2114".
2. Schedule "A" attached hereto and forming part of this bylaw is hereby adopted as the Statement of Objectives and Policies for the Five-Year Financial Plan for the years 2025 to 2029.
3. Schedule "B" attached hereto and forming part of this bylaw is hereby adopted as the Financial Plan schedule of proposed funding sources, expenditures, and transfers between funds for the years 2025 to 2029.

Read a first, second and third time by the Municipal Council this 17th day of March, 2025.

Finally adopted on this 14th day of April, 2025.



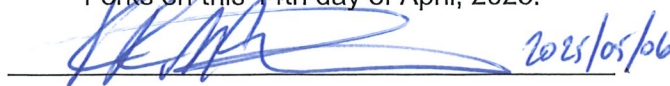
Mayor Everett Baker



Corporate Officer Kevin McKinnon

### CERTIFICATE

I hereby certify the foregoing to be a true and correct copy of the "Five Year Financial Plan Bylaw, 2025-2029, No. 2114", as adopted by the Municipal Council of the City of Grand Forks on this 14th day of April, 2025.



Corporate Officer of the Municipal Council of the  
City of Grand Forks

**CORPORATION OF THE CITY OF GRAND FORKS  
5 Year Financial Plan Bylaw 2114  
Schedule "A" Statement of Objectives and Policies**

In accordance with Section 165 (3.1) of the Community Charter, the City of Grand Forks is required to include in the Five-Year Financial Plan, objectives and polices regarding each of the following:

1. The proportion of total revenue that comes from each of the funding sources described in Section 165(7) of the Community Charter;
2. The distribution of property taxes among the property classes, and
3. The use of permissive tax exemptions.

**Funding Sources**

Objective:

- For operations, to maintain annual increases to a level that approximates the annual increase in inflation unless a specific program or project is identified that requires tax revenue funding.
- For capital and fiscal, to review and address annually the long-term needs for capital infrastructure.

Policies

- Ensure that property tax increases remain as stable as possible over time and within 2 percent above inflation.
- Increase utility rates consistently over time, between 3 and 4 percent, to fund the asset management capital reserves.
- Evaluate and set user fees and charges fairly for the services received.
- Set taxes, fees and charges to achieve full cost recovery, where appropriate, for operating costs.
- Periodically review fees and charges to ensure that they account for inflation and changes in the level of service provided.
- Encourage the use of alternate revenue resources instead of property taxes.

Revenue Source	Amount	% of Total Revenue
Property Value Taxes	4,727,400	15.6%
Parcel Taxes	5,826	0.0%
Fees and Charges	9,323,464	30.7%
Other Sources	11,204,410	37.0%
Proceeds from Borrowing	1,000,000	3.3%
Development Cost Charges	711,121	2.3%
Reserve Funding	3,373,805	11.1%
<b>TOTAL</b>	<b>\$ 30,346,026</b>	<b>100.0%</b>

**Distribution of Property Taxes**

Objective:

- To ensure property taxes and rates are sufficient to meet the City's short and long-term needs.
- To ensure equity among the property classes by reviewing the ratios of property class allocations annually.

Policies:

- Conduct periodic reviews of taxes paid by individual classes.
- Consider tax shifts or redistributions only where a full comprehensive analysis and impact is undertaken.
- Where a tax shift is required, consider a gradual phase-in to allow the properties in the class to adjust their budgets accordingly.
- In establishing property tax rates, take into consideration:
  - The amount of property taxes levied as compared to other municipalities.
  - The property class conversion ratio as compared to other municipalities.
  - The tax share borne by each property class.
  - The tax ratios of each property classification.

The table below shows the proposed distribution of property tax revenue among the various classes, with the percentage of apportionment to each class being consistent with previous years:

<b>Property Class</b>	<b>Rate Multiple</b>	<b>% of Property Value Tax</b>
01 Residential	1.00	57.9%
02 Utilities	12.11	1.1%
03 Supportive Housing	1.00	0.0%
04 Major Industry	11.21	21.0%
05 Light Industry	3.18	1.3%
06 Business	2.41	18.7%
07 Managed Forest	3.00	0.0%
08 Recreation/Non Profit	0.66	0.0%
09 Farm	1.32	0.0%
<b>TOTAL</b>		<b>100.0%</b>

**Permissive Tax Exemptions**

Objective

- Optimize the provision of charitable and not for profit services for the benefit of Grand Forks residents.
- Provide property tax exemptions as permitted under the Community Charter in a consistent and fair manner.
- Restrict the provision of exemption to those providing an extension to City services and minimize the impact on City revenues.
- Consider the development of a revitalization tax exemption program as a means of encouraging commercial investment and increasing the availability of housing in the community.

Policies

- Grand Forks residents must be primary beneficiaries of the organization's services and the services provided must be accessible to all members of the public.
- In guiding and approving permissive tax exemptions, Council will take into consideration:
  - Not-for-profit occupiers of City property for the duration of their occupancy.
  - Land and improvements surrounding a statutorily exempt building for public worship

**CORPORATION OF THE CITY OF GRAND FORKS**  
**Five Year Financial Plan Bylaw No. 2114**  
**Schedule "B" Five Year Financial Plan 2025-2029**

	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget
<b>Revenues</b>					
Property Taxes	\$ 4,585,273	\$ 4,722,831	\$ 4,864,516	\$ 5,010,451	\$ 5,160,765
Parcel and Frontage Taxes	5,826	5,826	5,826	-	-
Grants in Lieu of Taxes	35,211	36,267	37,355	38,476	39,630
Percentage of Revenue Tax	106,916	106,916	106,916	106,916	106,916
Sales of Services and User Fees	9,323,464	9,438,869	9,555,623	9,674,149	9,794,476
Grants	10,651,537	1,507,102	3,328,013	2,388,632	1,303,773
Development Cost Charges	711,121	-	-	-	-
Other Revenues	552,873	426,146	430,706	435,357	440,101
<b>Total Revenues</b>	<b>25,972,221</b>	<b>16,243,957</b>	<b>18,328,955</b>	<b>17,653,981</b>	<b>16,845,661</b>
<b>Expenses</b>					
Purchases for resale	3,871,260	3,928,504	3,986,607	4,045,581	4,105,440
General Government	1,754,517	1,755,316	1,837,835	1,865,260	1,893,096
Protective Services	1,333,499	1,353,502	1,373,805	1,394,412	1,415,328
Transportation Services	1,173,585	1,186,114	1,203,906	1,216,890	1,230,068
Environmental & Health Services	305,518	310,101	314,753	319,474	324,266
Public Health Services	104,372	105,938	107,527	109,140	110,777
Planning and Development	1,088,551	733,926	662,835	590,677	517,437
Parks, Recreation and Cultural Services	1,644,995	1,652,345	1,676,935	1,696,818	1,717,000
Water Services	804,946	817,020	829,275	841,714	854,340
Electrical Services	1,007,757	1,022,873	1,038,216	1,053,789	1,069,596
Wastewater Services	933,865	947,873	962,091	976,522	991,170
Amortization	2,363,667	2,516,509	2,534,597	2,563,333	2,548,545
Debt Interest	156,107	156,107	160,484	158,379	156,287
<b>Total Expenses</b>	<b>16,542,639</b>	<b>16,486,128</b>	<b>16,688,866</b>	<b>16,831,989</b>	<b>16,933,350</b>
<b>Surplus (Deficit) for the year</b>	<b>\$ 9,429,582</b>	<b>\$ (242,171)</b>	<b>\$ 1,640,089</b>	<b>\$ 821,992</b>	<b>\$ (87,689)</b>
<b>Adjusted for non-cash items</b>					
Amortization	2,363,667	2,516,509	2,534,597	2,563,333	2,548,545
<b>Total Cash from Operations</b>	<b>\$ 11,793,249</b>	<b>\$ 2,274,338</b>	<b>\$ 4,174,686</b>	<b>\$ 3,385,325</b>	<b>\$ 2,460,856</b>
<b>Adjusted for Cash Items</b>					
Proceeds from Borrowing	1,000,000	-	-	-	-
Capital Expenditures	(15,554,744)	(2,095,500)	(4,604,500)	(3,121,330)	(1,600,000)
Debt Principal Repayments	(157,789)	(168,250)	(170,355)	(172,447)	(174,823)
Transfer from Land Sales Reserve	993,402	-	-	-	-
Transfer from Capital Reserves	2,384,403	93,300	746,800	399,900	150,000
Transfer to Capital Reserves	(656,845)	(525,647)	(535,673)	(535,673)	(535,673)
Transfer to / (from) Surplus	198,324	421,759	389,042	44,225	(300,360)
	<b>(11,793,249)</b>	<b>(2,274,338)</b>	<b>(4,174,686)</b>	<b>(3,385,325)</b>	<b>(2,460,856)</b>
<b>Financial Plan Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>