

THE CORPORATION OF THE CITY OF GRAND FORKS

BYLAW NO. 2124

A Bylaw to Establish the Five-Year Financial Plan For the Years 2026 - 2030

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, 2026-2030, No. 2124”.
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 2026 to 2030.
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 2026 to 2030.

Read a first, second and third time by the Municipal Council this 23rd day of March, 2026.

Finally adopted on this 13th day of April, 2026.

Mayor Everett Baker

Corporate Officer Kevin McKinnon

C E R T I F I C A T E

I hereby certify the foregoing to be a true and correct copy of the “Five Year Financial Plan Bylaw, 2026-2030, No. 2124”, as adopted by the Municipal Council of the City of Grand Forks on this 13th day of April, 2026.

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

**CORPORATION OF THE CITY OF GRAND FORKS
5 Year Financial Plan Bylaw 2124
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	4,967,996	22.8%
Parcel Taxes	5,826	0.0%
Fees and Charges	9,651,188	44.2%
Other Sources	5,635,089	25.8%
Development Cost Charges	694,204	3.2%
Reserve Funding	877,645	4.0%
TOTAL	\$ 21,831,948	100.0%

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:

Property Class	Rate Multiple	% of Property Value Tax
01 Residential	1.00	57.8%
02 Utilities	11.82	1.2%
03 Supportive Housing	1.00	0.0%
04 Major Industry	10.46	21.0%
05 Light Industry	3.01	1.3%
06 Business	2.27	18.7%
07 Managed Forest	3.00	0.0%
08 Recreation/Non Profit	0.66	0.0%
09 Farm	1.36	0.0%
TOTAL		100.0%

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. 2124
Schedule "B" Five Year Financial Plan 2026-2030

	2026	2027	2028	2029	2030
	Budget	Budget	Budget	Budget	Budget
Revenues					
Property Taxes	\$ 4,814,537	\$ 4,958,973	\$ 5,107,742	\$ 5,260,974	\$ 5,418,803
Parcel and Frontage Taxes	5,826	5,826	-	-	-
Grants in Lieu of Taxes	38,408	39,561	40,748	41,970	43,229
Percentage of Revenue Tax	115,051	115,051	115,051	115,051	115,051
Sales of Services and User Fees	9,651,188	9,772,223	9,895,586	10,020,739	10,147,835
Grants	5,235,800	1,554,202	3,376,013	2,437,632	1,353,773
Development Cost Charges	694,204	-	-	-	-
Other Revenues	399,289	317,486	319,869	322,299	324,777
Total Revenues	20,954,303	16,763,322	18,855,009	18,198,665	17,403,468
Expenses					
Purchases for resale	3,923,938	3,981,972	4,040,877	4,100,665	4,161,350
General Government	1,758,905	1,702,931	1,784,664	1,811,290	1,898,316
Protective Services	1,538,495	1,561,571	1,584,995	1,608,770	1,632,902
Transportation Services	1,195,730	1,208,591	1,226,720	1,240,046	1,253,572
Environmental & Health Services	309,935	314,584	319,303	324,093	328,954
Public Health Services	110,675	112,335	114,020	115,730	117,466
Planning and Development	1,288,081	897,972	827,519	756,009	683,426
Parks, Recreation and Cultural Services	1,752,149	1,761,106	1,787,328	1,808,869	1,830,732
Water Services	768,805	780,337	792,042	803,923	815,982
Electrical Services	1,009,757	1,024,903	1,040,277	1,055,881	1,071,719
Wastewater Services	1,021,803	1,037,130	1,052,687	1,068,477	1,084,504
Amortization	2,481,624	2,593,592	2,599,752	2,628,488	2,613,700
Debt Interest	150,207	148,631	147,081	145,344	143,628
Total Expenses	17,310,104	17,125,655	17,317,265	17,467,585	17,636,251
Surplus (Deficit) for the year	\$ 3,644,199	\$ (362,333)	\$ 1,537,744	\$ 731,080	\$ (232,783)
Adjusted for non-cash items					
Amortization	2,481,624	2,593,592	2,599,752	2,628,488	2,613,700
Total Cash from Operations	\$ 6,125,823	\$ 2,231,259	\$ 4,137,496	\$ 3,359,568	\$ 2,380,917
Adjusted for Cash Items					
Capital Expenditures	(7,730,614)	(2,047,500)	(4,604,500)	(3,121,330)	(1,600,000)
Debt Principal Repayments	(171,814)	(171,814)	(173,391)	(174,941)	(176,678)
Transfer from Land Sales Reserve	473,645	-	-	-	-
Transfer from Capital Reserves	404,000	93,300	746,800	399,900	150,000
Transfer to Capital Reserves	(919,786)	(505,647)	(515,673)	(515,673)	(515,673)
Transfer (to) / from Surplus	1,818,746	400,402	409,268	52,476	(238,566)
	(6,125,823)	(2,231,259)	(4,137,496)	(3,359,568)	(2,380,917)
Financial Plan Balance	-	-	-	-	-