

### 3.0 FIVE YEAR GRADUAL PROPERTY TAX INCREMENT GRANT

3.1 It is recognized that property improvements undertaken in a manner that implements the Urban Design Guidelines set forth in this CIP, and which is approved by the Township, may result in increased assessment and therefore increased taxes.

In order to encourage investment in the Community Improvement Plan areas, the Township has implemented a tax rebate program that would phase in any increased assessment in the Township's portion of the property tax for commercial buildings that are renovated, reconstructed or where a vacant property is developed.

This grant may not be provided to residential properties within the Community Improvement Area, but may apply to the whole of a property that provides commercial space on the main floor of the building and residential use at the back and/or above.

The grant phases in the increase in taxes as a result of the development gradually at a rate of 20% annually over five (5) years.

(See Figure 3.1.1).

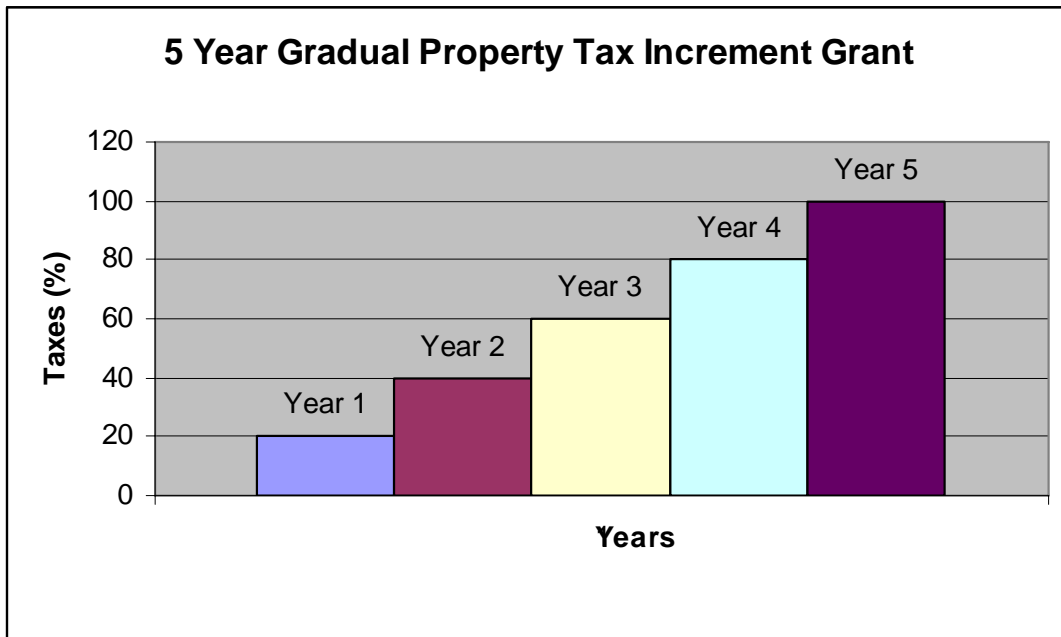


Figure 3.1.1

3.2 The Gradual Property Tax Increment Grant will not be available to adult entertainment establishments.