



SAGAMOK
ANISHNAWBEK

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December 5, 2025

Planning and Enterprise Services
The Corporation of the City of Sault Ste. Marie
99 Foster Drive
Sault Ste. Marie ON P6A 5X6
housingcip@cityofssm.on.ca

RE: Tax Increment Equivalent Grant and Municipal Fees Rebate – 201 South Market

To Whom it May Concern,

On behalf of Sagamok Anishnawbek, I am pleased to present this proposal package to the Corporation of the City of Sault Ste. Marie for consideration under the Tax Increment Equivalent Grant and Municipal Fees Rebate Programs.

Sagamok Anishnawbek is leading the development of three purpose-built rental apartment buildings, located at 201 South Market Street, which will provide 120 housing units for members living off-reserve as well as non-member residents of Sault Ste. Marie who need housing stability. This housing development aligns with the City of Sault Ste. Marie's Community Improvement Plan by offering adequate and affordable housing within Precinct 2 of the Community Improvement Plan, while advancing Indigenous self-determination, reconciliation, and shared economic opportunity.

This First Nation-led development project not only aligns with the City's housing objectives, but it also reflects our Nation's commitment to improving quality of life for members and residents of Sault Ste. Marie. Secure housing is fundamental to health, well-being, and long-term prosperity.

Realizing these benefits requires overcoming persistent barriers that have historically constrained First Nations-led development, including access to capital. First Nations have historically faced challenges in securing financing, which has limited our ability to scale self-directed housing and infrastructure solutions at the pace required. Funding support to offset development costs and increase access to capital, such as the financial incentive

programs under the City of Sault Ste. Marie's Community Improvement Plan, play a critical role in overcoming this barrier.

As part of this proposal package, please find attached:

- Tax Equivalent Grant Application Form (also for consideration under the Municipal Fees Rebate Program);
- Corporate Profile Report;
- Project Budget Proforma;
- Pre-Development Property Photos;
- Construction Documents (Schematics and Drawings);
- Site Plan Agreement;
- 2025 Municipal Tax Levy

Sagamok Anishnawbek appreciates the City's review and consideration of this proposal under the Tax Increment Equivalent Grant and Municipal Fees Rebate Programs. We look forward to working collaboratively with the Corporation of the City of Sault Ste. Marie to advance this project and create lasting benefits for our members and for the residents of Sault Ste. Marie.

Sincerely,

A handwritten signature in black ink, appearing to read 'Angus Toulouse', with a long horizontal flourish extending to the right.

Chief Angus Toulouse
Sagamok Anishnawbek