



## STAFF REPORT ACTION REQUIRED

### Report on Sections 37 and 45(9), Community Benefits Secured in 2013 and 2014

<b>Date:</b>	August 31, 2015
<b>To:</b>	Planning and Growth Management Committee
<b>From:</b>	Chief Planner and Executive Director, City Planning Division
<b>Wards:</b>	All
<b>Reference Number:</b>	P:\2015\ClusterB\PLN\PGMC\PG15105

#### SUMMARY

---

This report provides Council with the first annual report summarizing yearly contributions secured from the application of Sections 37 and 45 of the *Planning Act* with respect to community benefits/capital facilities.

The City Planning staff analysis has identified that in the calendar years of 2013 and 2014 the City “secured” \$112,327,762 in future cash contributions, for approximately 204 community benefits/capital facilities, through 98 site-specific zoning by-laws approved by Council or the Ontario Municipal Board (OMB) containing Section 37 provisions, and 29 Committee of Adjustment or OMB approvals of minor variances with Section 45(9) community benefit conditions attached. In addition, the City secured 181 in-kind community benefits/capital facilities that the owner/developer had agreed to construct/provide. These in-kind or non-monetary obligations are generally secured through a letter of credit and are contractually enforceable per the provisions of a site-specific zoning by-law and either Sections 37 or 45 agreements registered on title. The value of the in-kind contributions, where a letter of credit has been required, is estimated at \$51,928,000.

"Secured" does not mean that the money has been received by the City, but rather that there is an agreement that the applicant will provide the funds at a future date, generally at the time of application for a building permit. Further, it should be noted that while the City may have secured a benefit, there are occasions where a project does not proceed and the community benefit may never materialize.

## RECOMMENDATION

---

### **The Chief Planner and Executive Director, City Planning Recommends that:**

1. Council request that the City Planning Division report annually on the Section 37 and 45 benefits secured in the preceding year.

### **Financial Impact**

There are no financial impacts contained in this report.

The Deputy City Manager and Chief Financial Officer have reviewed this report and agrees with the financial impact information.

## DECISION HISTORY

As a result of questions with respect to improving the clarity and transparency of the Section 37 process, the City Planning Division engaged the services of Gladki Planning Associates to provide an assessment of the current process as it relates to the overall objectives for the use of Section 37. The consultant's study and a staff report summarizing the results of the study recommended process changes that were considered by Council at its meeting held on April 1, 2, and 3, 2014. As part of its decision Council recommended that:

The Chief Planner and Executive Director, City Planning prepare an annual report summarizing the previous year's achievements regarding Section 37 community benefits.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PG31.4>

## ISSUE BACKGROUND

Section 37 of the *Planning Act* authorizes municipalities with appropriate Official Plan provisions to pass zoning by-laws for increases in height or density otherwise permitted by the zoning by-law, in return for the provision by the applicant of community benefits. The City's Official Plan, Section 5.1.1, contains such policy provisions developed in consultation with the development community and residents associations. Community benefits similar to Section 37 benefits are sometimes obtained pursuant to Section 45 of the *Planning Act*, where the Committee of Adjustment imposes a condition on the approval of a minor variance to the Zoning By-law. Section 37 community benefits are secured through a Section 37 legal agreement between the owner and the City which is registered on title. Both the implementing zoning by-law and the Section 37 agreement contain a description of what the benefits include and to what capital improvements or facilities they will be directed to. Section 45 funds may be secured through such an agreement but are often required solely through a condition of minor variance approval, which sets out their purpose(s).

As mentioned above, Section 5.1.1 of the City's Official Plan contains the relevant policies with respect to Section 37 and provides the planning framework for securing Section 37 community benefits. Specifically Section 5.1.1.6 identifies the capital facilities and/or cash contributions toward specific capital facilities which can be secured. In addition, area specific policies related to the use of Section 37 are reflected in some Secondary Plans such as the North York Centre Secondary Plan.

To provide direction and clarity on the application of Section 37, in the fall of 2007, Council adopted detailed "Implementation Guidelines for Section 37 of the *Planning Act*" and a "Protocol for Negotiating Section 37 Community Benefits". The Guidelines and Protocol were developed in response to the public's request to have an implementation framework adopted concurrent with the final approval by the Ontario Municipal Board of the Section 37 policies in the Official Plan. The Guidelines were prepared in consultation with both the Development Industry and interested residents groups and outline the implementation principles of Section 37. The Guidelines and Protocol are intended to be used by both City Staff and Ward Councillors. The material is available to the public and is prominently identified on the City website on a page dedicated to providing the public with information on the use of Section 37. [www.toronto.ca/section37](http://www.toronto.ca/section37)

### **Community Benefits in Monetary Form or "cash-in-lieu"**

The term "cash-in-lieu" as used with respect to community benefits means monetary contributions towards capital facilities, in lieu of the developer being required to actually construct or provide specific community benefits/capital facilities. These funds are usually for benefits that are off-site but have a reasonable geographic relationship between the development and local community.

Upon receipt of the required funds, which are secured through the use of Sections 37 and 45 for community benefits/capital facilities, the monies are deposited to the Planning Act Reserve Fund (PARF) group of accounts and are recorded as payments towards the agreed upon specific capital facility or capital improvements to facilities. The PARF accounts were created with Council approval in the spring of 2008 (Item EX17.2 – see the link below) to ensure that the funds are set aside to provide the public benefits identified in Council approved zoning by-laws and enforced through agreements with the developer/property owner. According to Financial Planning Division Policies and Guidelines, Council approval is required through the Operating or Capital Budget, quarterly variance reports, or by a special report to Council, to withdraw funds from all reserve funds. Council can also approve the withdrawal and use of PARF monies by the adoption of Member Motions, notwithstanding this type of motion is subject to referral to the Executive Committee. A two-thirds vote of the Council Members present is required to waive referral.

<http://www.toronto.ca/legdocs/mmis/2008/ex/bgrd/backgroundfile-10354.pdf>

With Council approval, monies can be transferred to capital projects and the operating cost centres of various City Divisions (e.g. Parks, Forestry and Recreation, Transportation Services, Economic Development and Culture, etc.) to construct or procure the

construction of the negotiated specific community benefits/capital facilities. Occasionally funds can be transferred to not-for-profit community service providers and agencies (e.g. The Association of Community Centres, Toronto Community Housing Corporation, non-profit child care providers) for capital improvements. In limited instances, cash contributions can be directed to specific reserve funds (e.g. Capital Revolving Fund - Affordable Housing Reserve Fund, Public Art Reserve Fund). Finally, there may be instances where the monies secured and received to date may not be sufficient to provide for their intended use in isolation of additional funds anticipated to be secured or which have been secured from other developments within the geographic area. In cases where the pooling of funds is needed to achieve a major investment, or a number of identified benefits, funds may remain in the PARF accounts collecting interest until the necessary funds are collected so that the project can move forward.

### **Non-Cash Community Benefits**

Community benefits are also obtained as in-kind, or non-cash benefits, meaning that the developer will construct, provide or secure the funding of community benefits and/or facilities secured in an agreement. These are usually on-site benefits. Non-cash benefits are generally secured by Letters of Credit. These Letters of Credit are secured in Section 37 and 45 agreements for two main reasons: as a form of cash payment as a community benefit where the cash will not be needed by the City for a period of time; and as security where the developer has agreed to provide or construct a capital facility. The former are expressly intended to be drawn down by the City to pay for community benefits/capital facilities at some future date. The latter are not usually drawn down, but are returned to the issuing financial institution when the required work has been completed. Those Letters of Credit would only be drawn down if the matter is not provided or carried out to the City's satisfaction. In those instances where the community benefit has not been provided in a timely manner or to the satisfaction of the City, the implementing Divisions can request a drawdown on the Letter of Credit to pay for work that the owner was otherwise expected to do. That in effect changes a non-cash benefit to a cash benefit and will be recorded as such.

### **Current Reporting**

Under current practices, implementing Divisions and the local Ward Councillor are notified by City Planning Staff when the funds are received from applicants and deposited into the PARF accounts. The notification states the purposes for which the funds are to be utilized as per the agreements or approval decisions. In addition, near the start of the annual budgeting process implementing Divisions and the local Ward Councillor are provided a listing of the funds that have been received and available for use. City Planning Staff also respond to individual requests from Councillors for specific information regarding funds that are available in their Wards.

Currently, summary information with respect to the PARF accounts is provided three-times a year in the City Treasurer's quarterly "Reserves and Reserves Fund Variance Report" (no report is done for the first quarter). These reports provide information on all reserve and reserve fund balances and activity during the period, as well as projected

year-end balances based on budgeted transfers and revenues. The summary information provides a high level overview of the total funds available for use, but does not give specific details regarding the community benefits/capital facilities for which the funds can be used, nor does it speak to the specific amount of money secured, as its focus is on what has been collected.

This report is intended to supplement these reports by providing council with the first in a yearly report summarizing the annual community benefits/capital facilities contributions receivable from developments that have obtained increased height and/or density through site specific by-laws and secured through Sections 37 and 45 of the *Planning Act*.

## COMMENTS

Table 1 below provides a summary of the Sections 37 and 45 approvals for the period between January 1, 2013 and December 31, 2014. The table also identifies the related monetary (“in lieu”) contributions and the number of in-kind contributions secured. Where non-cash benefits are secured it is often difficult to provide a monetary value of the contributions unless a Letter of Credit is required. Often the value of the security is not identified in the agreement but rather specifies that the monetary value of the Letter of Credit will be determined at a later date based on the owner providing a cost estimate for the contribution or being required to contribute a value which is equal to a percentage of the gross construction costs for the building. In various other instances it is not possible or is difficult to estimate the value of some community benefits/capital facilities where there are requirements to:

- preserve heritage resources;
- provide public access to ravines and valleys;
- contribute to urban forest on public lands;
- convey lands to the City at a nominal fee;
- provide space within a private building for community services or facilities;
- construct units within a building of a certain size (3 or more bedroom units); and
- make available sustainable energy strategies.

It should be noted that monetary or cash-in-lieu "secured" in an agreement or condition of approval does not mean that the funds have been received by the City, nor that non-cash benefits have yet been provided. The term "secured", as used in this report, means secured through a site-specific zoning by-law, a Section 37 or 45 Agreement, and/or a Committee of Adjustment decision. Monetary contributions are generally required to be paid prior to the issuance of an above-grade building permit. Variations in this timing can be negotiated, depending upon the specific circumstances such as payment prior to the issuance of an Ontario Municipal Order or prior to the introduction of the Bills in Council. Once the funds have been paid to the City they are deemed “received” and deposited in the appropriate PARF accounts for future use.

## Section 37/45 Community Benefits for the Period between January 1, 2013 and December 31, 2014

Since amalgamation the City has secured \$482,238,560 in sections 37 and 45 community benefits. Between January 1, 2013 and December 31, 2014, the City secured approximately \$112.3M (million) in cash contributions, plus significant other "in kind", non-cash benefits for which a cash value is not readily quantifiable unless a specified Letter of Credit value is identified. The cash contributions that were secured through the use of Section 37 was \$99,146,932 and through Section 45 conditions was \$13,180,830. The actual secured cash contribution total can be higher than \$112.3M due to the unknown actual costs of specified benefits for which cash contributions are required, or indexing requirements. For example, the Section 37 agreement may specify specific charges of "X dollars per residential unit", or "X dollars per m<sup>2</sup> of commercial space", which cannot be determined until such time as the development scenarios have been finalized.

**Table 1: Summary of Section 37/45 Approvals and Contributions for the Period between January 1, 2013 and December 31, 2014**

	S.37/S45 Securing Community Benefits for 2013	S.37/S45 Securing Community Benefits for 2014	<b>Total</b>
<i>Number of S.37 Approvals<sup>1</sup></i>	50	48	<b>98</b>
<i>Number of S.45 Approvals<sup>2</sup></i>	13	16	<b>29</b>
<b>Total</b>	<b>63</b>	<b>64</b>	<b>127</b>
<i>Individual Community Benefits Secured as Cash Contributions<sup>3</sup></i>	108	96	<b>204</b>
<i>Individual Community Benefits Secured as Non-Cash Contributions<sup>3</sup></i>	94	87	<b>181</b>
<b>Total</b>	<b>202</b>	<b>183</b>	<b>385</b>
<i>Amount of Cash Contributions Secured under Section 37<sup>4</sup></i>	\$59,226,693	\$39,920,239	<b>\$99,146,932</b>
<i>Amount of Cash Contributions Secured under Section 45<sup>4</sup></i>	\$10,308,830	\$2,872,000	<b>\$13,180,830</b>
<b>Total</b>	<b>\$69,535,523</b>	<b>\$42,792,239</b>	<b>\$112,327,762</b>

<sup>1</sup> Site-specific zoning by-laws approved by Council or the Ontario Municipal Board during the identified time period.

<sup>2</sup> Committee of Adjustment or Ontario Municipal Board decisions with community benefit conditions attached to a minor variance approval.

<sup>3</sup> The numbers vary since non-cash benefits can on occasion be secured by Letters of Credit, and thus become a monetary benefit if there is a non-cash benefit contribution default.

<sup>4</sup> Amounts can vary significantly over time due to the owner's ability to select cash/non-cash options, e.g. a public art contribution is often identified as an in-kind benefit, but owners sometime choose to make cash contributions in lieu of the installation. Also new information regarding benefits secured are identified if the City draws upon a Letter of Credit.

A more detailed description of what has been secured by Ward can be found in Attachments 1 and 2. Where no "cash-in-lieu" funds or "in-kind" community benefits are shown, this reflects that there were no rezoning or Committee of Adjustment approvals in those Wards for increases in height or density (that would otherwise permitted by the zoning by-law) where community benefits could have been secured.

Of the 98 development approvals where Section 37 community benefits/capital facilities were secured, 31 involved cash contributions only, 50 involved a combination of non-cash and monetary contributions as all or part of the benefits, and 17 involved non-cash benefits only. Of the 29 minor variances where Section 45 conditions requiring community benefits/capital facilities were approved, 17 involved cash contributions only, 5 involved a combination of non-cash and monetary contributions as all or part of the benefits, and 7 involved non-cash benefits only. In total, of the 126 combined approvals, the City was able to secure 388 community benefits/capital facilities or approximately three community benefits/capital facilities for every one project approved.

A review of the community benefits/capital facilities secured over the two year period examined in this Report reveals that an increasing volume of approved conditions are securing one funding amount which could be used for a range and/or multiple benefits. For example, \$1M may have been secured for "local parkland, streetscape improvements, community facilities, or other community benefits within the local community". In these instances the funds cannot be attributed to an actual community benefit until a need or project is determined and the funds are allocated to that particular project by Council approval.

Notwithstanding the number of generic community benefits in secured monetary form, of the \$112.3 million negotiated and approved in 2013 and 2014, approximately \$61M has been secured for the following specific purposes:

- \$15,080,000 for streetscape improvements from 23 development approvals;
- \$11,760,000 for community centres and arenas from 6 development approvals;
- \$10,250,000 towards the creation of affordable housing or capital improvements to Toronto Community Housing from 27 development approvals;
- \$8,660,000 for parkland improvements and/or the provision of privately owned publicly accessible open space from 25 development approvals;
- \$3,807,000 for public art from 10 development approvals;
- \$3,305,000 for public library upgrades from 9 development approvals;
- \$2,565,000 for public agency space, other non-profit community agencies, boards, or commissions and/or cultural facilities from 12 development approvals;
- \$2,221,000 for road, transportation and pedestrian improvements from 7 development approvals;
- \$1,136,000 for transit improvements from 2 development approvals;
- \$1,130,000 for bicycle share facilities from 5 development approvals;
- \$750,000 for child care centres from 2 development approvals; and

- \$436,000 for heritage preservation projects from 6 development approvals.

In addition to the monetary or community benefits/capital facilities "cash-in-lieu of" community benefits/capital facilities, significant non-cash contributions have been secured. Benefits include:

- the construction of (at a minimum) one 52-space child care facility;
- 3,275square metres of community agency, non-profit community space and or cultural facilities;
- specific improvements to non-profit facilities and community agency space valued at over \$2,198,000; and
- the provision of new rental units, public art, streetscape improvements, park improvements, parkland acquisition, heritage conservation, transit access and improvements, pedestrian walkways, community use space, and publicly accessible private open space.

The value of the in-kind contributions, where the values of the letters of credit have been identified in a by-law or Section 37 Agreement, totals approximately \$51,928,000.

Table 2 below provides a summary of the Section 37 and 45 funds that have been received and deposited into the City's Planning Act Reserve Fund group for the period between January 1, 2013 and December 31, 2014. Note that the funds received can be attributable to both those community benefits/capital facilities secured prior to and after 2013 where the owner/developer has applied for a building permit.

**Table 2: Summary of Funds received from Section 37/45 Approvals Period between January 1, 2013 and December 31, 2014**

	2013	2014	Total
<i>Amount of Cash Contributions Received from Section 37</i>	\$27,726,944	\$46,187,014	\$75,771,077
<i>Amount of Cash Contributions Received from Section 45</i>	\$4,759,053	\$5,642,376	\$10,401,429
<b>Total</b>	<b>\$32,485,997</b>	<b>\$51,829,390</b>	<b>\$86,172,506</b>

## CONCLUSION

In summary, City Planning staff analysis has identified that in the calendar years of 2013 and 2014 the City "secured" \$112,327,762 as cash contributions through 127 Section 37 and Section 45 approvals for approximately 204 community benefits/capital facilities. In addition, the City secured 181 in-kind benefits that the owner/developer has agreed to construct/provide. In total, 385 community benefits/capital facilities have been secured which, on average, represents 3 benefits secured for every Section 37 and Section 45 approval.



This first in what will be yearly reports summarizing contributions secured from the application of Sections 37 and 45 of the *Planning Act* with respect to community benefits/capital facilities will satisfy the recommendation suggested by the consultant and adopted by Council that an annual report summarizing the previous year's Section 37 contributions be provided and made accessible to the public in a format that is clear, understandable, and transparent.

## **CONTACTS**

Kerri Voumvakis, Director  
Strategic Initiatives, Policy & Analysis  
City Planning Division  
Tel: 416-392-8148  
Fax: 416-392-3821  
Email: [kvoumva@toronto.ca](mailto:kvoumva@toronto.ca)

Mario Giambattista, Planner  
Strategic Initiatives, Policy & Analysis  
City Planning Division  
Tel: 416-338-4995  
Fax: 416-397-4080  
Email: [mgiamba@toronto.ca](mailto:mgiamba@toronto.ca)

## **SIGNATURE**

---

Jennifer Keesmaat, M.E.S, MCIP, RPP  
Chief Planner and Executive Director  
City Planning Division

## **ATTACHMENTS**

Attachment 1: Summary Table of Sections 37 & 45 "Cash-in-lieu" Funds Secured By Ward for 2013 and 2014

Attachment 2: Summary Table of Sections 37 & 45 Non-cash (In-Kind) Benefits Secured By Ward for 2013 and 2014

[:\2015\ClusterB\PLN\PGMC\PG15105]

## Attachment 1

**Summary Table of Sections 37 & 45 "Cash-in-lieu" Funds  
Secured By Ward for 2013 and 2014**

WARD	2013			2014			Total
	Section 37 Funds Secured	Section 45 Funds Secured	Total s. 37 & 45 Funds Secured	Section 37 Funds Secured	Section 45 Funds Secured	Total s. 37 & 45 Funds Secured	
1	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	\$300,000	\$0	\$300,000	\$0	\$0	\$0	\$300,000
4	\$0	\$0	\$0	\$1,341,039	\$0	\$1,341,039	\$1,341,039
5	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6	\$700,000	\$0	\$700,000	\$1,849,200	\$100,000	\$1,949,200	\$2,649,200
7	\$0	\$5,250,000	\$5,250,000	\$0	\$0	\$0	\$5,250,000
8	\$0	\$0	\$0	\$250,000	\$0	\$250,000	\$250,000
9	\$967,434	\$0	\$967,434	\$450,000	\$0	\$450,000	\$1,417,434
10	\$0	\$0	\$0	\$40,000	\$0	\$40,000	\$40,000
11	\$0	\$0	\$0	\$0	\$0	\$0	\$0
12	\$0	\$0	\$0	\$200,000	\$0	\$200,000	\$200,000
13	\$2,950,000	\$0	\$2,950,000	\$1,270,000	\$0	\$1,270,000	\$4,220,000
14	\$0	\$35,000	\$35,000	\$2,062,000	\$0	\$2,062,000	\$2,097,000
15	\$17,000	\$1,800,000	\$1,817,000	\$0	\$0	\$0	\$1,817,000
16	\$740,000	\$0	\$740,000	\$525,000	\$0	\$525,000	\$1,265,000
17	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18	\$0	\$0	\$0	\$0	\$0	\$0	\$0
19	\$2,100,000	\$0	\$2,100,000	\$0	\$0	\$0	\$2,100,000
20	\$8,000,000	\$0	\$8,000,000	\$7,800,000	\$317,000	\$8,117,000	\$16,117,000
21	\$800,000	\$0	\$800,000	\$1,730,000	\$535,000	\$2,265,000	\$3,065,000
22	\$4,761,000	\$0	\$4,761,000	\$1,400,000	\$450,000	\$1,850,000	\$6,611,000
23	\$1,334,112	\$270,000	\$1,604,112	(\$2,448,920)	\$0	\$0	\$1,604,112
24	\$9,700,000	\$20,000	\$9,720,000	\$0	\$0	\$0	\$9,720,000
25	\$1,025,000	\$743,977	\$1,768,977	\$0	\$0	\$0	\$1,768,977
26	\$0	\$0	\$0	\$500,000	\$0	\$500,000	\$500,000
27	\$21,700,000	\$0	\$21,700,000	\$16,213,000	\$1,200,000	\$17,413,000	\$39,113,000
28	\$2,000,000	\$1,550,000	\$3,550,000	\$1,250,000	\$100,000	\$1,350,000	\$4,900,000
29	\$0	\$0	\$0	\$0	\$0	\$0	\$0
30	\$0	\$0	\$0	\$0	\$20,000	\$20,000	\$20,000
31	\$300,000	\$0	\$300,000	\$0	\$0	\$0	\$300,000
32	\$0	\$0	\$0	\$290,000	\$0	\$290,000	\$290,000
33	\$1,200,000	\$0	\$1,200,000	\$1,150,000	\$0	\$1,150,000	\$2,350,000
34	\$0	\$0	\$0	\$0	\$0	\$0	\$0
35	\$150,000	\$0	\$150,000	\$0	\$0	\$0	\$150,000
36	\$40,147	\$64,853	\$105,000	\$0	\$0	\$0	\$105,000
37	\$0	\$575,000	\$575,000	\$0	\$0	\$0	\$575,000
38	\$0	\$0	\$0	\$0	\$150,000	\$150,000	\$150,000
39	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40	\$200,000	\$0	\$200,000	\$1,550,000	\$0	\$1,550,000	\$1,750,000
41	\$0	\$0	\$0	\$0	\$0	\$0	\$0
42	\$242,000	\$0	\$242,000	\$0	\$0	\$0	\$242,000
43	\$0	\$0	\$0	\$0	\$0	\$0	\$0
44	\$0	\$0	\$0	\$50,000	\$0	\$50,000	\$50,000
<b>Total</b>	\$59,226,693	\$10,308,830	<b>\$69,535,523</b>	\$39,920,239	\$2,872,000	<b>\$42,792,239</b>	<b><u>\$112,327,762</u></b>

## Attachment 2

**Summary Table of Sections 37 & 45 Non-cash (In-Kind) Benefits  
Secured By Ward for 2013 and 2014**

WARD	2013		2014		Total s. 37 & 45 Benefits Secured	Estimated Value of Benefits (where Letter of Credit Value identified)
	Section 37 Benefits Secured	Section 45 Benefits Secured	Section 37 Benefits Secured	Section 45 Benefits Secured		
1	0	0	0	0	0	\$ -
2	0	0	0	0	0	\$ -
3	1	0	0	0	1	\$ -
4	1	0	10	0	11	\$ 2,233,000
5	0	0	0	0	0	\$ -
6	3	0	1	0	4	\$ 850,000
7	0	0	0	0	0	\$ -
8	0	0	0	0	0	\$ -
9	2	0	0	0	2	\$ 1,000,000
10	0	0	0	0	0	\$ -
11	0	0	0	0	0	\$ -
12	0	0	1	0	1	\$ -
13	2	0	0	0	2	\$ 500,000
14	0	0	5	0	5	\$ 10,000
15	1	0	3	0	4	\$ -
16	0	0	7	0	7	\$ 600,000
17	0	0	0	0	0	\$ -
18	1	0	5	0	6	\$ 3,235,175
19	2	0	2	0	4	\$ -
20	20	0	7	1	28	\$ 12,200,000
21	0	0	1	0	1	\$ -
22	6	0	0	1	7	\$ 470,000
23	1	0	4	0	5	\$ -
24	5	2	0	0	7	\$ 1,019,000
25	7	0	0	0	7	\$ 245,000
26	0	0	1	0	1	\$ 321,000
27	27	0	30	0	57	\$ 13,751,000
28	5	3	3	1	12	\$ 8,645,000
29	0	0	0	0	0	\$ -
30	0	0	0	0	0	\$ -
31	1	0	0	0	1	\$ -
32	0	0	0	0	0	\$ -
33	1	0	0	0	1	\$ 6,500,000
34	0	0	0	0	0	\$ -
35	0	0	0	1	1	\$ -
36	0	1	0	0	1	\$ -
37	0	0	0	0	0	\$ -
38	0	1	0	0	1	\$ 40,493
39	0	0	0	0	0	\$ -
40	0	1	1	0	2	\$ 268,000
41	0	0	0	0	0	\$ -
42	0	0	0	0	0	\$ -
43	0	0	0	2	2	\$ 40,146
44	0	0	0	0	0	\$ -
<b>Total</b>	<b>86</b>	<b>8</b>	<b>81</b>	<b>6</b>	<b><u>181</u></b>	<b><u>\$ 51,927,814</u></b>