



middlesex
centre

in the centre of it all

Asset Management Plan

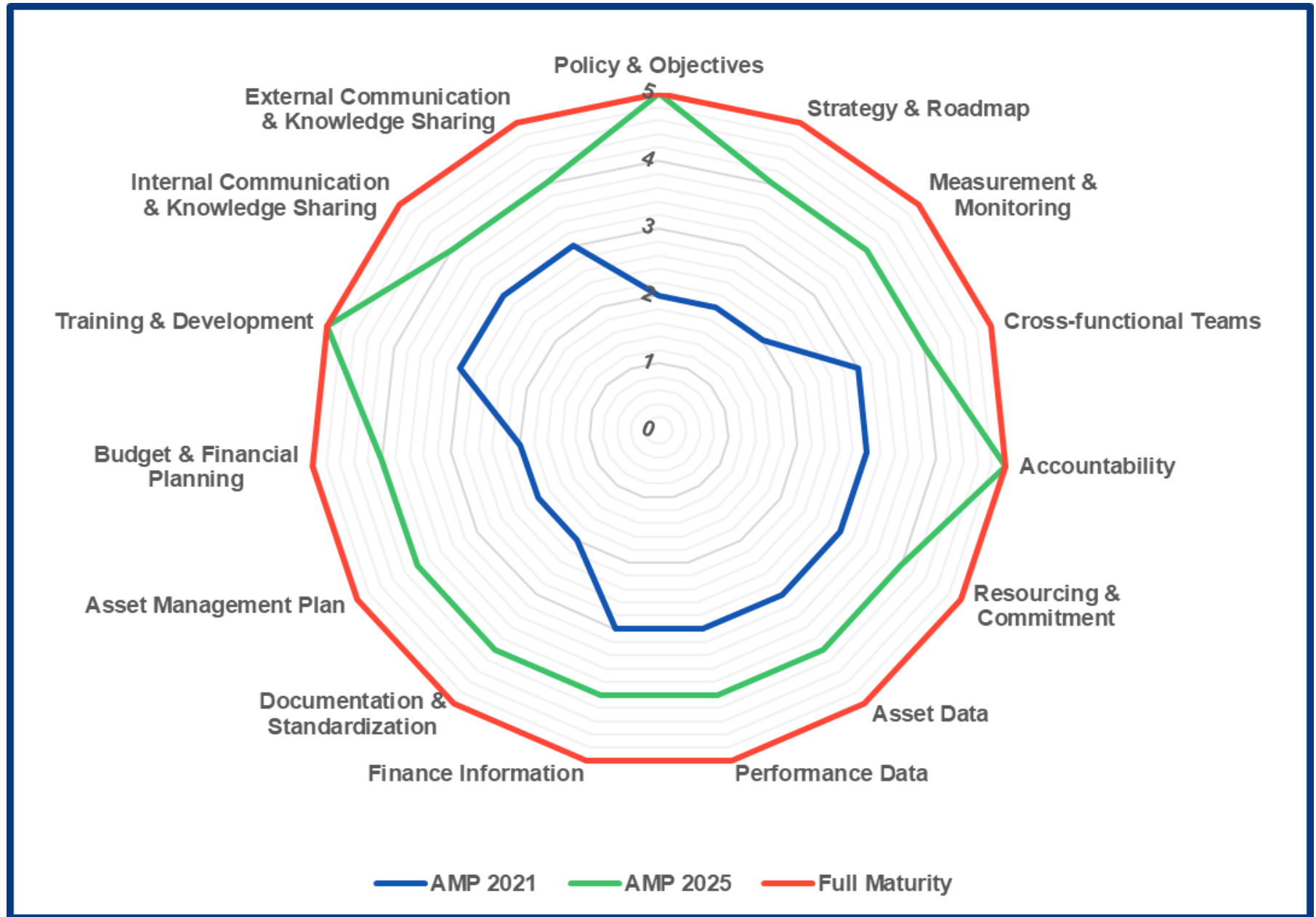
Council Presentation

October 1, 2025

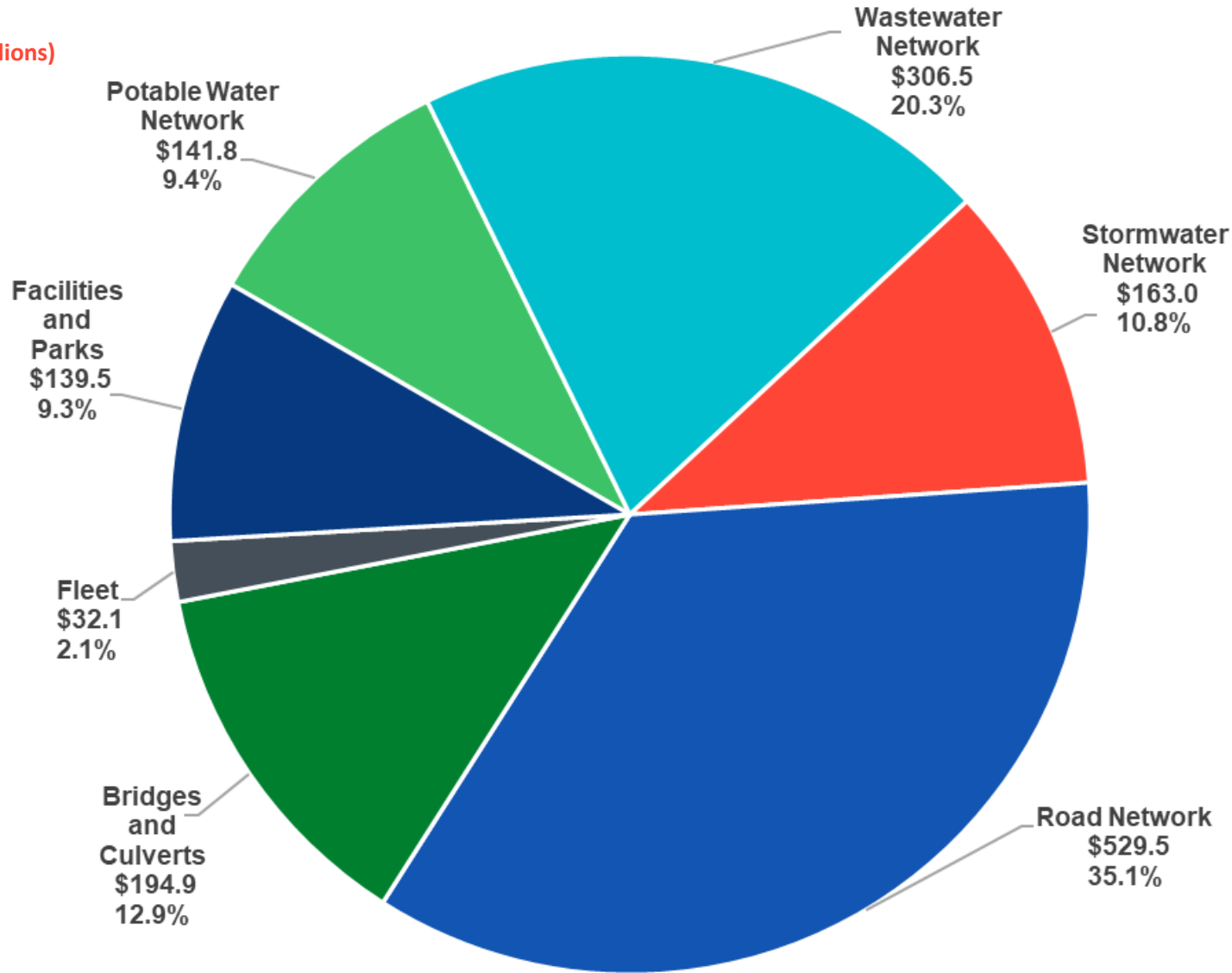


ASSET MANAGEMENT MATURITY

*Reaching a new
level...*



(in millions)



Total Asset Portfolio

(In 2024 \$)

\$1.5 Billion

Condition:
54.0% rated
Good
or
Better



**Tax Funded
Assets**

vs.

**Rate Funded
Assets**



10-Year Financial Plan

- ▶ The following strategy is based on two key documents prepared by BMA Management Consulting Inc.:
 - The Tax Long-Range Financial Plan (2025 – 2034)
 - Water, Wastewater, and Stormwater Long-Range Financial Plan (2025 – 2034)

- ▶ Annual increases:
 - Tax Levy – 8.4% (with 1.0% growth projection)
 - Water – 6.1% (with 2.1% growth projection)
 - Wastewater – 8.7% (with 2.1% growth projection)
 - Stormwater – 10.0% (with 3.5% growth projection)



Direct Impacts of Proposed Increases on Asset Management

FUNDING SOURCE	RATE/LEVY INCREASE	AVERAGE ANNUAL AM RESERVE INCREASE	PURPOSE
Tax Levy	8.4%	\$ 1,487,214	Roads, bridges, buildings, parks, vehicles and equipment
Water Rates	6.1%	\$ 148,520	Waster infrastructure
Wastewater Rates	8.7%	\$ 171,632	Wastewater infrastructure
Stormwater Rates	10.0%	\$ 145,221	Stormwater infrastructure

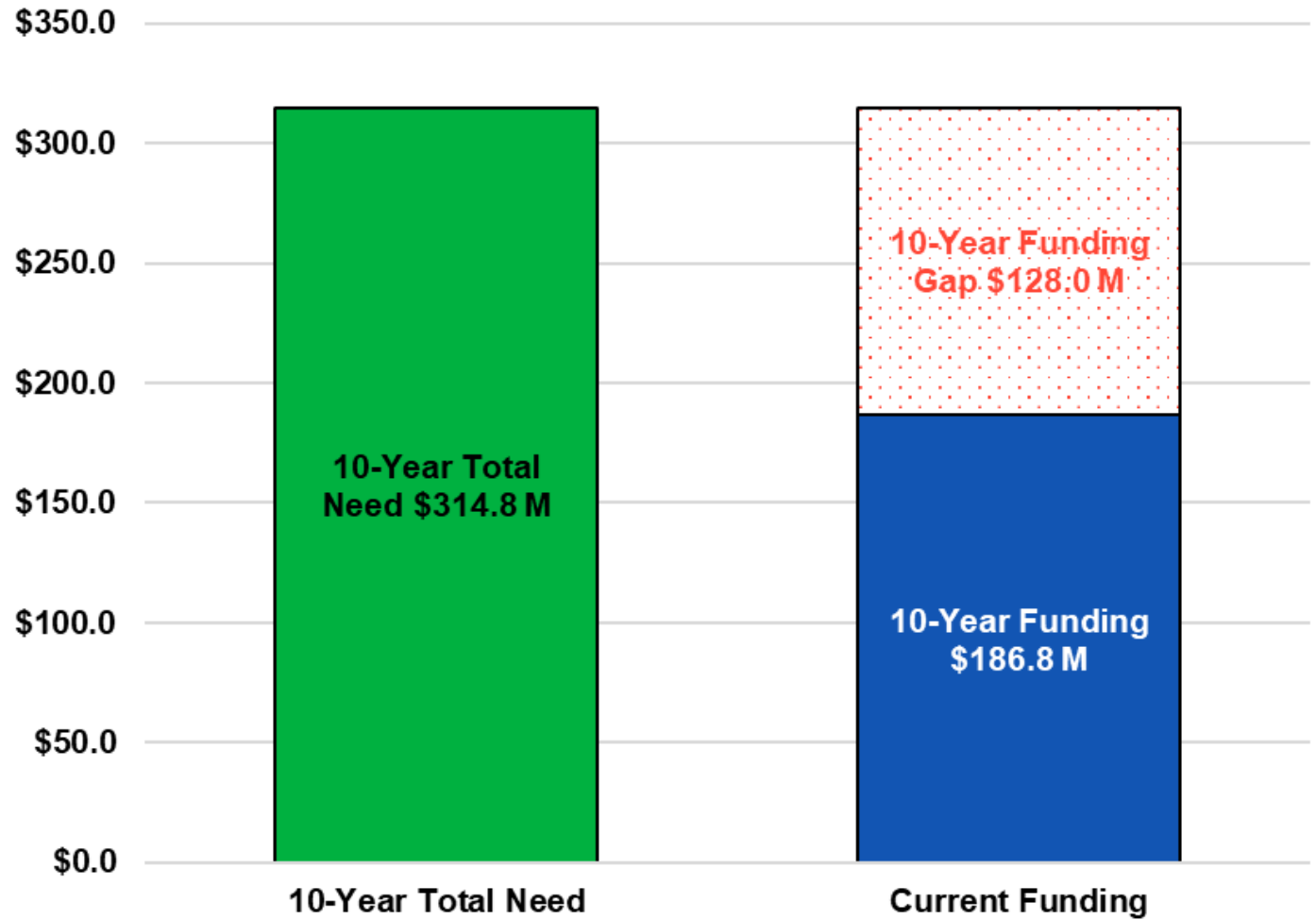




Tax Supported

*\$1.5 million
Average annual
increase*

10-Year Need vs. Projected Funding (in Millions)
2025-2034



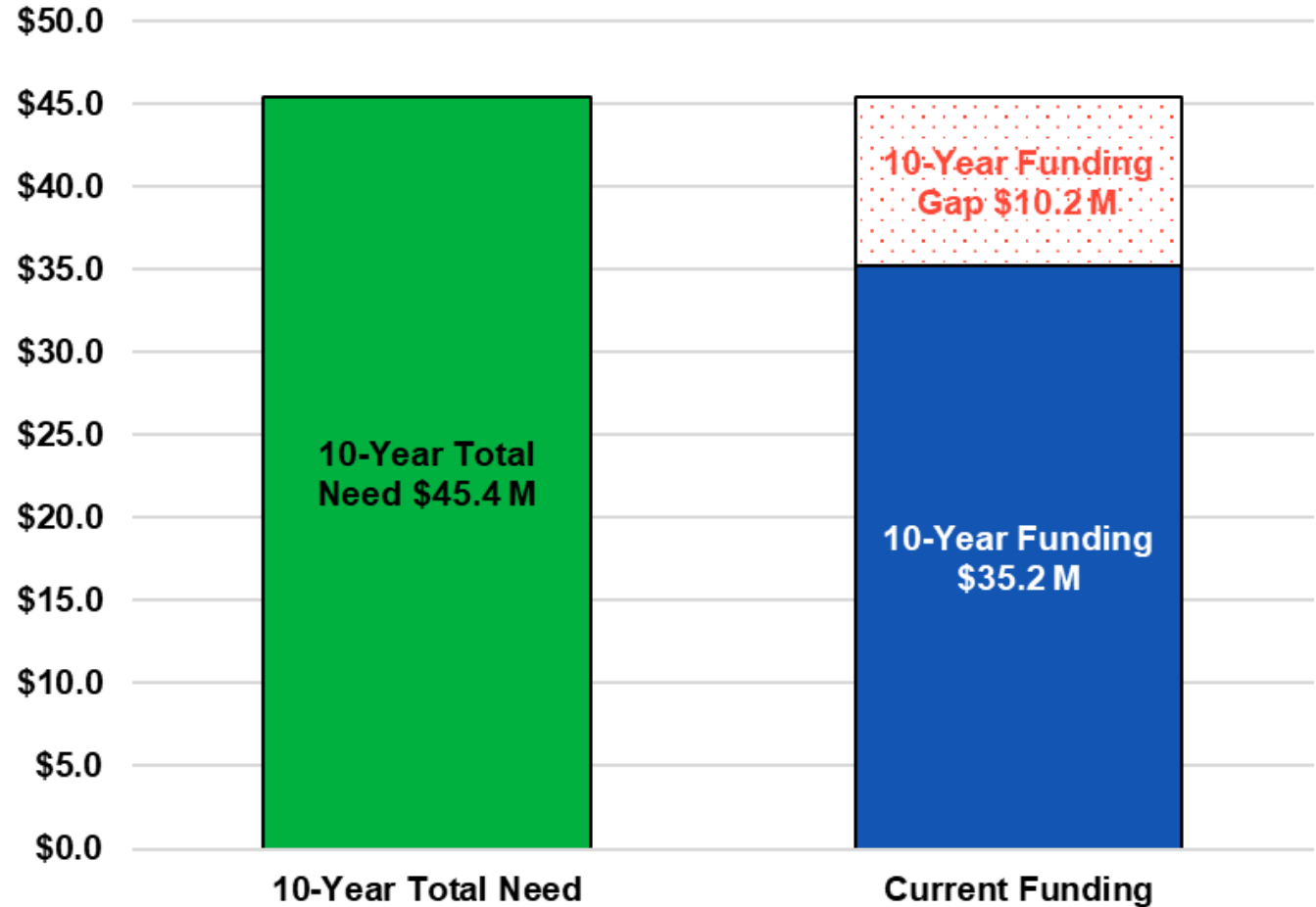


Water Rate Supported

\$148,520

Average annual increase

10-Year Need vs. Projected Funding (in Millions)
2025-2034



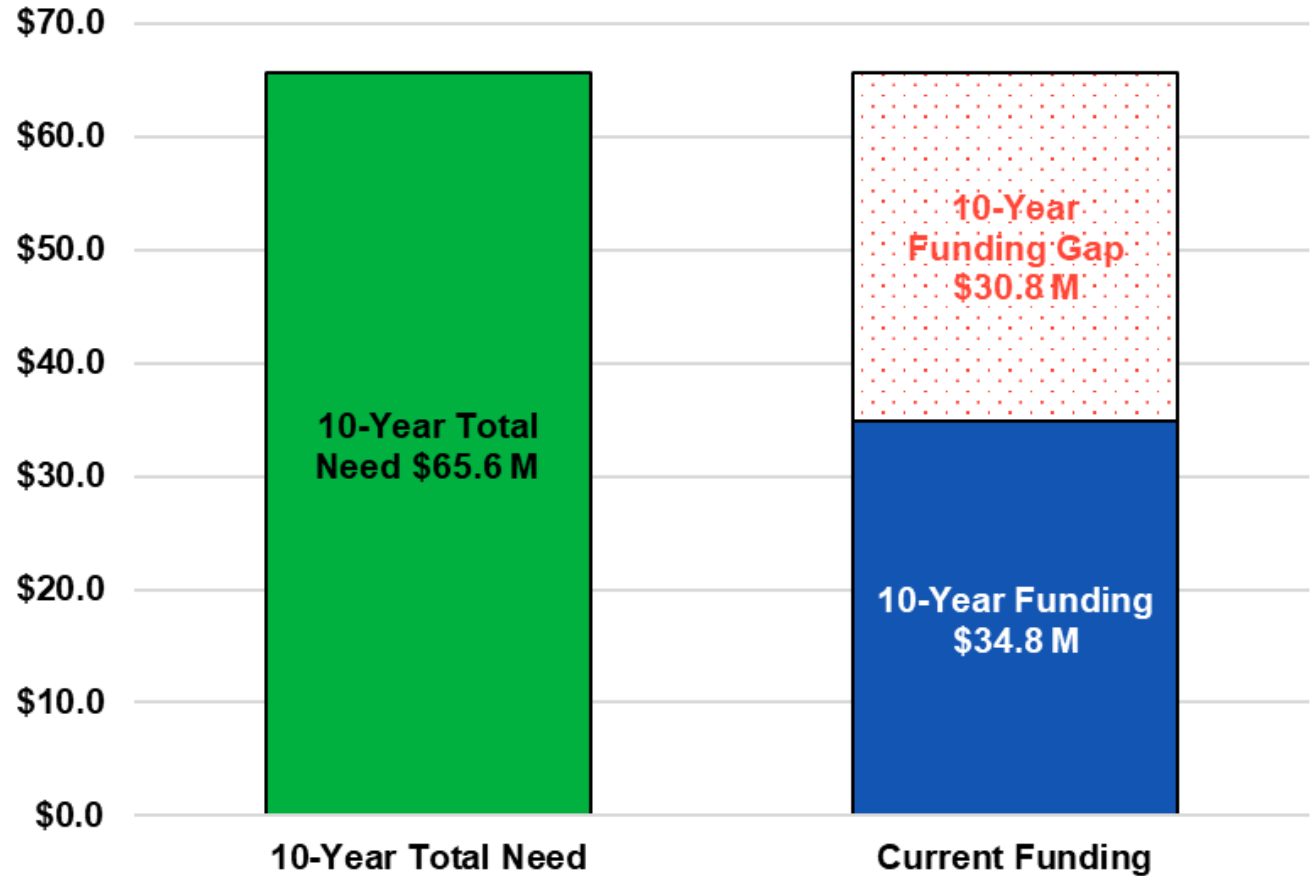


Wastewater Rate Supported

\$171,632

*Average annual
increase*

10-Year Need vs. Projected Funding (in Millions)
2025-2034

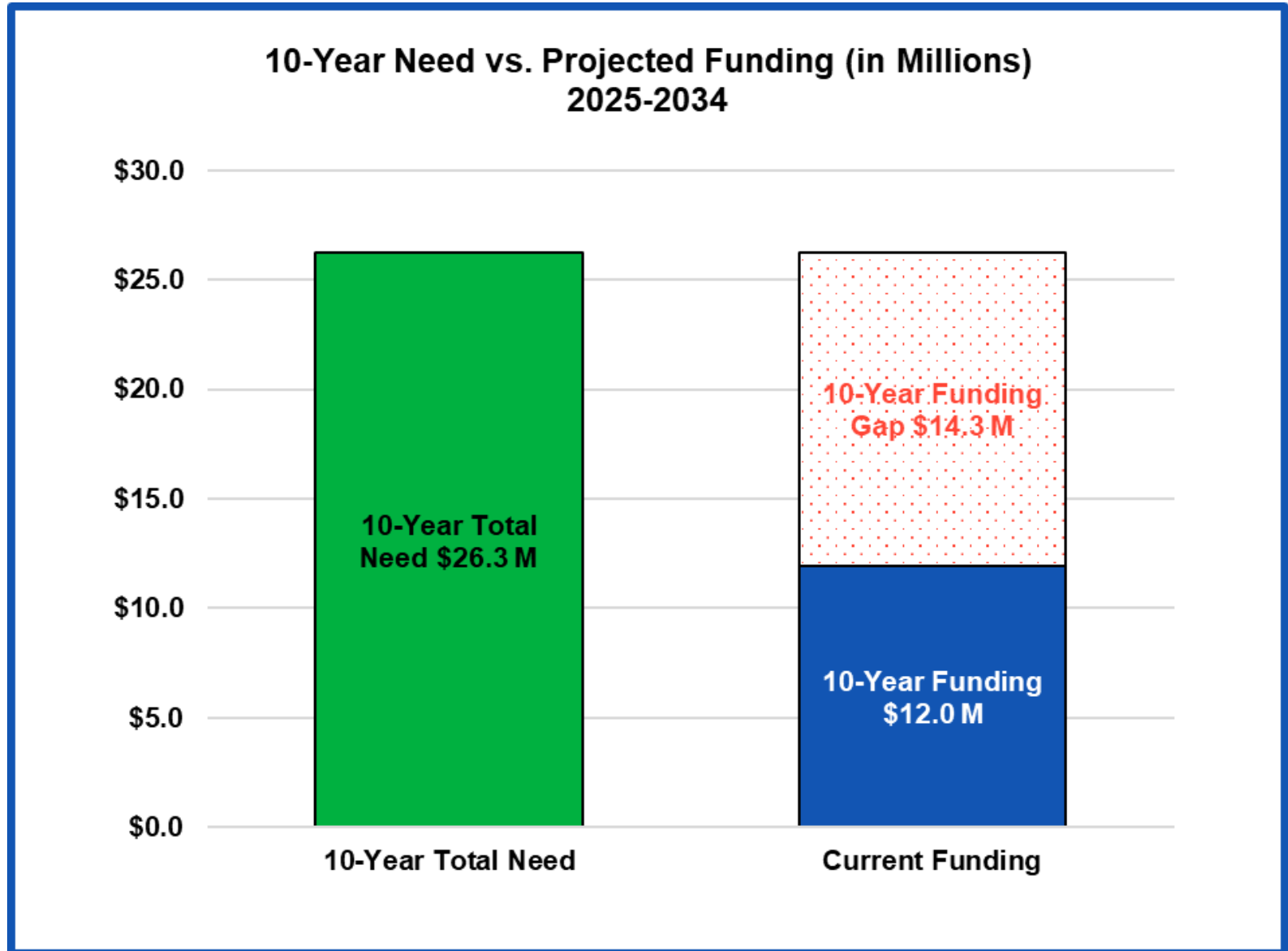




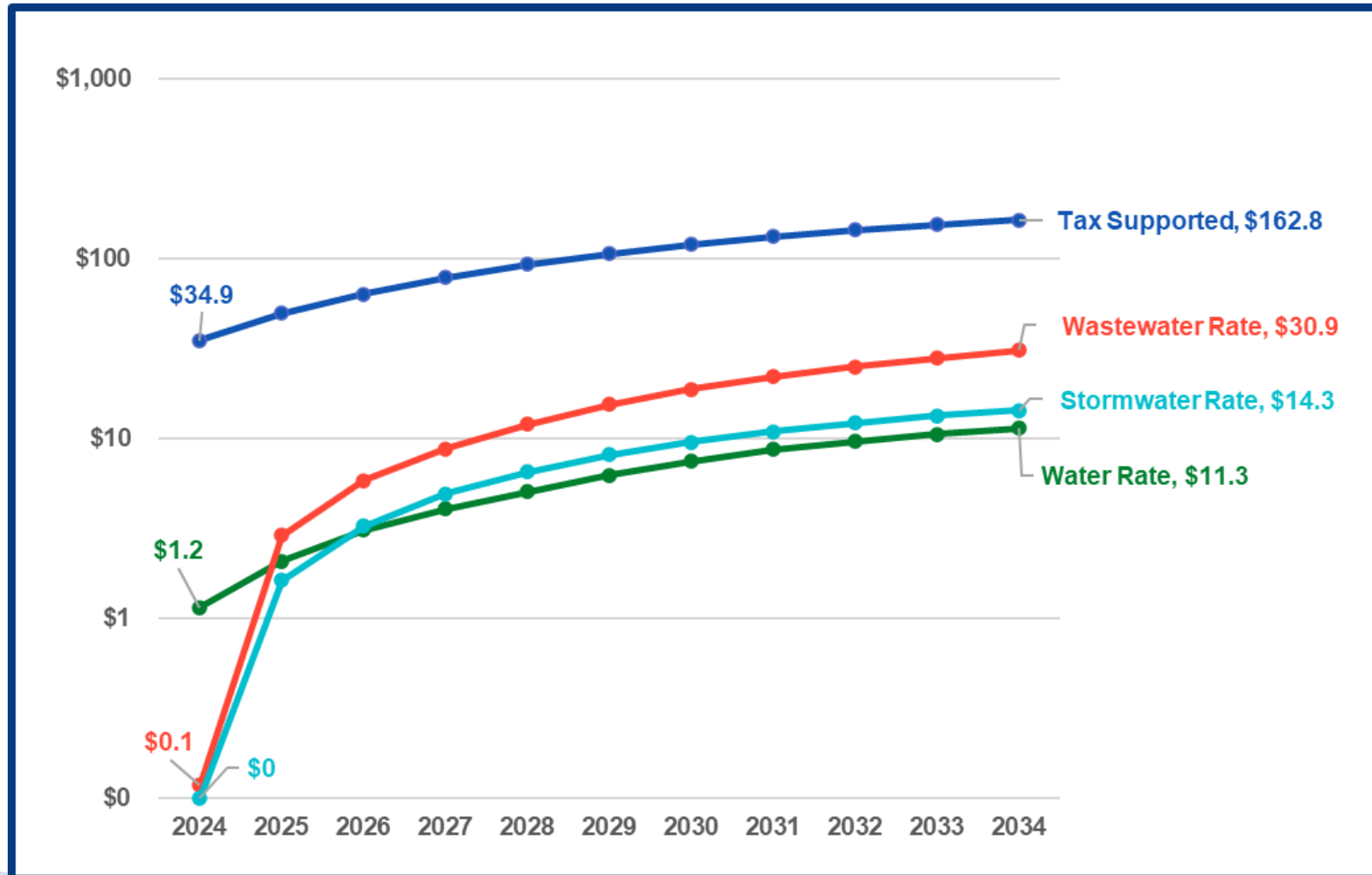
Stormwater Rate Supported

\$145,221

*Average annual
increase*



Projected Infrastructure Deficit 2025 – 2034 (in millions)



Fiscal Strategies for Managing Costs

For a complete list of recommended strategies, please refer to page 66 of the Plan.

- ▶ Continue enhancing data quality and invest in developing a formal, structured approach to **condition assessments**.



Addressing the 46.0% of Assets in Fair, Poor, or Very Poor Condition

Improved asset conditions result in reduced overall needs. With the spending proposed in the LRFP, the funding gap will decrease, leading to a lower infrastructure deficit.

