



TOWN OF FORT FRANCES ADMINISTRATION & FINANCE DIVISION TREASURER'S REPORT 2013/46

TO: Mayor Avis & Members of Council
FROM: Laurie Witherspoon, Treasurer
DATE: May 7, 2013
SUBJECT: 2013 BIA Budget and Tax Rates

BACKGROUND

The BIA have forwarded their 2013 Budget requirement for the purpose of levying and collection of a special charge of taxes upon the Business Improvement Area as provided for under Section 208 of the *Municipal Act, 2001*.

The BIA levy in the amount of \$44,684.00 is required by the Board of Management of the Business Improvement Area for the year 2013 as shown in Schedule "A" to support their approved budget of \$75,208.00 as submitted. The tax rates for the special charge, based on the 2013 tax ratios, are set out in Schedule "B" as attached to this report.

RECOMMENDATION

The Administration & Finance Executive Committee recommends approval of the 2013 budget estimates in the amount of \$75,208.00 as submitted by the Downtown Scott Street BIA, and approves the tax rates to support the BIA special charge levy in the amount of \$44,684.00. Further that an authorizing By-Law be brought forward to the May 13, 2013 Council Meeting.

Council Approval of This Report Will approve the 2013 BIA Budget and authorize that a by-law setting the 2013 BIA tax rates be brought forth.

Schedule "A" to By-Law No.

FORT FRANCES BUSINESS IMPROVEMENT ASSOCIATION BUDGET FOR 2013

	Account Number	2012 Budget	2012 Actual	2013 Budget
Revenue:				
BIA Taxation - Commercial	B-055-0140-0014	(44,683)	(44,683.49)	(44,377)
BIA Taxation - Industrial	B-055-0150-0014	(272)	(271.57)	(307)
BIA Supp/Omit - Commercial	B-055-0122-0014		12,070.33	10,700
W/O Vacancy Rebates	B-055-0122-0024		685.43	650
W/O Charity Rebates	B-055-0122-4512		661.58	650
Exp. Grant	B-823-0430-0411			
RRFDC Grant (Project/Advertising)	B-823-0430-0410	(11,000)	(11,000.00)	
Expense Recoveries (Other Income)	B-823-0430-0589	(200)		
Associate Membership	B-823-0430-0641			
Promotions Income	B-823-0430-0688			
Prior Year Accumulated Surplus	B-L80-0000-0000	(33,075)	(33,075.48)	(42,524)
		(89,230)	(75,613.20)	(75,208)
Expenditures:				
Vacation, Stats, Etc.	B-823-1101-1115		131.00	
WSIB	B-823-1101-1122		74.59	
CPP	B-823-1101-1123		89.45	
EI	B-823-1101-1124		87.28	
EHT	B-823-1101-1129		66.44	
Part-time Salaries/Wages	B-823-1101-1130	4,100	3,556.25	4,000
Telephone/Communications	B-823-1200-1251	1,400	1,100.54	500
Postage	B-823-1200-1252	200	0.00	200
Office Supplies	B-823-1400-1410	500	423.58	500
Meeting Expenses	B-823-1500-1532	300	0.00	100
Office Equipment Rental	B-823-1500-1543	100	0.00	100
Office Rental	B-823-1500-1552	2,034	1,831.68	2,034
Advertising & Public Notice	B-823-1500-1591	12,000	7,580.62	12,000
Events/Activities	B-823-1500-1593	500	296.25	2,000
Banners & Poles	B-823-1900-1902		4,584.03	500
Christmas Decorations	B-823-1900-1903		452.32	1,000
Museum Project	B-823-1900-1905	5,000	5,000.00	0
Mural Project	B-823-1900-1907			2,750
Future Projects Study Exp	B-823-1900-1906	42,596	0.00	42,524
Electrical	B-823-2740-1420			
Soil/Plants/Trees	B-823-2740-1440	2,500	1,628.16	3,000
Grounds Maintenance (Mural)	B-823-2740-1545	1,000	854.71	1,000
Planters, Banner & Poles Materials	B-823-2750-1471	17,000	5,332.74	3,000
		89,230	33,089.64	75,208
Accumulated (Surplus)/Deficit	B-L80-0000-0000	-	(42,523.56)	-

Schedule "B" to By-Law No.

2013 BIA TAX RATES

Class	RTC/ RTQ	2013 CVA	Tax Rate Discount	Discounted CVA	Tax Ratios	Weighted CVA	Effective Tax Rate	2013 BIA Tax Levy
Commercial	CT	9,516,418	1	9,516,418	1.980000	18,842,508	0.00466321	44,377.06
Industrial	IT	47,000	1	47,000	2.772877	130,325	0.00653056	306.94
Total		9,563,418		9,563,418		18,972,833		44,684.00

Base Rate $\frac{44,684.00}{18,972,833}$ Dollars Required Weighted Assessment

0.002355157 Base Rate equal to tax ratio of 1

BIA Listing - 2013

	Address	Roll #	Assessed Owner	Additional Assessed Owner(s)	Assessed Value	RTC / RTQ	Assessed Value	RTC / RTQ
1	122 Scott	2.7.06300	Linda Pearl Morelli	Francesco Guisseppi Morelli	69,250	CT		
2	138 / 140 Scott	2.7.06600	Silver & Kircher Ltd		359,000	CT		
3	200 Scott	2.7.06800	Toronto Dominion Realty		372,000	CT		
4	201 / 203 Scott	2.7.04300	Canadian Imperial Bank of Canada		259,000	CT		
5	206 Scott	2.7.06900	Ocean Capital Investments		200,000	CT		
6	209 Scott	2.7.04400	1103538 Ontario Inc	Mike Byma	166,000	CT		
7	212 Scott	2.7.07000	Mario's Jewellers Inc		135,500	CT		
8	215 Scott	2.7.04500	Bruce Parker Enterprises Ltd		62,325	CT		
9	216 Scott	2.7.07100	Guang Zong Wu	Qun He Liang	57,250	CT		
10	220 Scott	2.7.07101	Ingried Helene Gushulak	William Gushulak	80,500	CT		
11	221 / 223 Scott	2.7.04600	Robert Edmund Lidkea		102,500	CT		
12	225 Scott	2.7.04700	1103538 Ontario Incorporated	A Buck or Two	77,500	CT		
13	226 / 228 Scott	2.7.07200	McTaggart's Department Store		229,500	CT		
14	229 Scott	2.7.04800	Mario Galluzzo		94,000	CT		
15	232 / 234 Scott	2.7.07300	Achour Cheblaoui	Anne Cheblaoui	126,500	CT		
16	240 Scott	2.7.07400	Silver & Kircher Ltd		304,250	CT		
17	244 Scott	2.7.07500	Mar-te Sporting Goods Limited		59,375	CT		
18	246 / 248 Scott	2.7.07600	2326271 Ontario Inc	Club 88	201,000	CT		
19	250 Scott	2.7.07700	Cousineau Robert Lawrence	Cousineau Daniel R.	105,000	CT		
20	255 Scott	2.7.05000	Edward Arthur Brockie		62,250	CT	47,000	IT
21	256 / 258 Scott	2.7.07800	Fontana William		80,500	CT		
22	261 Scott	2.7.05200	Michelino Tullio C O B AS Hair Paint		121,000	CT		
23	264 - 268 Scott	2.7.08000	Bettys of Fort Frances Ltd		269,890	CT		
24	265 Scott	2.7.05300	Clara Mimi Stainke	Paul Francis Patterson	30,625	CT		
25	270 Scott	2.7.08100	Christopher Scott Stainke	Barbara Alice Stainke	72,375	CT		
26	271 Scott	2.7.05400	560102 Ontario Ltd	Marjorie Toninato	79,250	CT		
27	273 Scott	2.7.05450	Connie Marie Cuthbertson		172,500	CT		
28	279 Scott	2.7.05700	Kenneth Neal Rogoza		103,375	CT		
29	283 / 285 Scott	2.7.05800	Canada's Pizza Delivery Corp.		100,250	CT		
30	288 Scott	2.7.08200	The New Home Appliances		434,500	CT		
31	289 Scott	2.7.05900	897542 Ontario Inc		83,000	CT		
32	290 Scott	2.7.08300	407695 Ontario Limited		85,000	CT		
33	292 Scott	2.7.08400	407695 Ontario Limited		62,950	CT		
34	294 - 296 Scott	2.7.08500	Derek Allan Jackson	Shannon Anne-Marie Jackson	67,500	CT		
35	297 Scott	2.7.06000	757582 Ontario Limited		170,750	CT		
36	298 Scott	2.7.08600	1566841 Ontario Ltd	Gartch's	114,125	CT		
37	300 Scott	2.2.06100	Masonic Building Association Ltd		66,000	CT		
38	306 Scott	2.2.06200	705495 Ontario Inc		110,750	CT		
39	310 Scott	2.2.06300	Brad Hogan Enterprises Ltd		88,000	CT		
40	314 Scott	2.2.06400	Peter C Jensen Ltd		92,000	CT		
41	318 Scott	2.2.06500	George Gordon Emes	Bruce Brian Parker	32,250	CT		
42	324 - 328 Scott	2.2.06600	2025973 Ontario Limited		52,375	CT		
43	325 Scott	2.2.04000	Patrick Gyles		272,000	CT		
44	330 Scott	2.2.06700	Rick Johnson Trucking Ltd		62,875	CT		
45	334 Scott	2.2.06900	Bradley Leo Hogan		134,250	CT		
46	335 Scott	2.2.04200	777714 Ontario Limited		165,250	CT		
47	336 - 340 Scott	2.2.07000	Fort Frances and District Association for Community Living		70,878	CT		
48	339 Scott	2.2.04300	130890 Ontario Limited		78,250	CT		
49	343 Scott	2.2.04400	Larry George Armstrong	James Edward Armstrong	320,000	CT		
50	353 Scott	2.2.04600	James E. Armstrong	William Elliott	199,500	CT		
51	360 Scott	2.2.07300	CEYX Properties Ltd		1,115,500	CT		
52	375 Scott	2.2.04700	Margaret Jean Kircher	Geraldine Karen Spence	542,500	CT		
53	396 Scott	2.2.07700	Larry George Armstrong	James Edward Armstrong	659,750	CT		
54	397 - 399 Scott	2.2.04800	Celeste's Beauty Salon Ltd		140,250	CT		
55	398 Scott	2.2.07701	Larry George Armstrong	James Edward Armstrong	104,750	CT		
56	Central / Scott	2.7.13700	Resolute FP Canada Inc	50% of 78,000	39,000	CT		

Commercial Total	9,516,418
Industrial Total	47,000
Total	9,563,418