

TO: Mayor Avis & Members of Council
FROM: Laurie Lindberg, Treasurer
DATE: April 6, 2017
SUBJECT: 2013 – 2016 Canadian Tire Appeal Roll #5912-010-006-08400-0000

BACKGROUND

As Council has been aware, the Canadian Tire Corporation filed assessment appeals with the Assessment Review Board (ARB) for taxation years 2009 to 2016. On February 2, 2016, we received notification that the assessment appeals for the 2009 to 2012 taxation year were withdrawn, leaving the assessment for 2013 to 2016 taxation years remaining for the appeal process.

Minutes of Settlement of Assessment made under Section 40 of the Assessment Act, signed by the Municipal Assessment Corporation (MPAC) and the property owner, have been received. Council has the option of signing the Minutes of Settlement, initiating its own appeal or taking no action allowing the ARB to issue a decision without the Town's signed consent.

As indicated in the attached Canadian Tire Appeal 2013 – 2016 Schedule A, the Commercial Occupied (CT) assessment reduction is \$6,087,356 over the four-years and the municipal tax impact is \$201,270.43 which is reduced by the assessment increase of the Commercial Vacant Land (CU) for a net revenue loss of \$194,868.64. The education tax revenue loss of \$70,944.54 can be clawed back from the affected school boards.

As this liability is known, it has been recorded in our 2016 year end and Administration seeks Council's direction on the Minutes of Settlement and consideration of how to fund the municipality's liability. The Corporate Contingency Reserve Fund, is the appropriate funding source of the revenue loss.

RECOMMENDATION

Administration recommends that Council either take no action allowing the ARB to issue a decision or sign the Minutes of Settlement and further that the Corporate Contingency Reserve Fund allocation of \$194,868.64 be approved to fund this outstanding liability for the 2016 year-end.

Council Approval of This Report Will Agree with Administration's recommendation to approve a contribution from the Corporate Contingency Reserve Fund in the amount of \$194,868.64 to fund the outstanding assessment appeal liability for the 2016 year-end.