



**MINUTES**  
**SPECIAL**  
**COMMITTEE OF THE WHOLE**

**Tuesday, August 11, 2015**

**11:45 a.m.**

**City Council Chambers**

**Present:**           **Mayor D. Canfield**  
                          **Councillor M. Goss**  
                          **Councillor R. McMillan**  
                          **Councillor D. Reynard**  
                          **Councillor L. Roussin**  
                          **Councillor S. Smith**  
                          **Councillor C. Wasacase**  
                          **K. Brown, CAO**  
                          **H. Kasprick, Manager of Legislative Services**

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**Declaration of Pecuniary Interest & General Nature Thereof**

Mayor Canfield then asked if any Member of Council had any Declarations of Pecuniary Interest and the General Nature Thereof pertaining to any items as follows:-

- i) On Today's Agenda or from a previous Meeting
- ii) From a Meeting at which a Member was not in Attendance

There were none declared.

**1. Presentation by Municipal Property Assessment Corporation (MPAC)**

President and CAO, Antoni Wisniowski, Laurette Sharpe, Director of Corporate Communications from MPAC presented information to Council on assessments in Kenora.

Kenora has approximately 8,000 properties with 6,000 of those being residential. 1.6 billion dollars in assessment in Kenora generating \$28 million dollars in taxation revenue for the City. If you look at the top 1% of the properties in Kenora it becomes the top revenue generation. If you have appeals on those properties you have to set aside revenues on those properties. It is an important statistic to know. This means 80 properties are driving our revenue base. \$1.2 billion of that is residential. On an assessment basis it is approximately 75% of the assessment base but not revenue base.

Assessment growth - MPAC is anticipating \$12 million dollars in assessment growth in 2015. Already \$7 million to date this year. The majority of the assessment growth is

residential. It is a comparable number as seen over the past many years. In 2010, growth of about \$12 million in new assessment being added. There is growth and then losing in some appeals.

From an appeals perspective we have currently going back to 2009, 3 outstanding – and to current about 59 appeals under review. Total value of those properties is \$69 million.

Some of the appeals are across the province such as Walmart, Canadian Tire, Shoppers Drug Mart. These large corporations place all their properties under appeal and they will look at trying to consistently apply all these types of appeals.

The Ministry has established the working group to look at the grant program and whether they will move back to the previous program or not. It is challenging for MPAC.

MPAC is actively working on the 2016 update. They want to be very proactive in the way they define special purpose properties. They have been working with industry on consultation on parameters on these properties. They will be publishing values early and what the shifts are. They will be building models on residential side.

MPAC is seeing values which are stronger in Kenora compared to other similar communities. Where you have communities where the value is more desirable that differentiates the price, you will end up with disproportionate change.

The meeting closed at 12:00 p.m.