Mayor DiIanni called the meeting to order

THE FOLLOWING ITEMS WERE REPORTED TO CITY COUNCIL FOR CONSIDERATION:

1. Correspondence from Debbie Zimmerman, Chair, MPAC Board of Directors respecting Assessment Updates/Process (Item 5.1) (Pearson/Mitchell)
   That the correspondence from Debbie Zimmerman respecting MPAC Board of Directors respecting Assessment Updates/Process be received. CARRIED.
2. Request for payment for services – Information gathered by MPAC on behalf of the Province of Ontario  
(Merulla/Whitehead)  
Whereas, the Province of Ontario has mandated services of MPAC related to the collection of information which falls under provincial jurisdiction;  
And, whereas the residential taxpayer is paying for a provincial responsibility  
Therefore be it resolved that the city of Hamilton request payment for services rendered retroactively and in the future related to information gathered on behalf of the Province of Ontario as it pertains to the Municipal Property Assessment Corporation.  
CARRIED.

3. Identifying student lodging homes as income producing  
(McHattie/Whitehead)  
Whereas in Ward 1 student lodging homes are selling for $80-100K higher than assessed value  
And Whereas this category of homes is artificially driving the assessed values of adjacent family homes  
And Whereas, student lodging homes earn the owner from $2,500 to $5,000 per month in income  
And whereas, MPAC has an assessment code (code 366) for off-campus student lodging homes and is using this code in Waterloo;  
Therefore be it resolved;  
That staff be requested to implement a method to legally identify student lodging homes as income producing properties including but not limited to a student lodging home by-law.  
CARRIED.

4. MPAC – Three Year Averaging  
(Ferguson/Bruckler)  
That the Province be requested to implement a three year averaging concept for market value assessment.  
CARRIED.

5. Information availability for homeowners respecting property assessment appeals  
(Collins/Bruckler)  
That the City of Hamilton petition MPAC and the Province of Ontario to make all information establish new assessed values, publicly available to assist owners with property assessment appeals.  
CARRIED.
FOR THE INFORMATION OF COUNCIL:

(a) DECLARATION OF INTEREST

None

(b) PRESENTATIONS

Presentation by MPAC (Item 6.1)

David Baulcomb, Municipal Relations Manager, MPAC, Valerie Jones, Account Manager, Zone 2, MPAC, Holly Schiebel, Municipal Relations Assistant for MPAC, Hamilton addressed Committee.

A power point presentation was provided which addressed the following issues:

(a) Overview of MPAC and Ontario’s Assessment Process
   (i) Roles and Responsibilities of the Provincial Government, Municipal Property Assessment Corporation and the Municipality

(b) Hamilton City 2005 Reassessment
   (i) Current Value Assessment
   (ii) Assessing Properties
   (iii) Does MPAC visit Every Property
   (iv) Residential Property Assessments
   (v) How are residential assessed values determined
   (vi) Assessment change by tax class
   (vii) Residential Tax Class Change by Ward

(c) MPAC Service Delivery Initiatives
   (i) Review of the new information on residential assessment notices
   (ii) How service has improved
   (iii) How property owners can access information
   (iv) Important Dates to watch for
   (v) How MPAC can be contacted.

 Members of Council addressed the following issues:
 (a) MPAC’s annual budget
 (b) Percentage of assessment services for provincial services provided such as information collected for school support, French language education rights, voter identification, preliminary list of electros, jury duty – MPAC to provide specific breakdown numbers
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(c) Need change to provincial legislation – petition for change to three year average
(d) Green Belt farmland – would MPAC agree that lands in the greenbelt have lost value?
(e) If I appeal and get a reconsideration for 05 is that the benchmark for 06?
(f) Assessment in Ward 8 – why does the trend exist for increased in assessment?
(g) 900 reconsiderations – MPAC to provide breakdown Ward by Ward
(h) Impact on assessment for those houses that have been impacted by the flooding – can’t get insurance - physical damage of structure to property will be looked at by MPAC
(i) Re past assessment reconsideration
(j) Re site inspections – do you also do inspection of immediate areas as well?
(k) What’s the fastest way to get a reassessment?
(l) Waterloo Model – explain this system and use of separate code vs. single value home and difference in assessed value
(m) How many were adjusted from 683 which were reconsidered?
(n) Money values for current value assessment – is it possible to get that information
(o) Any upgrades to home – does MPAC reassess?
(p) Final role on December 13th and staff will recalculate for budget process in January
(q) Explain income value basis for golf courses
(r) How are farm sales evaluated? Farm to farm value.
(s) The City of Hamilton’s website indicates that the Assessment Roll is available for viewing in the Office of the City Clerk. City’s website also directs inquiries regarding assessment information to MPAC
Any inquiries the FOI office receive on assessment are directed to MPAC.
(t) Impacts of aerotroplis area – how will you restrict increase in value for this area
(u) MPAC will provide a list of what drives costs up – affects value.
(v) Energy conservation – how is that reflected in assessment if any?
(w) Multi residential – what is criteria for assessments

(d) HES Negotiations Update (11.1)
(Pearson/Mitchell)
Committee moved In Camera to receive an update on Labour Negotiations and reconvened in Open Session and provided staff with direction in camera.

CARRIED.

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There being no further business, the meeting adjourned at 12:45 p.m.

Respectfully submitted,

Mayor L. DiIanni

M. Gallagher
Co-ordinator, COW/Council
November 14, 2005