MULTI-RESIDENTIAL PROPERTY TAXATION SUB-COMMITTEE
MINUTES
November 20, 2007
1:30 p.m.
Room 207, Hamilton Convention Centre

Also Present: J. Rinaldo, T. Hewitson, M. DiSanto, M. Gallagher, Co-ordinator, K. Anderson

1. CALL TO ORDER
Councillor Powers called the meeting to order.

2. WELCOME AND INTRODUCTIONS
Members of the Committee and staff introduced themselves.

3. ELECTION OF VICE-CHAIR
Nominations were called for the position of Vice-Chair.

(Bratina/McHattie)
That Andy Cranbury be nominated as Vice-Chair. CARRIED.
There being no other nominations, they were declared closed.

Andy Cranbury was elected Vice-Chair.

4. DISCUSSION
Staff provided a power point presentation (attached) which addressed the following:

(a) Review of Mandate
(b) Background: Assessment / Tax Rates (presentation)
(c) Multi-Residential presentation from Spring '07
(d) Next steps
Following the staff presentation and discussion it was agreed that the following items would be addressed:

1. Invite MPAC to address the following:
   - provide a generic presentation and details on the following:
     how MPAC ties in assessments to the sale of multi-residential – and how this relates to our market and other similar jurisdictions
   - What data do they have available for tenants

2. Arun Pathak and David Horwood were requested and agreed to provide a breakdown on how taxes are calculated and passed onto tenants through their rent

3. Sub-Committee to discuss what powers and abilities to ensure that tax reduction is passed onto tenants and methods of notification

4. Literature and web search re what other municipalities are doing with respect to multi-residential issues.

Other issues to be further explored included:

- advantage to push for a division in commercial assessment large vs. small (ie. big box stores vs. BIA smaller commercial)

- creation of optional class – moving tax dollars between tax properties within commercial tax to maintain the overall ratio
  Staff will advise if there isn’t something that extends phase-in

- Multi residential tax rebate/reduction program – explore further

- Future Funds allocated to BTR – how much is left

- Thresholds set in terms of tax class - See breakdown actual shelter costs for family in simple circumstances vs. multi-residential

- Arrange for someone from Ministry of Finance to attend – ranges of fairness program – Councillor Powers to follow up with Councillor Clark to see if he has any historical background on the issue

- Map out the next few meetings prior to the 2008 budget closure.
The meeting adjourned at 3:05 p.m.

Respectfully submitted,

Councillor R. Powers
Chair

M. Gallagher
Co-ordinator