

MINUTES

CITY OF SASKATOON

BOARD OF REVISION

Date: June 1, 2016
Location: Council Chambers, City Hall
Session: 9:00 a.m.

PRESENT: Adrian Deschamps, Board Chair
June Bold, Board Member
Randy Pangborn, Board Member
Debby Sackmann, Board of Revision Panel Clerk

The Appellants were advised that the proceedings were being recorded for the purposes of the Board and the Secretary. The Chair introduced the Board members and the Secretary and briefly outlined the procedures that would be followed during the course of the hearing. Those present were also informed that all witnesses, including appellants and the Assessor, would be sworn under oath, or affirm that their statements are true, before their testimony would begin.

1.	Appeal No.	118-2016	121-2016
	Civic Address:	231 Marquis Dr.	306 Shillington Cres.
	Legal Description:	119030127	162044243
	Roll No.	414907400	504203600
		127-2016	128-2016
		105 Stonebridge Blvd.	503 Cope Way
		202790875	202790897
		565208600	565208550
		130-2016	
		203 Bill Hunter Ave.	
		119029923	
		414904000	

Appearing for the Appellant

Mr. Jesse Faith, Altus Group

Appearing for the Respondent

Mr. Travis Horne, Assessment Manager, Assessment & Taxation

Grounds and Issues

The grounds for each of the five appeals are the same and described in Schedule A (Section 2) of Exhibit A.1 for each appeal as:

2. The assessment valuation is in excess and should be lower to reflect market value.
 - 2.1 The Assessor erred in the calculation of the capitalization rate used to determine the property assessment.

The supporting FACTS are provided in Schedule A (Section 3) of Exhibit A.2 for each appeal, as follows:

- 3.1.a The capitalization (CAP) rate of 8.58% currently applied to the property is too low, and in error.
- 3.1.b The sale value of 2501 22nd Street West currently utilized by the Assessor to determine the CAP rate has not been adjusted. The sale value should be adjusted by 21% for furniture, fixtures, equipment, and supplies.

Exhibits

- Exhibit A.1: Individual Notices of Appeal for each of the five hotel properties from Altus Group to the Board of Revision, received February 5, 2016.
- Exhibit A.2: **COMMON DOCUMENT** submitted by Altus Group titled "To the Board of Revision of the City of Saskatoon on Appeal Between: Intra Fidem Investments Limited et al. and the City of Saskatoon", received May 12, 2016. **(use with appeals 118,121,127,128, 130)**
- Exhibit R.1: **COMMON DOCUMENT** submitted by the City Assessor titled "Hotel and Motel Response 2016 Assessment", received May 24, 2016. **(use with appeals 118,121,127,128, 130)**
- Exhibit R.2: **COMMON DOCUMENT** submitted by the City Assessor titled "Property Assessment 2016 General Law and Legislation Brief", received May 24, 2016. **(use with appeals 118,121,127,128, 130)**

Supplementary Notations

There was no need for affirmations at this hearing as no new evidence or testimony was presented during the hearing.

After brief discussion, the Appellant and the Respondent agreed on simultaneously opening all five appeals and the Panel concurred. In reaching this decision, the parties recognized that the "hotel property valuation" issue under appeal had already been

considered and decided by the Board of Revision for a group of Saskatoon hotels in 2013 (Lead Appeal 253-2013), as well as by the Assessment Appeals Committee (Lead Appeal AAC 2013-0311), and has now gone to the Saskatchewan Court of Appeal (no decision has yet been rendered). The five appeals being heard today by the Board of Revision will become part of the Court of Appeal decision because their issues, grounds, and evidence are the same as for the appeals heard in 2013.

The Chair listed all five appeals being heard simultaneously today: 118-2016, 121-2016, 127-2016, 128-2016 and 130-2016, and confirmed the Grounds and Issues along with the Exhibits.

At the request of the Appellant, and pursuant to Section 202 of The Cities Act, a Confidentiality Order with respect to Exhibit A.2, Addendum 6, "Sales Agreement of the Westgate Motel" pages 49 – 66 inclusive was read into the record. This Order applies to all five appeals noted-above.

All Exhibits were entered into the record.

The hearing concluded at 9:12 a.m.

Conclusion

For the reasons given in the Record of Decision dated June 21, 2016, the appeal was dismissed and the filing fee retained.

As Secretary to the above Board of Revision Panel, I certify that these are accurate minutes of the hearing held on June 1, 2016.

Debby Sackmann, Panel Clerk
Board of Revision