

MINUTES

CITY OF SASKATOON

BOARD OF REVISION

Date: Tuesday, April 29, 2014
Location: Council Chambers
Session: 9:00 A.M.

PRESENT: Adrian Deschamps, Panel Chair
Dave Gabruch, Board Member
Asit Sarkar, Board Member
Kathryn O'Brien, 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.** 30-2014
Civic Address: 807 51st Street
Legal Description: Parcel(s) 135721841, 135721852
Roll No. 445108070

Appearing for the Appellant

Garry Coleman, Altus Group
Jesse Faith, Altus Group

Appearing for the Respondent

Travis Horne, City of Saskatoon (Advocate)
Michelle McKenzie, City of Saskatoon
Laurie Pilkey, City of Saskatoon

Grounds and Issues

Ground 1: The market value is too high due to an incorrect model being applied.
See file for supporting facts.

Exhibits

- A.1 - Notice of Appeal from Altus Group, received February 7, 2014
- A.2 – Written Submission from Altus Group, received April 8, 2014

- R.1 - Assessment Report, Warehouse & Automotive Response (from 33-2014 for use in Appeals 25, 26, 27, 29, 30, 31, 32, and 34-2014 only), received April 22, 2014
- R.2 – 2014 General Law and Legislation Brief, (from Appeal 29-2014 for use in Appeals 25,26,27,30,31,32,33, and 34-2014 only), received April 22, 2014

Supplementary Notations

All giving testimony had affirmed to tell the truth at the commencement of the hearings beginning on Monday, April 28, 2014.

Conclusion

For reasons outlined in the Record of Decision, dated June 25, 2014, the assessment was SUSTAINED and the filing fee retained.

2. **Appeal No. 31-2014**
****Civic Address: 30 Molaro Place****
****Legal Description: Lot 17, Block 919, Registered Plan No. 97S06888****
****Roll No. 435200350****

Appearing for the Appellant

Garry Coleman, Altus Group
Jesse Faith, Altus Group

Appearing for the Respondent

Travis Horne, City of Saskatoon (Advocate)
Michelle McKenzie, City of Saskatoon
Laurie Pilkey, City of Saskatoon

Grounds and Issues

Ground 1: The market value is too high due to a low cap rate.
Ground 2: Equity between comparable buildings has not been maintained.
See file for supporting facts.

Exhibits

- A.1 - Notice of Appeal from Altus Group, received February 7, 2014
- A.2 – Written Submission from Altus Group, received April 8, 2014

- R.1 - Assessment Report, Warehouse & Automotive Response (common for use with Appeals 33, 25, 26, 27, 29, 30, 31, 32 and 34) received April 22, 2014
- R.2 – 2014 General Law and Legislation Brief, (common for use with appeals 25, 26, 27, 29, 30, 31, 32, 33 and 34) received April 22, 2014.

Supplementary Notations

All giving testimony had affirmed to tell the truth at the commencement of the hearings beginning on Monday, April 28, 2014.

Conclusion

For reasons outlined in the Record of Decision, dated July 7, 2014, the assessment was SUSTAINED and the filing fee retained.

3. **Appeal No. 32-2014**
****Civic Address: 201 Camponi Place****
****Legal Description: Lot CC, Block 582, Plan No. 02SA05954****
****Roll No. 504542600****

Appearing for the Appellant

Garry Coleman, Altus Group
Jesse Faith, Altus Group

Appearing for the Respondent

Travis Horne, City of Saskatoon (Advocate)
Michelle McKenzie, City of Saskatoon
Laurie Pilkey, City of Saskatoon

Grounds and Issues

Ground 1: The market value is too high due to a low cap rate.
See file for supporting facts.

Exhibits

A.1 - Notice of Appeal from Altus Group, received February 7, 2014
A.2 – Written Submission from Altus Group, received April 8, 2014

R.1 - Assessment Report, Warehouse & Automotive Response (common for use with Appeals 33, 25, 26, 27, 29, 30, 31, 32 and 34) received April 22, 2014
R.2 – 2014 General Law and Legislation Brief, (common for use with appeals 25, 26, 27, 29, 30, 31, 32, 33 and 34) received April 22, 2014

Supplementary Notations

All giving testimony had affirmed to tell the truth at the commencement of the hearings beginning on Monday, April 28, 2014.

Conclusion

For reasons outlined in the Record of Decision, dated July 7, 2014, the assessment was SUSTAINED and the filing fee retained.

4. **Appeal No. 34-2014**
****Civic Address: 717 Cynthia Street****
****Legal Description: Lots 4,5, Block 792, Plan No. 75S10686****
****Roll No. 454917290****

Appearing for the Appellant

Garry Coleman, Altus Group
Jesse Faith, Altus Group

Appearing for the Respondent

Travis Horne, City of Saskatoon (Advocate)
Michelle McKenzie, City of Saskatoon
Laurie Pilkey, City of Saskatoon

Grounds and Issues

Ground 1: The market value is too high due to a low cap rate.
See file for supporting facts.

Exhibits

A.1 - Notice of Appeal from Altus Group, received February 7, 2014
A.2 – Written Submission from Altus Group, received April 8, 2014

R.1 - Assessment Report, Warehouse & Automotive Response (from 33-2014 for use in 25, 26, 27, 29, 30, 31, 32, and 34-2014 only), received April 22, 2014
R.2 - 2014 General Law and Legislation Brief, (from Appeal 29-2014 for use in 25, 26,27,30,31,32,33, and 34-2014 only), received April 22, 2014

Supplementary Notations

All giving testimony had affirmed to tell the truth at the commencement of the hearings beginning on Monday, April 28, 2014.

Conclusion

For reasons outlined in the Record of Decision, dated July 7, 2014, the assessment was SUSTAINED and the filing fee retained.

The hearings concluded at 12:00 Noon.

As Secretary to the above Board of Revision Panel, I certify that these are accurate minutes of the hearings held on

Kathryn O'Brien, Panel Clerk
Board of Revision