

MINUTES

CITY OF SASKATOON

BOARD OF REVISION

Date: Thursday, May 1, 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.

- Appeal No. 44-2014**
Civic Address: 525 43rd Street East
Legal Description: Lots 17-21, Block 389, Plan No. 59S07059
Roll No. 455003530
-

Appearing for the Appellant

Garry Coleman, Altus Group
Jesse Faith, Altus Group

Appearing for the Respondent

Travis Horne, City of Saskatoon (Advocate)
Amy Huang, City of Saskatoon

Grounds and Issues

The assessment valuation is in excess and should be lower to reflect market value. I make this appeal on the following grounds (nature of alleged error):

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1. The assessor erred in the calculation of the capitalization rate used to determine the property assessment.
2. The current stratification for warehouses that are less than 34,150 square feet and have a site coverage of greater than 0.47% is in error.

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, (for use in 44, 46, 47, and 48-2014 only), received April 8, 2014

R.1 - Assessment Report, Warehouse & Automotive Response (for use in 44, 46, and 47-2014 only), received April 22, 2014

R.2 – 2014 General Law and Legislation Brief, (for use in 44, 46, and 47-2014 only), received April 22, 2014

Supplementary Notations

The Appellants, Messrs. Coleman and Faith, had affirmed to tell the truth at the commencement of the hearings beginning on Monday, April 28, 2014. Mr. Chad Nunweiler and Ms. Amy Huang of the City of Saskatoon had affirmed to tell the truth earlier in the week. Ms. Darcy Huisman affirmed to tell the truth at the beginning of this hearing.

Both parties agreed to carry over all evidence and argument from Appeal 45-2014 to this appeal.

This was a continuation of the hearing that commenced on Wednesday, April 30, 2014.

Conclusion

For reasons stated in the Record of Decision dated June 25, 2014, the assessment was ADJUSTED.

- 2. Appeal No. 46-2014**
Civic Address: 611 Avenue O South
Legal Description: Parcel 119886227
Roll No. 514805360
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Appearing for the Appellant

Garry Coleman, Altus Group
Jesse Faith, Altus Group

Appearing for the Respondent

Travis Horne, City of Saskatoon (Advocate)
Amy Huang, City of Saskatoon

Grounds and Issues

The assessment valuation is in excess and should be lower to reflect market value. I make this appeal on the following grounds (nature of alleged error):

1. The assessor erred in the calculation of the capitalization rate used to determine the property assessment.
2. The current stratification for warehouses that are less than 34,150 square feet and have a site coverage of greater than 0.47% is in error.

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, (for use in 44, 46, 47, and 48-2014 only), received April 8, 2014
- R.1 - Assessment Report, Warehouse & Automotive Response (for use in 44, 46, and 47-2014 only), received April 22, 2014
R.2 – 2014 General Law and Legislation Brief, (for use in 44, 46, and 47-2014 only), received April 22, 2014

Supplementary Notations

The Appellants, Messrs. Coleman and Faith, had affirmed to tell the truth at the commencement of the hearings beginning on Monday, April 28, 2014. Ms. Amy Huang of the City of Saskatoon had affirmed to tell the truth earlier in the week.

Both parties agreed to carry over all evidence and argument from Appeal 44-2014 to this appeal.

Conclusion

For reasons outlined in the Record of Decision, dated June 25, 2014, the assessment is ADJUSTED.

- 3. Appeal No. 47-2014**
Civic Address: 625 1st Avenue North
Legal Description: Lots 2-5, Block 3, Plan No. G196
Roll No. 485004500
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Appearing for the Appellant

Garry Coleman, Altus Group
Jesse Faith, Altus Group

Appearing for the Respondent

Travis Horne, City of Saskatoon (Advocate)
Amy Huang, City of Saskatoon

Grounds and Issues

The assessment valuation is in excess and should be lower to reflect market value. I make this appeal on the following grounds (nature of alleged error):

1. The assessor erred in the calculation of the capitalization rate used to determine the property assessment.
2. The current stratification for warehouses that are less than 34,150 square feet and have a site coverage of greater than 0.47% is in error.

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, (for use in 44, 46, 47, and 48-2014 only), received April 8, 2014

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R.1 - Assessment Report, Warehouse & Automotive Response (for use in 44, 46, and 47-2014 only), received April 22, 2014

R.2 – 2014 General Law and Legislation Brief, (for use in 44, 46, and 47-2014 only), received April 22, 2014

Supplementary Notations

The Appellants, Messrs. Coleman and Faith, had affirmed to tell the truth at the commencement of the hearings beginning on Monday, April 28, 2014. Ms. Amy Huang of the City of Saskatoon had affirmed to tell the truth earlier in the week.

Both parties agreed to carry over all evidence and argument from Appeal 44-2014 to this appeal.

Conclusion

For reasons stated in the Record of Decision, dated June 25, 2014, the assessment is ADJUSTED.

The hearings concluded at 10:46 a.m.

As Secretary to the above Board of Revision Panel, I certify that these are accurate minutes of the hearings held on May 1, 2014.

Kathryn O'Brien, Panel Clerk
Board of Revision