



COMMITTEE OF THE WHOLE

Monday, June 5, 2017

7:00 p.m.

Council Chambers

360 Dibble St. W.

Prescott, Ontario

Pages

1. CALL TO ORDER

Chaired by Mayor Brett Todd

2. APPROVAL OF AGENDA

Suggested Motion

"THAT the agenda be adopted as presented."

3. DECLARATIONS OF INTEREST

4. PRESENTATIONS

5. DELEGATIONS

5.1 Jeremy Illingworth - Prescott Adult Slo-Pitch League

5.2 Mapleview Homes

6. COMMUNITY AND PROTECTIVE SERVICES

Chaired by Councillor Leanne Burton

7. FINANCE & CORPORATE SERVICES

Chaired by Councillor Teresa Jansman

7.1 Presentation - Commercial & Industrial Vacancy Rebate Program - Proposed Changes

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8. TOURISM & HERITAGE

Chaired by Councillor Fraser Laschinger

9. TRANSPORTATION & ENVIRONMENTAL SERVICES

Chaired by Councillor Lee McConnell

10. PLANNING

Chaired by Councillor Mike Ostrander

11. ECONOMIC DEVELOPMENT

Chaired by Councillor Ray Young

12. NEW BUSINESS

12.1 Action Item List

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13. PERIOD FOR MEDIA QUESTIONS

14. CLOSED SESSION

15. RISE AND REPORT

16. ADJOURNMENT

Commercial & Industrial Vacancy Rebate Program – Proposed Changes

TOWN OF PRESCOTT

Vacancy Rebates – A Brief History

- Section 364 of the Municipal Act requires all municipalities in Ontario to offer a vacancy rebate to commercial and industrial property owners
 - Commercial rebate 30%
 - Industrial rebate 35%
- Vacancy rebates are paid in the year following
 - Rebates for 2015 are paid in 2016
 - Rebates for 2016 are paid in 2017
- Starting in 2017 the Province of Ontario decided to provide municipalities with flexibility in the design of their vacancy rebate program
 - Any changes to the program must be submitted to the province by July 1, 2017

Vacancy Rebates – How are they calculated?

Commercial

$$\frac{\text{Value of Vacant Area}}{\text{Value of Entire Property}} \times \text{Taxes for the Year} \times \frac{\text{\# of Days Vacant}}{\text{\# of Days in Year}} \times 30\%$$

Industrial

$$\frac{\text{Value of Vacant Area}}{\text{Value of Entire Property}} \times \text{Taxes for the Year} \times \frac{\text{\# of Days Vacant}}{\text{\# of Days in Year}} \times 35\%$$

Vacancy Rebates – Examples (Municipal portion)

Commercial – Property was vacant for the entire year

$$\frac{234,000}{234,000} \times \$5,824.83 \times \frac{365}{365} \times 30\% = \$1,747.44$$

Commercial – Part of the property was vacant for part of the year

$$\frac{34,186}{108,000} \times \$2,688.38 \times \frac{244}{365} \times 30\% = \$170.66$$

Vacancy Rebates – Financial Summary (Municipal portion)

	2015 Rebate Paid in 2016	2016 Rebate to be paid in 2017
Commercial		
Participants	28	27
Amount Rebated	\$19,399.30	\$17,584.82
Industrial		
Participants	2	1
Amount Rebated	\$6,715.69	\$4,141.19
Total		
Participants	30	28
Amount Rebated	\$26,114.99	\$21,726.01

Vacancy Rebates – Proposed Changes

- The formula for the 2017 vacancy rebate (paid in 2018) would remain the same with the exception of the rebate percentage which will be reduced from 30% for commercial properties or 35% for industrial properties to 15% for both property classes
- The vacancy rebate program would then no longer be available as the rebate percentage for 2018 would be set at 0% for both property classes
- Other options that were explored
 - Immediate elimination
 - No changes to the program
 - Criteria based program
 - Geography based program

Vacancy Rebates – Proposed Changes

- Council is seeking feedback as to how to reinvest the funds if the vacancy rebate program is no longer in existence
 - Possible options include
 - Expansion of the community improvement grant program to help commercial and industrial property owners with renovations to buildings to meet codes and address occupancy deficiencies
 - Lowering commercial and industrial taxes by an offsetting amount applicable to all property owners in those classes
 - Reinvest the funds into an economic development program to help all businesses
 - Others?

Vacancy Rebates – Proposed Changes

We are looking for your feedback on the proposed changes to the vacancy rebate program.

Please complete the questionnaire available at the Public Information Session on June 13, 2017 at 7:30 pm in the Ruth Evanson Room at Town Hall

ACTION ITEM LIST – FROM JANUARY 2017

Date	Department	Item & Action	Status
Prior to January 2017	Finance	RFPs for Building Services, Banking and Audit Services	In progress
Prior to January 2017	Operations	Lighthouse Staircase – Safety Cost to Repair – staff report	In progress
Prior to January 2017	HR	Employee Policies (banked hours, sick days, carryover, further education, etc.)	In progress
January 9, 2017	CAO	Schedule an Economic Development Session & Review of Strategic Plan	In progress
January 9, 2017	CAO's	Parks and Rec Master Plan RFP	In progress
January 16, 2017	Clerk's	Report on Use of Ranked Ballots in the 2018 Municipal Election	2019
January 16, 2017	Clerk's	<i>Municipal Elections Act</i> amendments – Information Report (stated in Ranked Ballot report)	In progress
January 23, 2017	CAO/Operations	Report and resolution of support re: Municipal Fire Service as Critical Infrastructure as part of the Province's Infrastructure Strategy	In progress
January 23, 2017	Finance	Report on Property Taxation	In progress

Date	Department	Item & Action	Status
		for Railway Right-of-ways	
January 23, 2017	CAO/By-Law	Parking By-law Review	In progress
February 6, 2017	CAO	Report re: future involvement with the Leeds and Grenville Immigration Partnership	In progress
February 13, 2017	Operations	Additional Clock Tower Repairs	In progress
March 20, 2017	CAO	Update on Kriska ball field improvements	In progress
March 27, 2017	CAO	Contact MTO re: regulations surrounding transportation of hazardous material during inclement weather – possible resolution	In progress
March 27, 2017	CAO/Clerk's	Regional school closures and Wellington Elementary School Update	In progress
April 3, 2017	Operations	Jean Casselman Wadds Memorial	In progress
April 3, 2017	Operations	Centennial Park Improvements	In progress
May 15, 2017	Operations	RiverWalk Park lighting	In progress