

From: [Web NoReply](#)
To: [City Council](#)
Subject: Email - Communication - Jason Aebig and Keith Moen - Greater Saskatoon Chamber of Commerce and NSBA - 2024 Commercial Appeal Contingency - CK 1615-4
Date: Wednesday, March 27, 2024 10:56:03 AM
Attachments: [2024 Commercial Contingency Response pdf.pdf](#)

--- Replies to this email will go to margot@saskatoonchamber.com ---

Submitted on Wednesday, March 27, 2024 - 10:54

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

I do not want my comments placed on a public agenda. They will be shared with members of Council through their online repository.: No

I only want my comments shared with the Mayor or my Ward Councillor.: No

Date: Wednesday, March 27, 2024

To: His Worship the Mayor and Members of City Council

First Name: Jason & Keith

Last Name: Aebig & Moen

Phonetic spelling of first and/or last name: 3066640700

Phone Number : [3066640701](tel:3066640701)

Email: margot@saskatoonchamber.com

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: 260-536 2nd Ave North

Ward: Ward 1

Name of the organization or agency you are representing (if applicable): Greater Saskatoon Chamber of Commerce & NSBA

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: April 3 - Finance Committee

Comments:

Good morning, Please see the attached comments being submitted on behalf of the Greater Saskatoon Chamber of Commerce and the NSBA. Thanks so much

Attachments:

- [2024 Commercial Contingency Response pdf.pdf](#) 260.08 KB

Will you be submitting a video to be vetted prior to council meeting?: No

The results of this submission may be viewed at:

https://www.saskatoon.ca/admin/structure/webform/manage/webform_398/submission/72064

March 26, 2024

Mr. Mike Voth
Director of Corporate Revenue
City of Saskatoon
222 3rd Avenue North
Saskatoon, SK S7K 0J5

2024 Commercial Contingency

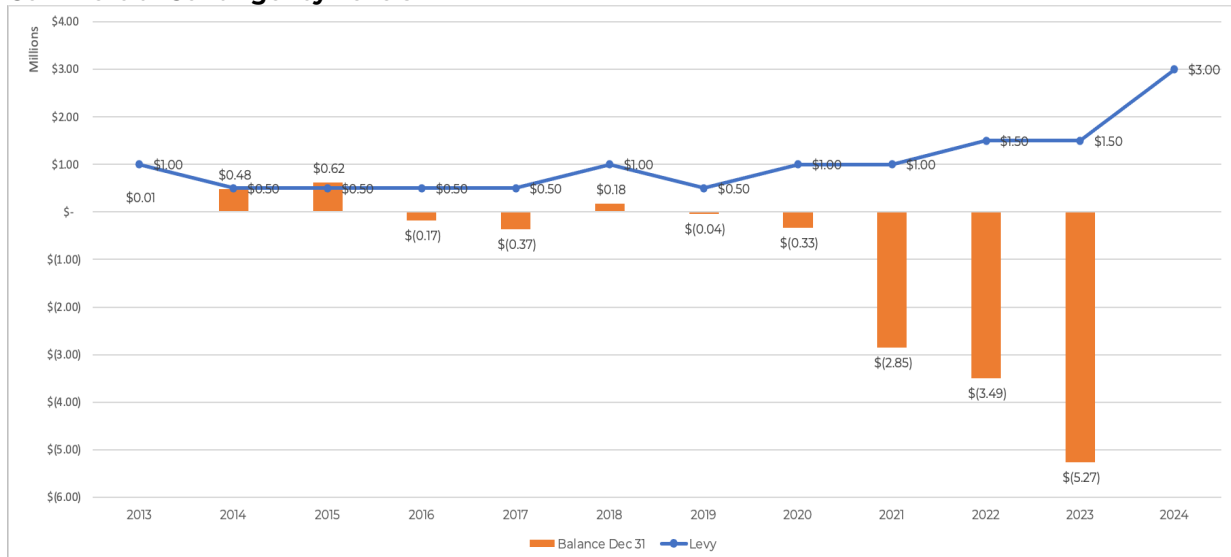
Dear Mr. Voth,

We have conducted a thorough review of the City Administration's proposed commercial contingency appeal levy for 2024, as has been our practice in previous years. We are grateful to you and your team for engaging our organizations once again.

We recognize the need to address the financial costs of commercial appeal losses over the past year and acknowledge the rationale behind the proposed levy of \$3 million for 2024-2025.

We also note that this will be largest annual increase proposed to date on the heels of the largest property tax rate increase in 10 years. The contingency levy was devised as a way of preventing system shock in the aftermath of significant appeal losses and spreading the consequences of those losses across the commercial sector. What remains to be addressed are issues with the property tax model itself, which remains among the most complex, antiquated, and inefficient in Canada.

Commercial Contingency Levels



We appreciate the Administration's efforts to address concerns from commercial property owners before they engage the formal appeals process. We are pleased to hear that these efforts have led to a reduction in both the number of appeals submitted for reconsideration and the subsequent amount required to recover appeal losses.

Nevertheless, we urge continued diligence in seeking operational savings to mitigate the need for future levy increases.

We will continue to push for the modernization of the property taxation model to address its significant structural weaknesses. Notably, limited data sets and sales cause major fluctuations in assessed property values and contribute to additional appeals. The timeframe between the delivery of notices and appeals is challenging for many property owners to analyze the data and consult with advisors. The process itself fails to provide upfront, alternate avenues for owners to present grievances before engaging in the costly, for all parties involved, and time-consuming appeals process.

We are hopeful that the City of Saskatoon will continue to support our effort to modernize Saskatchewan's property tax model, bringing it into line with other jurisdictions and helping to make our city and province among the most desirable places in Canada to live, work and build a business.

Thank you, once again, for consulting the business community on this year's proposed commercial contingency levy increase.

Kind regards,



Jason Aebig
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Keith Moen
Executive Director

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