



PUBLIC MINUTES
STANDING POLICY COMMITTEE ON FINANCE

Wednesday, March 5, 2025, 2:00 p.m.
Council Chamber, City Hall

PRESENT: Councillor Z. Jeffries, Chair
Councillor R. Pearce, Vice Chair
Councillor R. Donauer, Chair
Councillor B. Dubois
Councillor S. Ford
Her Worship, Mayor C. Block (Ex-Officio)

ALSO PRESENT: Chief Financial Officer C. Hack
Deputy City Solicitor C. Bogad
Deputy City Clerk S. Bryant
Committee Assistant H. Janzen

1. CALL TO ORDER

The Chair called the meeting to order on Treaty 6 Territory and the Traditional Homeland of the Métis People and confirmed roll call.

2. CONFIRMATION OF AGENDA

Moved By: Councillor Pearce

1. That the letter submitting comments from Sherry Tarasoff, dated March 3, 2025, be added to Item 6.2.4;
2. That Item 8.1 be added as Urgent Business;
3. That the items with speakers be considered immediately following unfinished business:
 - 6.1.2
 - Jason Aebig and Margot Orr-Stevenson, Greater Saskatoon Chamber of Commerce; and
4. That the agenda be confirmed as amended.

In Favour: (6): Councillor Jeffries, Councillor Pearce, Councillor Donauer, Councillor Dubois, Councillor Ford, and Mayor Block

CARRIED UNANIMOUSLY

3. DECLARATION OF CONFLICT OF INTEREST

There were no declarations of conflict of interest.

4. ADOPTION OF MINUTES

Moved By: Councillor Donauer

That the minutes of regular meeting of the Standing Policy Committee on Finance held on February 5, 2025, be adopted.

In Favour: (6): Councillor Jeffries, Councillor Pearce, Councillor Donauer, Councillor Dubois, Councillor Ford, and Mayor Block

CARRIED UNANIMOUSLY

Item 6.1.2 was considered next.

5. UNFINISHED BUSINESS

6. ADMINISTRATION AND LEGISLATIVE REPORTS

6.1 Decision Reports

6.1.1 2025 Property Tax Phase-in Plan [FI2025-0304]

A report of the Corporate Financial Services was provided and presented by Chief Financial Officer Hack. He responded to questions of Committee.

Moved By: Councillor Ford

That the Standing Policy Committee on Finance recommend to City Council:

1. That the City of Saskatoon proceed with Option 2:
 - a. That the tax impact of the 2025 provincial reassessment for the multi-residential subclass and the non-residential classes be phased-in equally over a four-year period; and

- b. That there be a two-year phase in of property tax changes for the remainder of the residential property class; and
2. That the City Solicitors be requested to prepare the 2025 Property Tax Phase-in Plan Bylaw for submission to City Council for consideration at the same meet that the Mill Rate Bylaws are presented.

In Favour: (5): Councillor Jeffries, Councillor Donauer, Councillor Dubois, Councillor Ford, and Mayor Block

Against: (1): Councillor Pearce

CARRIED

Item 6.2.1 was considered next.

6.1.2 Municipal Tax Policy – Distributing the Non-Residential to Residential Municipal Property Tax Burden, 2025-2029 [FI2025-0309]

A letter requesting to speak from Jason Aebig and Margot Orr-Stevenson, Greater Saskatoon Chamber of Commerce, dated February 24, 2025, was provided.

Report of the City Manager's Office was provided and presented by Chief Financial Officer Hack with a PowerPoint.

Committee heard from Jason Aebig, Greater Saskatoon Chamber of Commerce. Together with Margo Orr-Stevenson, Greater Saskatoon Chamber of Commerce, they responded to questions of Committee.

Chief Financial Officer Hack and City Manager Jorgenson responded to questions of Committee.

Moved By: Councillor Dubois

That the Standing Policy Committee on Finance recommend to City Council that it set the non-residential to residential tax ratio in accordance with Option 3, the previous policy ratio of 1.75 to 1, effective for the 2025 to 2029 period.

In Favour: (5): Councillor Pearce, Councillor Donauer, Councillor Dubois, Councillor Ford, and Mayor Block

Against: (1): Councillor Jeffries

CARRIED

Moved By: Councillor Donauer

That the Administration engage the community and stakeholders with a view to setting overall guidelines and goals for our tax policy, and finding ways to make our policy more clearly understandable to stakeholders and the public.

In Favour: (6): Councillor Jeffries, Councillor Pearce, Councillor Donauer, Councillor Dubois, Councillor Ford, and Mayor Block

CARRIED UNANIMOUSLY

Item 6.1.1 was considered next.

6.2 Approval Reports

6.2.1 2025 Budget Approval – Business Improvement Districts [FI2025-0301]

A report of the Corporate Financial Services was provided and presented by Chief Financial Officer Hack. He responded to questions of Committee.

Moved By: Councillor Pearce

That the Standing Policy Committee on Finance recommend to City Council:

1. That the 2025 budget submissions from the Downtown Saskatoon Business Improvement District, Broadway Business Improvement District, Riversdale Business Improvement District, Sutherland Business Improvement District, and 33rd Street Business Improvement District be approved; and
2. That the City Solicitor be requested to prepare the 2025 Business Improvement District Levy Bylaws for submission

to City Council for consideration at the same meeting that the Mill Rate Bylaws are presented.

In Favour: (6): Councillor Jeffries, Councillor Pearce, Councillor Donauer, Councillor Dubois, Councillor Ford, and Mayor Block

CARRIED UNANIMOUSLY

6.2.2 2025 Reassessment Appeal Contingencies [FI2025-0302]

A report of the Corporate Financial Services was provided and presented by Chief Financial Officer Hack.

Moved By: Councillor Dubois

That the Standing Policy Committee on Finance recommend to City Council:

1. That an appeal contingency of \$40,000 be added to the property tax levy for the residential property class for 2025;
2. That an appeal contingency of \$250,000 be added to the property tax levy for the multi-residential property sub-class for 2025; and
3. That an appeal contingency of \$3,000,000 be added to the property tax levy for the commercial/industrial property class for 2025.

In Favour: (6): Councillor Jeffries, Councillor Pearce, Councillor Donauer, Councillor Dubois, Councillor Ford, and Mayor Block

CARRIED UNANIMOUSLY

The meeting recessed at 3:29 p.m. and reconvened at 3:42 p.m. with all members in attendance, with the exception of Councillor Dubois.

6.2.3 Hampton Village Business Park Land Exchange Agreement [FI2025-0303]

A report of the Corporate Financial Services was provided and presented by Director of Saskatoon Land Long.

Councillor Dubois re-entered the meeting at 3:45 p.m. during the presentation.

Moved By: Councillor Donauer

1. That the City solicitor be requested to prepare the Hampton Village Land Exchange Agreement as outlined in this report; and
2. Her Worship the Mayor and the City Clerk be authorized to execute the agreement under the Corporate Seal.

In Favour: (6): Councillor Jeffries, Councillor Pearce, Councillor Donauer, Councillor Dubois, Councillor Ford, and Mayor Block

CARRIED UNANIMOUSLY

6.2.4 Preliminary Year-End Results – December 31, 2024 [FI2025-0305 GPC2023-0503]

A letter submitting comments from Sherry Tarasoff, dated March 3, 2025, was provided.

A report of the Corporate Financial Services was provided and presented by Chief Financial Officer Hack. He responded to questions of Committee.

Moved By: Councillor Dubois

That the Standing Policy Committee on Finance recommend to City Council:

1. That \$158,798.02 of the year-end surplus be transferred to the Printing and Mail Equipment Replacement Reserve;
2. That the City Solicitor be directed to prepare a Bylaw Amendment for an exemption to allow the printer savings in 2024 and also savings expected for 2025 to be transferred to Printing and Mail Equipment Replacement Reserve;
3. That \$414,528 of the year-end surplus be transferred to the Self-Insured Retention Reserve; and
4. That the remainder of the 2024 year-end surplus be transferred to the Fiscal Stabilization Reserve in the amount of \$11,698,989.

In Favour: (6): Councillor Jeffries, Councillor Pearce, Councillor Donauer, Councillor Dubois, Councillor Ford, and Mayor Block

CARRIED UNANIMOUSLY

6.2.5 Budget Adjustment – Federation of Canadian Municipalities Green Municipal Funding [FI2025-0306]

A report of the Corporate Financial Services was provided and presented by Chief Financial Officer Hack. Together with General Manager, Utilities and Environment Gardiner they responded to questions of Committee.

Moved By: Councillor Ford

That the Standing Policy Committee on Finance recommend to City Council that the projects outlined in the March 5, 2025, report of the Corporate Financial Services be adjusted for funding received from the Federation of Canadian Municipalities under the Green Municipal Funding.

In Favour: (6): Councillor Jeffries, Councillor Pearce, Councillor Donauer, Councillor Dubois, Councillor Ford, and Mayor Block

CARRIED UNANIMOUSLY

6.2.6 2025-26 Audit Plan [FI2025-0307]

A report of the City Auditor was provided and presented by City Auditor Thomson.

Moved By: Councillor Donauer

That the Standing Policy Committee on Finance approve the 2025-26 Audit Plan, as outlined in the report of the City Auditor dated March 5, 2025.

In Favour: (6): Councillor Jeffries, Councillor Pearce, Councillor Donauer, Councillor Dubois, Councillor Ford, and Mayor Block

CARRIED UNANIMOUSLY

6.2.7 Creation of Capital Project for Repair and Maintenance of Downtown Event and Entertainment District Auxiliary Properties [DEED2023-01]

A report of the Corporate Financial Services was provided and presented by Chief Financial Officer Hack. He responded to questions of Committee.

Moved By: Mayor Block

That the Standing Policy Committee on Finance recommend to City Council that Capital Project P.10115 (DEED Auxiliary Properties – Repair and Maintenance) be approved and funded through a transfer of \$225,000 from the Property Realized Reserve (PRR).

In Favour: (6): Councillor Jeffries, Councillor Pearce, Councillor Donauer, Councillor Dubois, Councillor Ford, and Mayor Block

CARRIED UNANIMOUSLY

6.2.8 Canada Housing Infrastructure Fund and Deep Retrofits Accelerator Initiative Funding Applications [CC2024-1202]

A report of the Corporate Financial Services was provided and presented by Chief Financial Officer Hack. He responded to questions of Committee.

Moved By: Councillor Ford

That the Standing Policy Committee on Finance Recommend to City Council:

1. That City Council approve and direct Administration to submit applications to the Canada Housing Infrastructure Fund and the Deep Retrofit Accelerator Initiative;
2. That if the applications are successful, the Mayor and City Clerk be authorized to execute the Agreement(s) under the Corporate Seal; and
3. That if required, the Senior Financial Business Partner be granted delegated authority to sign and submit progress reports and financial claims related to the program(s).

In Favour: (6): Councillor Jeffries, Councillor Pearce, Councillor Donauer, Councillor Dubois, Councillor Ford, and Mayor Block

CARRIED UNANIMOUSLY

6.2.9 Lease Extension for Existing SaskTel Cell Tower in Churchill Park [FI2024-0805]

A report of the Corporate Financial Services was provided and presented by Chief Financial Officer Hack.

Moved By: Councillor Dubois

That the Standing Policy Committee on Finance recommend to City Council:

1. That Administration be authorized to enter into a 10-year lease agreement with SaskTel for the exiting cell tower in Churchill Park at 1015 Wilson Crescent on ISC Surface Parcel No.120042931, Parcel A Plan G921, as per the terms outlined in this report; and
2. That Her Worship the Mayor and the City Clerk be authorized to execute the agreement under the Corporate Seal.

In Favour: (6): Councillor Jeffries, Councillor Pearce, Councillor Donauer, Councillor Dubois, Councillor Ford, and Mayor Block

CARRIED UNANIMOUSLY

6.2.10 Acquisition of Land for Joint High School / East Side Leisure Centre Site in the Holmwood [PDCS2024-0504]

A report of the Corporate Financial Services was provided and presented by Chief Financial Officer Hack. He responded to questions of Committee.

Moved By: Councillor Ford

That the Standing Policy Committee on Finance recommend to City Council:

1. That the Administration be authorized to purchase a 13-acre portion of ISC Parcel No. 203232259 from Dream Asset Management Corporation for \$10,842,000 on the terms identified within this report; and
2. That the City Solicitor be requested to have the agreement executed by Her Worship the Mayor and the City Clerk under the Corporate Seal.

In Favour: (6): Councillor Jeffries, Councillor Pearce, Councillor Donauer, Councillor Dubois, Councillor Ford, and Mayor Block

CARRIED UNANIMOUSLY

6.2.11 Pattison Billboard License Agreement Adjacent Circle Drive, West of Avenue C [FI2025-0103]

A report of the Corporate Financial Services was provided and presented by Chief Financial Officer Hack.

Moved By: Councillor Ford

1. That a license agreement with Pattison Outdoor Advertising Ltd. for the use of a portion of City-owned Parcel B Plan 75S10686, ISC Surface Parcel No. 118925130 for the purpose of operating a digital billboard be approved as outlined in this report; and
2. That the City Solicitor be requested to prepare the appropriate agreement and that Her Worship the Mayor and the City Clerk be authorized to execute the agreement under the Corporate Seal.

In Favour: (6): Councillor Jeffries, Councillor Pearce, Councillor Donauer, Councillor Dubois, Councillor Ford, and Mayor Block

CARRIED UNANIMOUSLY

6.3 Information Reports

7. **MOTIONS (notice previously given)**
8. **URGENT BUSINESS**

8.1 Notice of Annual General Meeting - Saskatchewan Place Association Inc. [FI2025-0310]

A letter dated March 3, 2025, from Lori O'Brien, Executive Assistant, SaskTel Centre, regarding the Notice of Annual General Meeting of the Saskatchewan Place Association Inc. was provided.

Moved By: Councillor Pearce

That the Standing Policy Committee on Finance recommend to City Council that the City of Saskatoon, being a member of the Saskatchewan Place Association Inc., appoint Mayor Cynthia Block, or in her absence, Councillors Troy Davies or Randy Donauer, of the City of Saskatoon, in the Province of Saskatchewan, as its proxy to vote for it on its behalf at the Annual General Meeting of the members of the Saskatchewan Place Association Inc., to be held on the 17th day of April, 2025, or at any adjournment or adjournments thereof.

In Favour: (6): Councillor Jeffries, Councillor Pearce, Councillor Donauer, Councillor Dubois, Councillor Ford, and Mayor Block

CARRIED UNANIMOUSLY

9. GIVING NOTICE

10. REQUESTS TO SPEAK (new matters)

11. COMMUNICATIONS (requiring the direction of the Committee)

11.1 Notice of Annual General Meeting - Saskatoon Centennial Auditorium & Convention Centre Corporation [FI2025-0308]

A letter dated February 21, 2025, from Tammy Sweeney, Chief Executive Officer, TCU Place Saskatoon's Arts & Convention Centre, regarding the Notice of the Annual General Meetings of the Saskatoon Centennial Auditorium and Convention Centre Corporation and the Saskatoon Centennial Auditorium Foundation was provided.

Moved By: Mayor Block

That the Standing Policy Committee on Finance recommend to City Council that the City of Saskatoon, being a member of both the Saskatoon Centennial Auditorium Convention Centre Corporation Board of Directors

and the Saskatoon Centennial Auditorium Foundation Board of Directors appoint Mayor Cynthia Block, or in her absence, Councillor Bev Dubois or Councillor Holly Kelleher of the City of Saskatoon, in the Province of Saskatchewan, as its proxy to vote for it on its behalf at the Annual General Meetings of the members of the Saskatoon Centennial Auditorium Convention Centre Corporation and the Saskatoon Centennial Auditorium Foundation, to be held on the 25th day of April, 2025, or at any adjournment or adjournments thereof.

In Favour: (6): Councillor Jeffries, Councillor Pearce, Councillor Donauer, Councillor Dubois, Councillor Ford, and Mayor Block

CARRIED UNANIMOUSLY

12. IN CAMERA SESSION

The Chair noted that an In Camera session was not required and therefore 12.1 was not considered.

12.1 City Auditor Updates

[In Camera - Audits and Tests, Section 19 of LAFOIP]

13. RISE AND REPORT

14. ADJOURNMENT

The meeting adjourned at 4:23 p.m.

Councillor Z. Jeffries, Chair

Deputy City Clerk, S. Bryant