

COMMITTEE MEETING DATE: 2025-05-20

BRIEFING NOTE - TO COMMITTEE

SUBJECT

CONTINUATION OF DESIGNATED INDUSTRIAL PROPERTY (DIP) ASSESSMENT REVIEW FOR 2025 TAX YEAR

RECOMMENDATION

THAT the County of Vermilion River Policy and Priorities Committee recommend that Council approve an additional contract for the continuation of the Designated Industrial Property (DIP) assessment review for the 2025 tax year.

DETAILS

Background:

For the 2024 tax year, Council approved a contract to conduct a third-party review of the Province's assessment of Designated Industrial Properties (DIP) within the County. This review was intended to evaluate the completeness and accuracy of provincial assessments and provide recommendations for improvement.

The County hired Independent Municipal Assessment Corporation (IMAC) as a contractor to conduct DIP assessment for 2024 tax year.

The contractor's findings were reviewed in detail with the Provincial Assessor's Office. Follow-up actions led to the Province amending over 290 accounts in 2025, with further reviews pending. The 2025 assessment roll saw an increase of **\$9.32 million** in total taxable assessment, resulting in a direct municipal tax benefit of **\$172,000.00** (excluding requisitions).

On **March 11, 2025**, Administration presented to Council a detailed summary of the findings from the 2024 DIP review, including a breakdown of financial implications.

The 2024 review covered approximately 50 per cent of DIP properties. To ensure a complete and accurate assessment base, Administration is now seeking Council's approval to proceed with a **second-year review** to evaluate the **remaining 50 per cent** of DIP properties as per council's previous direction.



HISTORICAL COST-BENEFIT ANALYSIS (PHASE I)- 2024 tax year

- **Cost of 2024 Review Contract:** \$247,500.00
- **Tax Benefit (2025 Roll):** \$172,000.00 (municipal share only)
- **Additional Potential Benefit (Pending Review):** Substantial, if remaining 50 per cent of DIP inventory yields similar results

DISCUSSION

Administration recommends continuing the DIP assessment review to complete the remaining 50 per cent of properties. The prior contract demonstrated a meaningful return in both immediate and long-term assessment corrections and taxation gains. Extending this work would ensure equitable taxation and enhance the County's ability to hold assessors accountable.

IMPLICATIONS OF RECOMMENDATION

Organizational: Bring this item to May 27, 2025 Regular Meeting of Council for discussion and final approval.

Financial: Budgeted \$250,000.00 in 2025 budget year.

Communication Required: Ask for official pricing for 2025 year

ATTACHMENTS

March 11, 2025 briefing note.

PREPARED BY: Viren Tailor

DATE:2025-05-13