

**Subject: Reserve Bids and Sale Conditions for Tax Sale Properties****APPROVALS:****Annette Antoniak**\_\_\_\_\_  
Director\_\_\_\_\_  
Chief Administrative Officer**Recommended Motion:**

THAT the reserve bids and sale conditions be established as listed in Attachment 1, dated December 10, 2019.

**Summary:**

Administration has exhausted all attempts to collect the tax arrears on 104 properties. The outstanding balances of the 104 accounts, as of December 10, 2019 is \$961,005.51. the Municipality must now proceed with the public sale. Under the provision of the *Municipal Government Act (MGA)*, Council must establish reserve bids and any terms and conditions that apply to the sale of a parcel of land. The Municipality will offer the following lands for sale by public auction in the Jubilee Building, 3<sup>rd</sup> Floor Boardroom, 9909 Franklin Avenue, Fort McMurray, Alberta on Tuesday, March 31, 2020 at 10:00 a.m.

**Background:**

Under Section 418 of the *Municipal Government Act*, municipalities must offer for sale at public auction, any parcels of land shown on the tax arrears list, if the tax arrears are not paid by a certain date. Under Section 418 (4), the Municipality may enter into a repayment of arrears agreement with the owner of a parcel of land, shown on its arrears list. The parcel of land is removed from the tax sale list for as long as the owner does not breach the terms of the agreement. As of December 10, 2019, no new agreements for the payments of tax arrears have been reached between the Municipality and the owners of the parcels of land, which are listed on the tax arrears list.

The Municipality has complied with all statutory obligation regarding notification to owners, and advertisement of the public auction, as required by the *Municipal Government Act*.

**Rationale for Recommendation:**

The reserve bids were determined by the Assessment Branch of the Financial Services

Department and reflect market value by comparing sales of properties similar to the tax recovery properties. Details of the reserve bids and conditions of the sale are set out in Attachment 1.

Administration will continue to reach agreements and/or receive payments until the date of the public auction, and properties will continue to be removed from the attached list. In the previous year, 57 properties were approved by Council for tax sale. By the auction date, only two properties remained on the tax sale list.

**Strategic Priorities:**

Responsible Government

**Attachments:**

**1. Reserve Bids and Sale Conditions for Tax Sale Properties**