

**Subject: Reserve Bids and Sale Conditions for Tax Sale Properties****APPROVALS:**

Philip Schofield, Director  
Elsie Hutton, Executive Director  
Marcel Ulliac, Chief Administrative Officer

**Administrative Recommendation:**

THAT the reserve bids and sale conditions be established as listed in the Reserve Bids and Sale Conditions for Tax Sale Properties, dated November 15, 2016.

**Summary:**

Administration has exhausted all attempts to collect the tax arrears on 49 properties. The outstanding balances of the 49 tax accounts as of November 15, 2016 is \$362,320.80. 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 Friday, March 31, 2017 at 10:00 a.m.

**Background:**

Under Section 418 of the MGA, municipalities must offer for sale at public auction any parcels of land shown on their 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 November 15, 2016, no new agreements for the payments of tax arrears have been reached between the Municipality and the owners of the parcels of land listed on the tax arrears list. Properties that were destroyed by the wildfire have not been included due to the unique circumstances.

The Municipality has complied with all statutory obligations regarding notification to owners, and advertisement of the public auction, as required by the MGA.

**Rationale for Recommendation:**

The reserve bids were determined by the Assessment Branch of the Assessment and Taxation 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 list attached. For example, in

the previous year, 50 properties were approved by Council for tax sale. By the time the auction was held, one property remained on the tax sale list.

**Strategic Plan Linkage:**

Pillar 1 – Building Responsible Government

**Attachment:**

1. Reserve Bids and Sale Conditions for Tax Sale Properties dated November 15, 2016