



Council Meeting

Jubilee Centre Council Chamber
9909 Franklin Avenue, Fort McMurray

Tuesday, May 12, 2009
6:00 p.m.

Agenda

Call to Order

Opening Prayer

Adoption of Agenda

Minutes of Previous Meetings

1. Regular Meeting – April 28, 2009

Delegations

2. Ms. Laurie McGowan re: Fort McMurray Environment Week Activities
3. Mr. Brent Stuart, Chair, Oil Sands Developers Group (OSDG) re: Bylaw No. 09/015 – 2009 Tax Rate Bylaw
4. Mr. Darren Robson, 1st Vice President, Fort McMurray Chamber of Commerce re: Bylaw No. 09/015 – 2009 Tax Rate Bylaw

Those individuals in attendance at the meeting will be provided with an opportunity to address Council regarding an item on the agenda, with the exception of those items for which a Public Hearing is required or has been held. Consistent with all delegations, each presentation will be allowed a maximum of five minutes.

Public Hearings - None scheduled

Bylaws

5. Bylaw No. 09/015 – 2009 Tax Rate Bylaw (2nd and 3rd readings)

Reports

6. Wood Buffalo Housing and Development Corporation Amended Memorandum of Association

New and Unfinished Business

7. Notice of Motion – Designated Parking for Families with Young Children (*Councillor Vyboh*)

Updates

- Mayor's Update
- Reporting of Councillors on Boards and Committees
- Administrative Update

Adjournment



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

Request To Make A Presentation At A Council Meeting Or Public Hearing

Requests to make a public presentation must be received by 12:00 noon on the Wednesday immediately preceding the scheduled meeting/hearing. *Presentations are a maximum of 5 minutes in duration.* Additional information may be submitted to support your presentation.

CONTACT INFORMATION	
Name of Presenter:	Laurie McGowan, President of Fort McMurray Environment Committee
Mailing Address:	
Telephone Number:	If we cannot confirm your attendance, your request may be removed from the Agenda.
E-Mail Address (if applicable):	
PRESENTATION INFORMATION	
Preferred Date of Presentation:	May 12
Topic:	Fort McMurray Environment Week activities 2009
Please List Specific Points/Concerns: If speaking at a Public Hearing, clearly state your support or opposition to the bylaw along with any related information:	<ol style="list-style-type: none"> 1. Invite council to attend one or more of local educational events. 2. _____ 3. _____
Action Being Requested of Council:	Attend one of ^{the} Environment Week activities.

As per Procedure Bylaw No. 06/020, a request to make a presentation may be referred or denied.

Please return completed form, along with any additional information, to:
Chief Legislative Officer
Regional Municipality of Wood Buffalo
9909 Franklin Avenue
Fort McMurray, AB T9H 2K4
Telephone: (780) 743-7001
Fax: (780) 743-7028

Please Note: All presentations are heard at a public meeting; therefore, any information provided is subject to FOIP guidelines and may be released upon request.

RECEIVED

APR 29 2009

LEGISLATIVE & LEGAL



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

Request To Make A Presentation At A Council Meeting Or Public Hearing

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CONTACT INFORMATION	
Name of Presenter:	Brent Stuart, Chair of the Oil Sands Developers Group (OSDG) Property Tax
Mailing Address:	
Telephone Number:	(Day) If we cannot confirm your attendance, your request may be removed from the Agenda.
E-Mail Address (if applicable):	
PRESENTATION INFORMATION	
Preferred Date of Presentation:	May 12, 2009
Topic:	Bylaw No 09/015 - 2009 Tax Rate Bylaw
Please List Specific Points/Concerns: If speaking at a Public Hearing, clearly state your support or opposition to the bylaw along with any related information:	<ol style="list-style-type: none"> 1. <u>OSDG members oppose the proposed mill rate increase for businesses.</u> 2. <u>We request Council consider a three-point plan based on zero mill rate increase.</u> 3. <u>OSDG members wish to continue collaboration with Administration and Council to exchange information on current economic times and outlook for jobs, population and public infrastructure demands.</u>
Action Being Requested of Council:	Hold mill rate increase to zero and consider a three-point action plan that could be completed by June 30th.

As per Procedure Bylaw No. 06/020, a request to make a presentation may be referred or denied.

Please return completed form, along with any additional information, to:
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THE OIL SANDS
DEVELOPERS GROUP

Energy From Athabasca

Oil Sands Developers Group Presentation to Council

**Brent Stuart
May 12, 2009**

Setting the Record Straight

- Industry has voiced concerns to both Administration and Council about potential mill rate increases during these economic times. Representations made at April 28 Council meeting did not accurately reflect this.
- Industry and Administration have had productive collaboration recently and there is willingness on industry's part to continue as outlined in OSDG letter of May 5 and individual member company submissions - do not want relationships jeopardized.

Setting the Record Straight (cont.)

- Concern with fairness and competitiveness of the rural non-residential class annual tax increases. Tax increases have more than doubled from 2006 – 2008. Further increases proposed, yet we don't know size of surplus? Further increases will worsen the situation and affect ability to support community.
- Concern with underlying assumptions used in Fiscal Impacts Model, disconnection with recent Population projections

Suggested Three Point Plan

Industry respectfully requests a zero mill rate increase and Council and Administration consider the following plan to be completed before June 30:

1. Complete Analysis and Review of Administration's economic outlook including the key assumptions in the Fiscal Impact Model
2. Confirm the current financial situation for the Municipality including:
 - o Update on reserve funds
 - o Previous unexpended revenues

Suggested Three Point Plan (cont.)

- Complete a Joint Action Report that compiles the above results, and includes a review of Property Tax Principles through discussion with all classes of rate payers. Establish the process for public input of all classes of rate payers for the 2010 budget.



Requests

- That the RMWB hold the line on all classes of mill rate to zero for the 2009 taxation year
- That Council allow Administration to continue working with industry to complete the suggested plan and throughout the year to review industry development plans and their impact on population and capital needs in the region.





**Request To Make A Presentation
At A Council Meeting Or Public Hearing**

Requests to make a public presentation must be received by 12:00 noon on the Wednesday immediately preceding the scheduled meeting/hearing. Presentations are a maximum of 5 minutes in duration. Addition information may be submitted to support your presentation.

Contact Information

Name of Presenter:	Fort McMurray Chamber of Commerce - Darren Robson, 1st Vice President
Mailing Address:	
Telephone Number:	780-791-1832
Email Address (if applicable):	

DAY (if we cannot confirm your attendance, your request may be removed from the Agenda)

Presentation Information

Preferred Date of Presentation:	May 12, 2009
Topic:	Bylaw No. 09/015 - 2009 Tax Rate Bylaw
Please List Specific Points/Concerns: <small>If speaking at a Public Hearing, clearly state your support or opposition to the bylaw along with any related information:</small>	1. _____ 2. _____ 3. _____
Action Being Requested of Council:	<p>DO NOT Support the 2009 proposed Urban Non-Residential property Taxes (as a group) be increase 5% and Rural Nonresidential property taxes (as a group) be increased 20% until Council is able to review the assumptions made in the 2009 Operating Budget;</p> <p>-and-</p> <p>Amend the 2009 operating budget by decreasing the amount to be allocated to the Capital Infrastructure Reserve until actual information is received from the Auditor on the 2008 Operating Surplus;</p> <p>-and-</p> <p>That Municipal Council makes a commitment to consult with stakeholders (includes citizen representation) for 2010, 2011, 2012 budget process & tax rate bylaws.</p>

As per Procedure Bylaw No. 06/020, a request to make a presentation may be referred or denied.

Please return completed form, along with any additional information, to:

Chief Legislative Officer
 Regional Municipality of Wood Buffalo
 9909 Franklin Avenue, Fort McMurray, AB T9H 2K4
 Telephone: 780-743-7001 Fax: 780-743-7028

Subject: Bylaw No. 09/015 - 2009 Tax Rate Bylaw**APPROVALS:**

Henk van Waas, General Manager, Assessment and Taxation
Kevin Greig, Deputy Chief Administrative Officer
Rodney Burkard, Chief Administrative Officer

Administrative Recommendation(s):

1. THAT Bylaw No. 09/015, being the 2009 Tax Rate Bylaw, be read a second time.
2. THAT the 2009 Operating Budget be amended by reducing the amount to be contributed to the Capital Infrastructure Reserve by \$24,561,306 million.
3. THAT Bylaw No. 09/015 be read a third and final time.

Summary:

In accordance with the *Municipal Government Act*, the Regional Municipality of Wood Buffalo is required, annually, to pass a Tax Rate Bylaw. The bylaw establishes the rates at which various property classes are to be taxed and is calculated based on the total assessment value of all properties within each of the property classes throughout the Municipality (Urban and Rural Service Areas).

Assessment valuation methods are prescribed by the Provincial Government and vary between property types. The tax levied on all residential and commercial properties is calculated by applying the tax rate against the individual property's market value assessment as of July 1st of the previous year. Machinery and equipment and linear property are assessed based on a regulated cost approach.

Property taxes are levied to raise revenue to fund municipal expenditures and external requisitions from Alberta Education, and seniors' housing (Ayabaskaw and Rotary House). With respect to requisitions for provincial education and seniors' housing, the requisitioning authority's tax rates are calculated based on the amounts they request. In imposing the necessary tax levy, it is important to note that the Municipality simply acts as a collector of the funds and has no authority to refuse or change the amount requested by external requisitions.

A typical residential property tax notice will consist of three components: a municipal levy, an Alberta Education requisition levy, and a levy for seniors' housing. The total amount of property taxes paid will vary based on the actual assessment value, and the respective tax rate applied against the various property classes.

Background:

In 2005 and 2006, our Council presented two resolutions to both the Alberta Urban Municipalities Association and Alberta Association of Municipal Districts and Counties concerning machinery and equipment assessments. The resolutions called for the abolishment of the immediate 25% depreciation allowance and repealing *Municipal Government Act Section 354 (3.1)* which requires machinery and equipment to be taxed at the same rate as non-residential properties. These resolutions would enable the Municipality to fairly distribute taxes.

Although supported unanimously by both associations and forwarded to the Provincial Government, to date there has been no positive government response.

In 2006, the Regional Municipality of Wood Buffalo intervened in three Alberta Energy and Utility Board hearings. The Board recognized that there is a need for immediate Federal and Provincial Government funding for the accelerated infrastructure growth in the Municipality. In 2006, the Radke Report recommended immediate substantial direct funding to the Municipality. Although funding has been made available from the Provincial Government, the amount is not sufficient to cover projected infrastructure costs facing the Municipality. This was further verified through the Fiscal Impact Model, which confirms the Municipality requires over \$9 Billion dollars in infrastructure and services.

In 2007, Administration petitioned the Provincial Government to strike *Section 291* from the *Municipal Government Act*. This action would allow the Municipality to tax oil sand developments as they are being built, thereby financing infrastructure costs as the developments come on line. The Government acknowledged in 2008 that it was time to start consultations with stakeholders, but as of this date, no commitment to hold stakeholder consultations has been made by the Provincial Government.

In order to assist with the understanding of the following 2009 tax rate recommendations, the following clarifications are provided:

- Property tax remaining neutral simply means that the Municipality will collect the same Municipal tax revenue for the 2009 tax year as it did in the 2008 tax year on properties (as a group) which existed in 2008. Market values in the residential property tax classes experienced differing market value increases due to factors such as locational influences and as such, individual properties may experience increases or decreases in taxes.
- The overall total tax revenue collected for the residential property classes will increase as a result of new properties being taxed for the first time in the 2009 taxation year. New properties are referred to as “construction growth”.

Administration has used the following approach to establish tax rates for the 2009 Tax Rate Bylaw:

- Urban Residential and Rural Residential property taxes (as a group) remain neutral, with additional taxes collected from first time new properties

- Urban Other Residential property taxes (as a group) remain neutral, with additional taxes collected from first time new properties
- Urban Non-Residential property taxes (as a group) be increased 5%, with additional taxes collected from first time new properties
- Rural Non Residential property taxes (as a group) be increased 20%, with additional taxes collected from first time new properties

Since Council approval of the 2009 Operating Budget in late 2008, revenue expectations associated with the rural non-residential assessment class for the 2009 taxation year have not been realized resulting in an estimated \$24.5 million taxation shortfall.

Administration’s taxation strategy for the years 2010 – 2012 is as follows.

Urban Residential, Urban Other Residential, and Rural Residential property taxes

- 2010 (as a group) remain neutral, with additional taxes collected from first time new properties
- 2011 – 2012 strategy will be updated as information becomes available

Urban Non Residential property taxes

- 2010 – 2012 (as a group) be increased 5%, with additional taxes collected from first time new properties

Rural Non Residential property taxes

- 2010 (as a group) be increased 20%, with additional taxes collected from first time new properties
- 2011 – 2012 strategy will be updated as information becomes available

Alternatives:

1. Amend the approved 2009 operating budget by decreasing the amount to be allocated to the Capital Infrastructure Reserve by an estimated \$24.5 Million. This is the recommendation from Administration as contained in the report and proposed bylaw.
2. Raise additional taxes required for the taxation revenue shortfall by an estimated \$24.5 Million.

Budget/Financial Implications:

The Fiscal Impact Model outlines a need for funding exceeding \$9 Billion in order to service a growing population. Although the current recession has likely impacted these projections, and the expected population may be less than projected in the model, the required funding is still tremendously significant. A reduction in the proposed tax increases would further diminish the Municipality’s ability to obtain the required revenues to address prior, current and future infrastructure and services needs. As such, no fundamental change to the taxation strategy is proposed.

The Municipality should strive for a debt limit comparable to other cities. It is not prudent to increase debt since this limits financial capacity in times of economic decline.

Rationale for Recommendation:

- In order to support future population growth and quality of life amenities for our citizens, the Municipality should maintain a long term taxation perspective and not fall into short term decisions regarding the collection of taxation revenues for capital infrastructure requirements.
- As a result of oilsands plants not coming on line by the end of 2008 as originally stated by plant representatives, Municipal tax revenues are less than projected. Assessment growth (which translates into taxation growth) for the next three year period is predicted to be minimal.
- The Municipality requires a stable source of revenue and industry desires a predictable taxation regime. The Municipality should strive to flatten out over the long term the “peaks and valleys” created by market conditions.
- Assessment and Taxation administration has received no complaints from industry stakeholders regarding the proposed 20% taxation increase in the rural non-residential assessment class for the 2009 taxation year.

Attachments:

1. 2009 Tax Rate Bylaw

BYLAW NO. 09/015

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE SEVERAL RATES OF TAXATION TO BE IMPOSED FOR THE RURAL AND URBAN SERVICE AREAS FOR THE 2009 FISCAL YEAR.

WHEREAS the operating expenditures for the Regional Municipality of Wood Buffalo as approved in the 2009 Operating Budget total \$494,291,264; and

WHEREAS Local Improvement Program levies total \$441,607 as approved in the 2009 Operating Budget; and

WHEREAS the operating revenues for the Regional Municipality of Wood Buffalo from sources other than taxation levies as approved in the 2009 Operating Budget total \$79,419,203; and

WHEREAS Section 357 (1) of the Municipal Government Act provides that the Municipal Tax Bylaw: “may specify a minimum amount payable as property tax.....” and the Regional Municipality of Wood Buffalo has resolved to establish a minimum tax;

WHEREAS the Alberta School Foundation has issued the following requisitions to the Regional Municipality of Wood Buffalo, namely:

- | | | |
|------|-------------------------------|---------------|
| (i) | for residential and farm land | \$ 13,446,320 |
| (ii) | for non-residential | \$ 16,335,142 |

WHEREAS the Fort McMurray R.C.S.S.D. #32 has made the following Requisitions to the Regional Municipality of Wood Buffalo, namely:

- | | | |
|------|------------------------------|------------|
| (i) | for residential and farmland | \$ 781,053 |
| (ii) | for non-residential | \$ 126,663 |

WHEREAS the Ayabaskaw House has made the following Requisition to the Regional Municipality of Wood Buffalo, namely:

- | | | |
|-----|------------------------|------------|
| (i) | for all property types | \$ 275,000 |
|-----|------------------------|------------|

WHEREAS the Rotary House Senior Lodge has made the following Requisition to the Regional Municipality of Wood Buffalo, namely:

- | | | |
|-----|------------------------|--------------|
| (i) | for all property types | \$ 1,563,000 |
|-----|------------------------|--------------|

WHEREAS Section 10 of the Order in Council No. 817-94 bringing about the amalgamation of Improvement District 143 and the City of Fort McMurray, which became effective on the 1st day of April, 1995, allows the Municipality, by Bylaw, to establish different rates of taxation for the Fort McMurray Urban Service Area and the Rural Service Area for each assessment class or sub-class referred to in Section 297 of the Municipal Government Act; and

WHEREAS the net annual tax levy requirements of the Regional Municipality of Wood Buffalo for the 2009 Fiscal Year are estimated to be:

MUNICIPAL PURPOSES \$414,491,759

WHEREAS the total Regional Municipality of Wood Buffalo Rural Service Area assessment of land, buildings, and improvements from which tax levy requirements may be raised total \$19,856,091,448; and

WHEREAS the total Regional Municipality of Wood Buffalo Urban Service Area assessment of land, buildings, and improvements from which tax levy requirements may be raised total \$13,689,655,140; and

WHEREAS it is deemed necessary to impose several rates of taxation for the 2009 Fiscal Year, as hereinafter set out, against those properties from which the tax levy requirements may be raised;

NOW THEREFORE, the Council of the Regional Municipality of Wood Buffalo, in the Province of Alberta, duly assembled, hereby enacts, pursuant to Sections 353 and 354 of the Municipal Government Act the following:

1. THAT the General Manager of Assessment and Taxation shall be authorized and required to levy the rates of taxation as shown following against the assessed value of all lands, buildings, and improvements as shown upon the Municipal Assessment Roll.

EDUCATION

- Alberta School Foundation Fund	
Rural and Urban Service Area	
- Residential and Farmland	0.0011431
- Non-Residential	0.0029569
- Fort McMurray R.C.S.S.D. # 32	
- Residential and Farmland	0.0011431
- Non-Residential	0.0029569

SENIORS' FACILITIES

- Ayabaskaw Home	0.0000081
- Rotary House	0.0000464

MUNICIPAL PURPOSES - RURAL SERVICE AREA

- Residential and Farmland	0.0015034
- Non-Residential	0.0191730

MUNICIPAL PURPOSES - URBAN SERVICE AREA

- Residential and Farmland	0.0023911
- Other Residential	0.0051223
- Non-Residential	0.0075284

2. THAT all properties not otherwise exempt from taxation subject to assessment shall be

subject to a minimum tax of \$50.00. Where the application of the tax rates established by this Bylaw to the assessment of any taxable property would result in a total tax payable of less than \$50.00, the total tax shall be assessed at \$50.00, with the tax allocated to pay firstly the amount of Education, Ayabaskaw Home and the Rotary House tax payable, and the balance paid and deemed to the Municipal Tax payable.

3. This Bylaw shall be passed and become effective when it receives third reading and is signed by the Mayor and Chief Legislative Officer.

READ a first time this 28th day of April, A.D. 2009.

READ a second time this _____ day of _____, A.D. 2009.

READ a third and final time this _____ day of _____, A.D. 2009.

SIGNED and PASSED this _____ day of _____, A.D. 2009.

MAYOR

CHIEF LEGISLATIVE OFFICER

**Subject: Wood Buffalo Housing and Development Corporation Amended
Memorandum of Association**

APPROVALS:

D'arcy Elliott, Deputy Chief Administrative Officer
Rodney Burkard, Chief Administrative Officer

Administrative Recommendation(s):

THAT the existing Memorandum of Association with Wood Buffalo Housing and Development Corporation, dated April 25, 2001 be repealed; and

THAT the amended Memorandum of Association with the Wood Buffalo Housing Development Corporation, dated May 12, 2009 be approved.

Summary:

Wood Buffalo Housing Development Corporation (WBHDC) requires an amendment to the Memorandum of Association to satisfy its lender that development of commercial industrial land at Eco-Industrial Park (TaigaNova Eco-Industrial Park) is within its mandate. As a result, the existing Memorandum of Association must be amended. The original Memorandum of Association, dated April 25, 2001, was adopted by means of a Council resolution; therefore Council approval is required to effect any change.

Background:

On May 6, 2008, Council Resolution #08-107 directed Administration to transfer the TaigaNova Eco-Industrial Park to WBHDC, for the purpose of developing much needed industrial lots.

WBHDC has now been advised by its lender that in order to acquire financing to develop the TaigaNova Eco-Industrial Park, the Memorandum of Association must specifically indicate that development of commercial and industrial lands is within its mandate.

Through consultation with the Municipality's legal counsel, as well as WBHDC and its Solicitor, the following clause 2 (j), which relates specifically to development within the TaigaNova Eco-Industrial Park, was agreed upon:

- (j) *To own, receive, purchase, acquire, mortgage, finance, develop (which includes the installation of services and other infrastructure), improve, manage, transfer, sell, dispose of, lease or otherwise deal (the "TaigaNova Activities") with the industrial and commercial lands, premises, improvements and personal property (the "TaigaNova Property") located in the Regional Municipality of Wood Buffalo and*

known as TaigaNova Eco-Industrial Park (the “TaigaNova Project”) as are required for the purposes of the TaigaNova Project, either directly or in partnership with others, provided that the net proceeds of the TaigaNova Activities shall be used in furtherance of the other objects of the Company outlined herein, and to do all such things as are necessary, incidental or conducive to completing the TaigaNova Project, including without limiting the foregoing, to raise or borrow money and to secure the repayment of the same by mortgage or other charge upon the whole or any part of the TaigaNova Property or the other assets and property of the Company;

Alternatives:

1. Recommend that the Memorandum of Association be amended to authorize WBHDC to sell the lands within and specific to the TaigaNova Eco-Industrial Park.
2. Recommend that WBHDC seek alternate methods of financing to commence development.
3. Rescind the motion authorizing WBHDC to develop the lands at TaigaNova Eco-Industrial Park.

Rationale for Recommendation(s):

Council Resolution #08-107 directed Administration to enter into a Real Estate Purchase and Development Contract with WBHDC. In order for development to commence the lender has advised WBHDC that its Memorandum of Association must be amended to clearly specify that land development is within its mandate. Council approval of the recommendation will enable WBHDC to move forward with development of the TaigaNova Eco-Industrial Park.

Attachments:

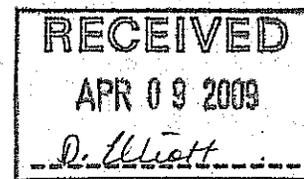
1. Resolution #08-107 – Eco Industrial Park
2. WBHDC Letter of Request
3. Amended Memorandum of Association

Resolution # 08-107

May 6, 2008

Resolution #08-107

- THAT Resolution #07-090 (Development of Eco Industrial Park by Wood Buffalo Housing and Development Corporation) be rescinded;
- THAT Resolution #08-024 (Acquisition of Fill from Parcel F) be rescinded; and
- THAT Resolution #08-033 (Eco Industrial Park: Land Transfer to Wood Buffalo Housing and Development Corporation) be rescinded.
- THAT the Regional Municipality of Wood Buffalo enter into a Real Estate Purchase and Development Agreement with Wood Buffalo Housing and Development Corporation, as identified in Attachment 4 – Real Estate Purchase and Development Contract, dated may 6, 2008,
- THAT provision of said Real Estate Purchase and Development Contract remain confidential pursuant to sections 16 and 25 of the Freedom of Information and Protection of Privacy Act, R.S.A. 2000. c.F-25, as amended; and
- THAT the net proceeds from Wood Buffalo Housing and Development Corporation be allocated to the Asset Addition Reserve.



April 6, 2009

Mr. D'Arcy Elliott
Deputy CAO
Regional Municipality of Wood Buffalo
7th Floor, 9909 Franklin Avenue
Fort McMurray, AB T9H 2K4

Dear Sir:

RE: Operating Agreement

During our initial meeting on October 24, 2008 we had discussed that, in order to complete the financing for the Eco Industrial Park, we need to add a clause to the Memorandum of Association that reads:

"To own, receive, purchase, acquire, develop, transfer, sell dispose of or lease any real or personal property of any kind or nature, including any industrial or commercial real property, for the purpose of raising monies to be used in the attainment of the objects of the company outlined herein."

At that time, you had asked if the request could wait and be incorporated into the revised Memorandum of Association when we had completed an Operating Agreement. In anticipation of the Operating Agreement being completed by the end of 2008, we agreed.

As of today, we have not been able to complete the Operating Agreement and that the completion of the agreement appears to be several months away. We are, today, requesting that the change, as set out above, be approved by the members of Corporation (i.e. RMWB and the Regional Manager, in the presence of the Secretary of the Board) within 30 days, this will allow our legal counsel to provide an unqualified opinion to our lender that the Corporation, as per its Memorandum of Association, has the authority to develop commercial and industrial land.

This has become an urgent matter as we will need to draw on our lender's resources in the next 30

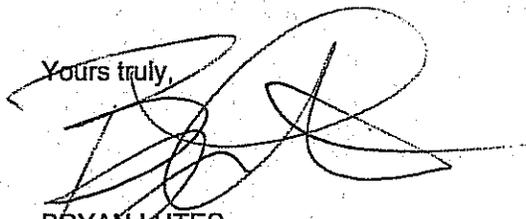
Mr. D'Arcy Elliott
April 6, 2009

Page 2

days to keep the development of the project on schedule.

Your most urgent attention to this issue would be greatly appreciated.

Yours truly,

A handwritten signature in black ink, appearing to read 'Bryan Lutes', with a large, stylized flourish extending to the right.

BRYAN LUTES
President

cc Mike Allen, Councillor
Brenda Erskine, Chair, WBHDC

SPECIAL RESOLUTION OF THE MEMBERS OF
WOOD BUFFALO HOUSING & DEVELOPMENT CORPORATION
(the "Corporation")
DATED effective the ___ day of _____, 2009.

WHEREAS the members believe that it is in the best interests of the Corporation to engage in the development of the lands known as the TaigaNova Eco-Industrial Park for the purpose of raising monies to be used in the attainment of the objects of the Corporation;

AND WHEREAS raising monies through the development of TaigaNova Eco-Industrial Park will allow the Corporation to carry on its business more economically and efficiently and will allow the Corporation to attain its objects by new and improved means;

NOW THEREFORE BE IT RESOLVED THAT:

1. The Corporation alters its Memorandum of Association pursuant to sections 30 and 34 of the *Companies Act* (Alberta) by repealing the existing Memorandum of Association and replacing it with the Amended Memorandum of Association contained in Schedule "A" to this Resolution;
2. This Resolution may be executed originally, by facsimile or by PDF and in any number of counterparts each of which shall be deemed to be an original and all of which together shall constitute one and the same Resolution.

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Per: _____
Name: Melissa Blake
Title: Mayor

Rodney Burkard
Chief Administrative Officer

Per: _____
Name: Surekha Kanzig
Title: Chief Legislative Officer

**AMENDED
MEMORANDUM OF ASSOCIATION OF
WOOD BUFFALO HOUSING & DEVELOPMENT CORPORATION**

1. The name of the Company is WOOD BUFFALO HOUSING & DEVELOPMENT CORPORATION.
2. The purposes of the Company are:
 - a) To provide affordable housing and related services to senior citizens and low and middle income families living within the Regional Municipality of Wood Buffalo;
 - b) To identify accommodation needs of senior citizens, low and middle income individuals and families residing within the Regional Municipality of Wood Buffalo;
 - c) To develop and implement policy for the purpose of making efficient and effective use of existing resources in the provision of safe, accessible and affordable housing to senior citizens, low and middle income individuals and families residing within the Regional Municipality of Wood Buffalo;
 - d) To establish criteria to be applied to determine qualification and priority of individuals and families, residing within the Regional Municipality of Wood Buffalo, to existing and future housing administered by the Company;
 - e) To develop housing projects and/or programs to meet identified community housing needs;
 - f) To manage housing units and housing complexes of every nature and kind in accordance with the policies established, from time to time, respecting the provision of accommodation for senior citizens, low and middle income individuals and families within the Regional Municipality of Wood Buffalo;
 - g) To lobby for and seek out new resources and funding to meet identified community housing needs with emphasis upon affordable housing for senior citizens, low and middle income individuals and families;
 - h) To promote co-operation, partnerships, joint ventures and other initiatives between the private sector and Government, at all levels, with the view of developing and providing efficient economical management of housing resources made available to senior citizens, low and middle income individuals and families within the Regional Municipality of Wood Buffalo;
 - i) To own, receive, purchase, transfer, sell, dispose of, lease any real or personal property necessary or incidental to the attainment of the objects of the company outlined herein;
 - j) To own, receive, purchase, acquire, mortgage, finance, develop (which includes the installation of services and other infrastructure), improve, manage, transfer, sell,

- dispose of, lease or otherwise deal (the "TaigaNova Activities") with the industrial and commercial lands, premises, improvements and personal property (the "TaigaNova Property") located in the Regional Municipality of Wood Buffalo and known as TaigaNova Eco-Industrial Park (the "TaigaNova Project") as are required for the purposes of the TaigaNova Project, either directly or in partnership with others, provided that the net proceeds of the TaigaNova Activities shall be used in furtherance of the other objects of the Company outlined herein, and to do all such things as are necessary, incidental or conducive to completing the TaigaNova Project, including without limiting the foregoing, to raise or borrow money and to secure the repayment of the same by mortgage or other charge upon the whole or any part of the TaigaNova Property or the other assets and property of the Company;
- k) To seek funding and financial assistance from the Government of Canada, Province of Alberta, Federal and Provincial Crown Corporations and Agencies, Municipal Governments and other local authorities in the furtherance of the purposes of the company set out herein; and
 - l) To do or cause to be done all such things as are incidental or conducive to the attainment of the abovementioned objects.
3. The liability of the members is limited.
 4. Every member of the company undertakes to contribute to the assets of the Company in the event of its being wound up while he is a member, or within one year afterwards, for payment of the debts and liabilities the Company contracted before he ceases to be a member, and the costs, charges and expenses of winding up, and for the adjustment of the rights of the contributions among themselves, such amount as may be required, not exceeding \$1.00.
 5. Any profits made by the Company shall only be used for the purposes set out in this Memorandum of Association.
 6. The company will not pay any dividends to members.
 7. In the event of the dissolution or liquidation of the Company, the remaining assets of the Company (after retiring all liabilities) shall devolve to the Regional Municipality of Wood Buffalo or to another non-profit association designated by the Regional Municipality of Wood Buffalo whose objects are consistent with the objects and purposes set out herein.

WE, the several persons whose names and addresses are subscribed are desirous of being formed into a company in pursuance of this Memorandum of Association.

Subject: Notice of Motion – Designated Parking for Families with Young Children

Presenter:

Councillor John Vyboh

Recommendation:

THAT Administration explore the feasibility of creating parking spaces designated for families with young children.

Background:

At the Council meeting held on Tuesday, April 28, 2009, Councillor Vyboh served notice that the following motion will be brought forward for Council’s consideration on May 12, 2009:

“THAT Administration explore the feasibility of creating parking spaces designated for families with young children.”