



The Corporation of the Town of LaSalle

Date:	April 11, 2019	Report No:	FIN-11-2019
Directed To:	Members of Council	Attachments:	2019 Levy and Rate Summary
Department:	Finance		
Prepared By:	Dale Langlois, CPA, CA Director of Finance & Treasurer	Policy References:	None
Subject:	2019 Final Tax Rates		

Recommendation:

- That Council provide direction on how to utilize the additional \$89,500 of recapture resulting from the difference between projected and actual County and Education tax rates. Options identified within this report include:
 - A. **Reduction in the Overall Tax Rate:** This will result in the overall tax rate reducing from the previously announced 0.00% change to a 0.15% decrease.
 - B. **Maintain the Overall Tax Rate** (as previously announced): Under this option approximately \$89,500 of additional funding will be created, which could be allocated to capital reserve accounts to build up funding for future capital infrastructure projects.

Please note that the Administrative recommendation is for the funding to be dedicated to capital infrastructure purposes -- Option B

- That Council adopt the 2019 Final Tax Rates and 2019 Final Tax Bylaw, based on the direction of Council.

Report:

As Council may recall at the 2019 budget deliberation session in January 2019, Council approved the following resolution:

Renaud/Meloche

That the 2019 Operating and Capital Budget establishing a municipal tax rate of a 0% increase as recommended by administration BE APPROVED IN PRINCIPLE and that a by-law adopting the 2019 budget BE PRESENTED to Council at the January 22, 2019 regular meeting of Council. *Carried*

Subsequent to the Town of LaSalle 2019 budget deliberation sessions the County of Essex has finalized their budget and the Provincial Education Tax Rates have been released, which have allowed for the calculation of any resulting recapture. The education tax rate decreased by 5.29%, which is less than the 4.00% decrease that was projected in the overall tax rate calculation of 0.00% in January. The County tax rate increased by 1.37%, which is less than the 1.50% projected increase in the overall tax rate change calculation of 0.00% in January. The total net tax room created to maintain an overall tax rate change of 0.00% is approximately \$89,500.

The following table outlines the rates for residential taxpayers and total municipal taxation levy raised.

	2018 Final Rates	2019 Budget Rates & Levy (Prior to Recapture)	Option A 2019 Final Tax Rates & Levy (After Recapture)	Option B: 2019 Final Tax Rates & Levy (After Recapture)
Residential Tax Rates				
Municipal Rate	0.009634	0.009634	0.009634	0.009659
County Rate	0.004765	0.004836	0.004830	0.004830
Education Rate	0.001700	0.001632	0.001610	0.001610
Total	0.016099	0.016102	0.016074	0.016099
Residential Taxes Per \$100,000 of Assessment				
Municipal Property Taxes	963.40	963.40	963.40	965.90
County Property Taxes	476.50	483.60	483.00	483.00
Education Property Taxes	170.00	163.20	161.00	161.00
Total	1,609.90	1,610.20	1,607.40	1,609.90
Municipal Tax Revenue				
from Taxable Assessment	31,834,135	34,453,610	34,453,610	34,543,006
from Payments in Lieu of Taxation	43,649	40,152	40,152	40,255
from Utility/Railway Assessment	3,359	3,343	3,343	3,345
Total	31,881,143	34,497,105	34,497,105	34,586,606
Recapture			---	89,501

At this point Administration requires direction from Council as to how to utilize/allocate the additional \$89,500 of recapture which has resulted from the difference between projected and actual County and Education tax rates. Options which have been identified by Council previously include:

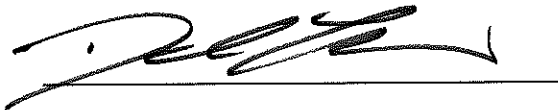
- A. **Reduction in the Overall Tax Rate:** This will result in the overall tax rate reducing from the previously announced 0.00% change to a 0.15% decrease. The effect of this change on residential taxpayers is approximately \$2.80 per \$100,000 of current value assessment.
- B. **Maintain the Overall Tax Rate** (as previously announced): Under this option approximately \$89,500 of additional funding will be created, which could be allocated to capital reserve accounts to build up funding for future capital infrastructure projects.

Administrative recommendation

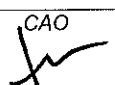
It is the Administrative recommendation that the funds be allocated to capital reserve accounts – Option B. Infrastructure works have been identified as a priority in the Tangible Capital Asset Plan and have limited funding sources.

If you have any questions, please do not hesitate to contact me,

Yours truly,



Dale Langlois, CPA, CA
Director of Finance & Treasurer

Reviewed by:						
CAO 	Finance	Council Services	Environmental Services	Planning & Development	Culture & Recreation	Fire Services

TOWN OF LASALLE
2019 LEVY AND TAX RATES

Schedule "A" - Option A

ASSESSMENT TYPE		R T C	R T Q	S C H	2019 CVA	TAX RATIO	MUNICIPAL TAX RATE	TOTAL MUNICIPAL LEVY	COUNTY TAX RATE	TOTAL COUNTY LEVY	EDUCATION TAX RATE	TOTAL EDUCATION LEVY	TOTAL TAX RATE	TOTAL LEVY
Residential	Taxable:Full-Fre Pub	R	T	A	12,467,702	1.000000	0.009634	120,114	0.00482987	60,217	0.00161000	20,073	0.01607387	200,404
	Taxable:Full-Fre Sep	R	T	C	117,374,075	1.000000	0.009634	1,130,782	0.00482987	566,902	0.00161000	188,972	0.01607387	1,886,656
	Taxable:Full-Eng Pub	R	T	P	2,172,172,001	1.000000	0.009634	20,926,705	0.00482987	10,491,308	0.00161000	3,497,197	0.01607387	34,915,210
	Taxable:Full-Eng Sep	R	T	S	1,003,327,356	1.000000	0.009634	9,666,056	0.00482987	4,845,941	0.00161000	1,615,357	0.01607387	16,127,354
Multi-Residential	Taxable:Full-Fre Sep	M	T	C	43,216	1.955400	0.018838	814	0.00944433	408	0.00161000	70	0.02989233	1,292
	Taxable:Full-Eng Pub	M	T	P	8,580,253	1.955400	0.018838	161,635	0.00944433	81,035	0.00161000	13,814	0.02989233	256,484
	Taxable:Full-Eng Sep	M	T	S	288,411	1.955400	0.018838	5,433	0.00944433	2,724	0.00161000	464	0.02989233	8,621
Farm	Taxable:Full-Fre Pub	F	T	A	39,800	0.250000	0.002409	96	0.00120747	48	0.00040250	16	0.00401897	160
	Taxable:Full-Fre Sep	F	T	C	1,704,825	0.250000	0.002409	4,107	0.00120747	2,059	0.00040250	686	0.00401897	6,852
	Taxable:Full-Eng Pub	F	T	P	31,097,796	0.250000	0.002409	74,915	0.00120747	37,550	0.00040250	12,517	0.00401897	124,982
	Taxable:Full-Eng Sep	F	T	S	6,942,980	0.250000	0.002409	16,726	0.00120747	8,383	0.00040250	2,795	0.00401897	27,904
Managed Forest	Taxable:Full-Eng Sep	T	T	S	51,400	0.250000	0.002409	124	0.00120747	62	0.00040250	21	0.00401897	207
Commercial	Taxable:Full-No Support	C	T		96,948,695	1.082044	0.010424	1,010,593	0.00522613	506,666	0.01290000	1,250,638	0.02855013	2,767,897
	Taxable:Excess Land-No Support	C	U		2,794,307	0.757431	0.007297	20,390	0.00365829	10,222	0.01096500	30,640	0.02192029	61,252
	Taxable:Vacant Land-No Support	C	X		2,250,972	0.562000	0.005414	12,187	0.00271439	6,110	0.01096500	24,682	0.01909339	42,979
	NewConstruct:Taxable:Occupied-No Support	X	T		17,606,489	1.082044	0.010424	183,530	0.00522613	92,014	0.01030000	181,347	0.02595013	456,891
	NewConstruct:Taxable:Excess Land-No Support	X	U		983,765	0.757431	0.007297	7,179	0.00365829	3,599	0.00721000	7,093	0.01816529	17,871
Parking Lot	Taxable:Full-No Support	G	T		67,750	0.562000	0.005414	367	0.00271439	184	0.00707431	479	0.01520270	1,030
Shopping Centres	Taxable:Full-No Support	S	T		44,031,575	1.082044	0.010424	458,985	0.00522613	230,115	0.01290000	568,007	0.02855013	1,257,107
	NewConstruct:Taxable:Occupied-No Support	Z	T		385,800	1.082044	0.010424	4,022	0.00522613	2,016	0.01030000	3,974	0.02595013	10,012
	NewConstruct:Taxable:Excess Land-No Support	Z	U		20,425	0.757431	0.007297	149	0.00365829	75	0.00721000	147	0.01816529	371
Industrial	Taxable:Full-No Support	I	T		9,120,413	1.942500	0.018714	170,679	0.00938202	85,568	0.01290000	117,653	0.04099602	373,900
	Taxable:Full,Shared PIL-No Support*	I	H		136,675	1.942500	0.018714	2,558	0.00938202	1,282	0.01290000	1,763	0.04099602	5,603
	Taxable:Excess Land-No Support	I	U		125,875	1.262625	0.012164	1,531	0.00609831	768	0.01064250	1,340	0.02890481	3,639
	Taxable:Excess Land,Shared PIL-No Support*	I	K		176,700	1.262625	0.012164	2,149	0.00609831	1,078	0.01064250	1,881	0.02890481	5,108
	Taxable:Vacant Land-No Support	I	X		1,021,000	1.262625	0.012164	12,419	0.00609831	6,226	0.01064250	10,866	0.02890481	29,511
	NewConstruct:Taxable:Occupied-No Support	J	T		6,644,914	1.942500	0.018714	124,353	0.00938202	62,343	0.01030000	68,443	0.03839602	255,139
Large Industrial	Taxable:Full-No Support	L	T		7,894,037	2.686100	0.025878	204,282	0.01297351	102,413	0.01290000	101,833	0.05175151	408,528
	Taxable:Excess Land-No Support	L	U		35,330	1.745965	0.016821	594	0.00843278	298	0.01064250	376	0.03589628	1,268
Pipeline	Taxable:Full-No Support	P	T		10,366,939	1.303000	0.012553	130,136	0.00629332	65,242	0.01290000	133,734	0.03174632	329,112
TOTAL - Taxable Assessment					3,554,701,476			34,453,610		17,272,856		7,856,878		59,583,344
Residential/Farm	PIL:General-No Support	R	G		2,232,048	1.000000	0.009634	21,504	0.00482987	10,781			0.01446387	32,285
	PIL:Full-No Support	C	F		1,013,909	1.082044	0.010424	10,569	0.00522613	5,299	0.01290000	13,079	0.02855013	28,947
	PIL:General-No Support	C	G		694,675	1.082044	0.010424	7,241	0.00522613	3,630			0.01565013	10,871
Commercial	PIL:General,Vacant Land-No Support	C	Z		2,100	0.562000	0.005414	11	0.00271439	6			0.00812839	17
Parking Lot	PIL:Full-No Support	G	F		152,750	0.562000	0.005414	827	0.00271439	415	0.00707431	1,081	0.01520270	2,323
TOTAL - Payment in Lieu of Taxation Assessment					4,095,482			40,152		20,131		14,160		74,443
Utility	Utility Transmission/Distribution Taxable:Full*	U	H		778		0.405100	315	0.20310000	158	0.86090000	670	1.46910000	1,143
Short Railway	Shortline Railway Right-of-Way Taxable:Full	B	T		53,120		0.057000	3,028	0.02858000	1,518	0.11498000	6,108	0.20056000	10,654
TOTAL - Utility/Railway Assessment					53,898			3,343		1,676		6,778		11,797
TOTAL - Exempt Assessment					146,430,728									
TOTAL					3,705,227,686			34,497,105		17,294,663		7,877,816		59,669,584

TOWN OF LASALLE
2019 LEVY AND TAX RATES

Schedule "A" - Option B

ASSESSMENT TYPE		R T C	R T Q	S C H	2019 CVA	TAX RATIO	MUNICIPAL TAX RATE	TOTAL MUNICIPAL LEVY	COUNTY TAX RATE	TOTAL COUNTY LEVY	EDUCATION TAX RATE	TOTAL EDUCATION LEVY	TOTAL TAX RATE	TOTAL LEVY
Residential	Taxable:Full-Fre Pub	R	T	A	12,467,702	1.000000	0.009659	120,426	0.00482987	60,217	0.00161000	20,073	0.01609887	200,716
	Taxable:Full-Fre Sep	R	T	C	117,374,075	1.000000	0.009659	1,133,716	0.00482987	566,902	0.00161000	188,972	0.01609887	1,889,590
	Taxable:Full-Eng Pub	R	T	P	2,172,172,001	1.000000	0.009659	20,981,009	0.00482987	10,491,308	0.00161000	3,497,197	0.01609887	34,969,514
	Taxable:Full-Eng Sep	R	T	S	1,003,327,356	1.000000	0.009659	9,691,139	0.00482987	4,845,941	0.00161000	1,615,357	0.01609887	16,152,437
Multi-Residential	Taxable:Full-Fre Sep	M	T	C	43,216	1.955400	0.018887	816	0.00944433	408	0.00161000	70	0.02994133	1,294
	Taxable:Full-Eng Pub	M	T	P	8,580,253	1.955400	0.018887	162,055	0.00944433	81,035	0.00161000	13,814	0.02994133	256,904
	Taxable:Full-Eng Sep	M	T	S	288,411	1.955400	0.018887	5,447	0.00944433	2,724	0.00161000	464	0.02994133	8,635
Farm	Taxable:Full-Fre Pub	F	T	A	39,800	0.250000	0.002415	96	0.00120747	48	0.00040250	16	0.00402497	160
	Taxable:Full-Fre Sep	F	T	C	1,704,825	0.250000	0.002415	4,117	0.00120747	2,059	0.00040250	686	0.00402497	6,862
	Taxable:Full-Eng Pub	F	T	P	31,097,796	0.250000	0.002415	75,101	0.00120747	37,550	0.00040250	12,517	0.00402497	125,168
	Taxable:Full-Eng Sep	F	T	S	6,942,980	0.250000	0.002415	16,767	0.00120747	8,383	0.00040250	2,795	0.00402497	27,945
Managed Forest	Taxable:Full-Eng Sep	T	T	S	51,400	0.250000	0.002415	124	0.00120747	62	0.00040250	21	0.00402497	207
Commercial	Taxable:Full-No Support	C	T		96,948,695	1.082044	0.010451	1,013,211	0.00522613	506,666	0.01290000	1,250,638	0.02857713	2,770,515
	Taxable:Excess Land-No Support	C	U		2,794,307	0.757431	0.007316	20,443	0.00365829	10,222	0.01096500	30,640	0.02193929	61,305
	Taxable:Vacant Land-No Support	C	X		2,250,972	0.562000	0.005428	12,218	0.00271439	6,110	0.01096500	24,682	0.01910739	43,010
	NewConstruct:Taxable:Occupied-No Support	X	T		17,606,489	1.082044	0.010451	184,005	0.00522613	92,014	0.01030000	181,347	0.02597713	457,366
	NewConstruct:Taxable:Excess Land-No Support	X	U		983,765	0.757431	0.007316	7,197	0.00365829	3,599	0.00721000	7,093	0.01818429	17,889
Parking Lot	Taxable:Full-No Support	G	T		67,750	0.562000	0.005428	368	0.00271439	184	0.00707431	479	0.01521670	1,031
Shopping Centres	Taxable:Full-No Support	S	T		44,031,575	1.082044	0.010451	460,174	0.00522613	230,115	0.01290000	568,007	0.02857713	1,258,296
	NewConstruct:Taxable:Occupied-No Support	Z	T		385,800	1.082044	0.010451	4,032	0.00522613	2,016	0.01030000	3,974	0.02597713	10,022
	NewConstruct:Taxable:Excess Land-No Support	Z	U		20,425	0.757431	0.007316	149	0.00365829	75	0.00721000	147	0.01818429	371
Industrial	Taxable:Full-No Support	I	T		9,120,413	1.942500	0.018763	171,126	0.00938202	85,568	0.01290000	117,653	0.04104502	374,347
	Taxable:Full,Shared PIL-No Support*	I	H		136,675	1.942500	0.018763	2,564	0.00938202	1,282	0.01290000	1,763	0.04104502	5,609
	Taxable:Excess Land-No Support	I	U		125,875	1.262625	0.012196	1,535	0.00609831	768	0.01064250	1,340	0.02893681	3,643
	Taxable:Excess Land,Shared PIL-No Support*	I	K		176,700	1.262625	0.012196	2,155	0.00609831	1,078	0.01064250	1,881	0.02893681	5,114
	Taxable:Vacant Land-No Support	I	X		1,021,000	1.262625	0.012196	12,452	0.00609831	6,226	0.01064250	10,866	0.02893681	29,544
	NewConstruct:Taxable:Occupied-No Support	J	T		6,644,914	1.942500	0.018763	124,679	0.00938202	62,343	0.01030000	68,443	0.03844502	255,465
Large Industrial	Taxable:Full-No Support	L	T		7,894,037	2.686100	0.025945	204,811	0.01297351	102,413	0.01290000	101,833	0.05181851	409,057
	Taxable:Excess Land-No Support	L	U		35,330	1.745965	0.016864	596	0.00843278	298	0.01064250	376	0.03593928	1,270
Pipeline	Taxable:Full-No Support	P	T		10,366,939	1.303000	0.012586	130,478	0.00629332	65,242	0.01290000	133,734	0.03177932	329,454
TOTAL - Taxable Assessment					3,554,701,476			34,543,006		17,272,856		7,856,878		59,672,740
Residential/Farm	PIL:General-No Support	R	G		2,232,048	1.000000	0.009659	21,559	0.00482987	10,781			0.01448887	32,340
	PIL:Full-No Support	C	F		1,013,909	1.082044	0.010451	10,596	0.00522613	5,299	0.01290000	13,079	0.02857713	28,974
	PIL:General-No Support	C	G		694,675	1.082044	0.010451	7,260	0.00522613	3,630			0.01567713	10,890
Commercial	PIL:General,Vacant Land-No Support	C	Z		2,100	0.562000	0.005428	11	0.00271439	6			0.00814239	17
Parking Lot	PIL:Full-No Support	G	F		152,750	0.562000	0.005428	829	0.00271439	415	0.00707431	1,081	0.01521670	2,325
TOTAL - Payment in Lieu of Taxation Assessment					4,095,482			40,255		20,131		14,160		74,546
Utility	Utility Transmission/Distribution Taxable:Full*	U	H		778		0.405500	315	0.20270000	158	0.86090000	670	1.46910000	1,143
Short Railway	Shortline Railway Right-of-Way Taxable:Full	B	T		53,120		0.057050	3,030	0.02853000	1,516	0.11498000	6,108	0.20056000	10,654
TOTAL - Utility/Railway Assessment					53,898			3,345		1,674		6,778		11,797
TOTAL - Exempt Assessment					146,430,728									
TOTAL					3,705,227,686			34,586,606		17,294,661		7,877,816		59,759,083