



**SPECIAL MEETING OF COUNCIL  
Tuesday, September 15, 2020 @ 5:00 PM  
George Fraser Room, Ucluelet Community Centre  
500 Matterson Drive, Ucluelet**

**AGENDA**

	Page
1. CALL TO ORDER	
2. ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY	
Council would like to acknowledge the Yuułuꞵiꞵꞵath First Nation, on whose traditional territories the District of Ucluelet operates.	
3. ADDITIONS TO AGENDA	
4. APPROVAL OF AGENDA	
5. REPORTS	
5.1. Tax Sale - Appointment of Municipal Bidders <i>Donna Monteith, Chief Financial Officer</i> <a href="#">R - Tax Sale Municipal Bidders Report</a>	3 - 5
6. ADJOURNMENT	





## STAFF REPORT TO COUNCIL

Special Council Meeting: SEPTEMBER 15, 2020

500 Matterson Drive, Ucluelet, BC V0R 3A0

**FROM:** DONNA MONTEITH, CHIEF FINANCIAL OFFICER

**FILE NO:** 1970-11 TAX SALE

**SUBJECT:** TAX SALE – APPOINTMENT OF MUNICIPAL BIDDERS

**REPORT NO:** 20-97

**ATTACHMENT(S):** LAND SALE RESERVE FUND, BYLAW NO. 394

### **RECOMMENDATION(S):**

**THAT** Council:

1. Appoint the Chief Administrative Officer, and in the absence of the CAO, the Director of Community Planning, to be the authorized person to bid on the District's behalf during the annual tax sale pursuant to Section 648 of the *Local Government Act*;
2. Approve that the maximum bid on each, or selected tax sale parcels, shall not exceed 50% of the current year assessed value, as calculated by the BC Assessment Authority; and
3. Approve the use of 75% of the funds available in the Land Sale Reserve Fund plus the unrestricted surplus funds required to bid up to 50% of the current year assessed value.

### **PURPOSE/DESIRED OUTCOME:**

The purpose of this report is to request that Council authorize an individual to act as the District's bidder during the Annual Tax Sale, and set maximum bid amount per property.

### **BACKGROUND:**

In accordance with Section 645 of the *Local Government Act* (the "Act"), the Annual Tax Sale is held at 10:00 AM on the last Monday in September. All properties with delinquent taxes are offered for sale by public auction in Council Chambers.

Section 648 of the Act provides that an individual authorized by Council may bid on behalf of the municipality at the Tax Sale up to a maximum amount set by Council.

It is often desirable for Municipalities to bid, within the financial limits defined, on properties auctioned at the Annual Tax Sale. This significantly reduces the administration cost and enables the District to benefit from any potential profit from the acquisition of the property below market value should the owner not redeem by the deadline set in the Act.

It should be noted that if there is no public bid at or above the upset price as defined by the Act, the municipality is declared the purchaser by default.

### **FINANCIAL IMPACTS:**

While theoretically, there is potential financial benefit from bidding on Tax Sale properties, from a practical point of view often this benefit is nominal because the auctioned properties are usually redeemed by the owner or the mortgage holder.

As of December 31, 2019, there is a \$62,154 balance in Land Sale Reserve Fund.

**OPTIONS REVIEW:**

1. **THAT** Council:
  - a. Appoint the Chief Administrative Officer, and in the absence of the CAO, the Director of Community Planning, to be the authorized person to bid on the District's behalf during the annual tax sale pursuant to Section 648 of the *Local Government Act*;
  - b. Approve that the maximum bid on each, or selected tax sale parcels, shall not exceed 50% of the current year assessed value, as calculated by the BC Assessment Authority; and
  - c. Approve the use of 75% of the funds available in the Land Sale Reserve Fund plus the unrestricted surplus funds required to bid up to 50% of the current year assessed value.
2. **THAT** Council provide alternative direction to Staff.

**Respectfully submitted:** Donna Monteith, Chief Financial Officer  
Mark Boysen, Chief Administrative Officer

Appendix A

THE CORPORATION OF THE VILLAGE OF UCLUELET

BY-LAW NO. 394

A by-law to amend the purpose of the Land Sale Reserve Fund.

WHEREAS the "Village of Ucluelet By-law to establish a Reserve Fund from Land Sale, By-law No. 128, 1960" provided that money from a certain land sale be used for the purpose of purchasing a certain parcel of land and constructing a fire hall thereon;

AND WHEREAS the said money was expended for the said purpose;

AND WHEREAS it is deemed expedient to re-enact By-law No. 128 in order that the Land Sale Reserve Fund may be used for other monies received from the sale of land and to extend the purpose for which such monies may be used;

NOW THEREFORE the Council of The Corporation of the Village of Ucluelet in open meeting assembled enacts as follows:-

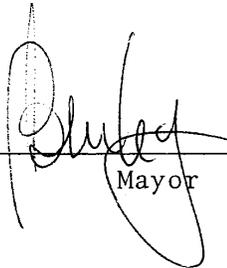
1. The "Village of Ucluelet By-law to establish a Reserve Fund from Land Sale, By-law No. 128, 1960" is hereby repealed and any monies remaining in the reserve fund established by the said by-law are hereby transferred to the reserve fund established by this by-law.
2. There is hereby established a reserve fund to be known as the "Land Sale Reserve Fund".
3. All monies received from the sale of land owned by the Municipality after deduction of expenses pertinent to such Sale shall be deposited to the credit of the Municipality in a separate bank account which shall be known as the Land Sale Reserve Fund Bank Account.
4. The Council may by by-law adopted pursuant to the provisions of the Municipal Act provide for the expenditure of money in the Land Sale Reserve Fund and any interest earned on it for the purpose of:-
  - (a) Acquiring land for Municipal purposes;
  - (b) Developing land owned by the Municipality, including the provision of services in and to such land;
  - (c) The development and provision of facilities for public parks, recreation, and playgrounds;
  - (d) The purchase of equipment required to maintain public parks and recreation lands and facilities.
5. This By-law may be cited as "Land Sale Reserve Fund Establishing By-law No. 394, 1980".

READ A FIRST TIME THIS 27th day of November ,1980.

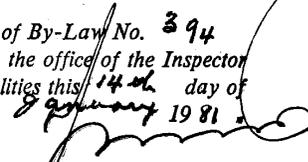
READ A SECOND TIME THIS 27th day of November ,1980.

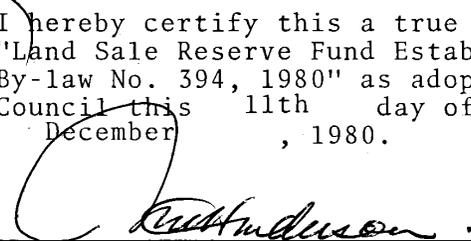
READ A THIRD TIME THIS 27th day of November ,1980.

RECONSIDERED AND ADOPTED THIS 11th day of December ,1980.

  
 \_\_\_\_\_  
 Mayor

  
 \_\_\_\_\_  
 Municipal Clerk

A true copy of By-Law No. 394  
 registered in the office of the Inspector  
 of Municipalities this 14th day of  
 January 1981  
  
 \_\_\_\_\_  
 Deputy Inspector of Municipalities

I hereby certify this a true copy  
 "Land Sale Reserve Fund Establishing  
 By-law No. 394, 1980" as adopted by  
 Council this 11th day of  
 December , 1980.  
  
 \_\_\_\_\_  
 Municipal Clerk