



Claresholm

REQUEST FOR DECISION

Meeting: October 15, 2024

Tax Recovery Auction

DESCRIPTION/BACKGROUND:

After more than two years in arrears in property taxes, a property is put on the Tax Arrears List. If the taxes aren't paid by the following March 31st the property can be offered for sale by public auction. There is one property, Plan 147N, Block 3, Lot 4 that was put on the 2023 Tax Arrears list and still is in arrears. This property should be set for public auction.

As per the advertising regulations for this auction, administration must advertise in the Alberta Gazette in the October 31st, 2024 edition. The deadline for the ads for that edition is October 17th. Town council must set the date, time, location and reserve bid for the auction as well as approving the terms of the sale and assigning the auctioneer for the sale.

DISCUSSION/OPTIONS:

The proposed date for the auction is December 16th, 2024 at 9:00 a.m. and the location is the Town of Claresholm Council Chambers.

The reserve bid is typically the assessed value of the property for that year. In 2023 for the 2024 taxes that assessment is \$176,000. (see attached CAMA Reader report). Benchmark Assessments has confirmed that that is fair value for the property (see attached letter). The terms of payment for the auctioned property are laid out in the proposed ad for the Alberta Gazette. (see attached).

RECOMMENDED ACTION/PROPOSED RESOLUTION:

Moved by Councilor _____ that the auction date for Plan 147N, Block 3, Lot 4 be set for December 16th, 2024 in the Town of Claresholm Council Chambers at 9:00 a.m.

Moved by Councilor _____ that the reserve bid be set at \$176,000 for the auction of property Plan 147N, Block 3, Lot 4 on December 16th, 2024 at 9:00 a.m. at the Town of Claresholm Council Chambers

Moved by Councilor _____ to accept the terms for the auction of Plan 147N, Block 3, Lot 4 as laid out in the proposed Alberta Gazette Ad.

Moved by Councilor _____ that Abe Tinney, the Chief Administrative Officer, act as the auctioneer for the Tax recovery property Plan 147N, Block 3, Lot 4 on December 16th, 2024 at 9:00 a.m. in the Town of Claresholm Council Chambers.

ATTACHMENTS:

- 1.) Ad for Alberta Gazette
- 2.) Letter from Benchmark Assessment Consultants
- 3.) CAMA Reader Report

APPLICABLE LEGISLATION:

1.) Part 10, Division 8 of the Municipal Government Act (MGA)

PREPARED BY: Lisa Chilton, Human Resources and Tax Clerk

APPROVED BY: Abe Tinney, CAO

DATE: October 8, 2024
