



FINANCE COMMITTEE

TUESDAY, AUGUST 30, 2023 AT 10:00 A.M.

KALAMALKA LAKE ROOM

A G E N D A

1) **ORDER**

2) **LAND ACKNOWLEDGEMENT**

As Councillor of the City of Vernon, and in the spirit of this gathering, I recognize the City of Vernon is located in the traditional territory of the Syilx people of the Okanagan Nation.

3) **ADOPTION OF AGENDA**

4) **ADOPTION OF MINUTES**

August 17, 2022 Regular (attached)

5) **UNFINISHED BUSINESS**

a) 2024 Permissive Tax Exemptions – Alliance Church

6) **NEW BUSINESS**

7) **DATE OF NEXT MEETING:**

The next meeting is tentatively scheduled for October 2023; location, time and date to be determined.

8) **ADJOURNMENT**



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF THE FINANCE COMMITTEE HELD THURSDAY, AUGUST 17, 2023

PRESENT: VOTING
Councillor Gares, Acting Chair
Councillor Fehr

ABSENT: Councillor Mund

STAFF: Rena Crosson, Manager, Financial Operations
Terry Martens, Manager, Financial Planning & Reporting
Jade Adams-Longworth, Secretary I - Corporate Services

ORDER The meeting was called to order at 10:01 a.m.

**LAND
ACKNOWLEDGMENT** *As Councillor of the City of Vernon, and in the spirit of this gathering, I recognize the City of Vernon is located in the traditional territory of the Syilx people of the Okanagan Nation.*

**ADOPTION OF
AGENDA** Moved by Councillor Fehr, seconded by Councillor Gares;

THAT the agenda for Thursday, August 17, 2023 meeting of the Finance Committee be adopted.

CARRIED.

**ADOPTION OF
MINUTES** Moved by Councillor Fehr, seconded by Councillor Gares;

THAT the minutes of the Finance Committee meeting held May 18, 2023 be adopted.

CARRIED.

UNFINISHED BUSINESS

**COUNCIL
DISCRETIONARY
GRANTS – ELKS
LODGE**

The Manager, Financial Operations presented the Committee with the request from the Elks Lodge, and the following was noted:

- Administration reached out the Elks about the previous grant funds, and asked for repayment based on the funds not being used to purchase the items previously indicated.

- Apologies were given to the City on behalf of the organization with the reasoning that there was a shift in leadership and certain items were not communicated.
- The Elks have since purchased a used meat slicer from another organization, and are requesting to pay back the difference (\$1,800) between the allocated funds (\$2,300), and the funds spent on the meat slicer (\$500).

Moved by Councillor Fehr, seconded by Councillor Gares;

THAT Finance Committee recommend that Council **approve** a repayment of \$1,800 from the Elks for the remainder of their Discretionary Grant received in April 2021 for the purchase of a meat slicer.

CARRIED.

NEW BUSINESS

2024 PERMISSIVE TAX EXEMPTIONS

The Manager, Financial Operations presented the Committee with the 2024 Permissive Tax Exemptions, and the following was noted:

- Clarification was given that there is a slight change in the report, in regards to one of the properties.
- Ten (10) applications in total.
 - Nine (9) of the applications meet all of the requirements in the policy.
 - Recommendation is that all nine applicants will be phased in over a 3-year period.
 - One (1) of the applications is being denied, due to not meeting the first requirement in the Policy, which is the applicant is not the owner of the property.
 - Clarification was given that the property tax is paid by the (private) property owner not the Regional District of North Okanagan (RDNO).
 - The property is currently used as a Heronry.
- Background was given on the two applications submitted by the Okanagan Village Housing Society and why they were denied last year (due to not occupying the buildings), and how they now meet the criteria for next years exemption.
- Clarification was given on which property the Alliance Church was applying for, and the question was raised of

when it the property was aquired and what services the Non-profit is currently hosting at the property.

- The Committee recommended deferring their decision on this property, and reaching out tp the applicant for more information and clarification before making a recommendation.
- Policy revision will be coming in the near future, and there will be a full Tax Exemption reset for 2025.
- Clarificaiton was given in regards to Vernon Golf and Country Club being a Non-for-Profit, and are a registered society.

Moved by Councillor Fehr, seconded by Councillor Gares;

THAT the Finance Committee defers making a recommendation for the below property's 2024 Tax exemption application until clarification has been given on the application.

- **Vernon Alliance Church** – 2603 43 Ave

CARRIED.

Moved by Councillor Fehr, seconded by Councillor Gares;

THAT the Finance Committee recommends to Council that the following properties making a new application be granted tax exemptions beginning in 2024 to the extent shown:

- **Canadian Mental Health Association** – 3102 29 Ave – 100% exemption phased in over 3 years
- **North Okanagan Community Life Society** – 3806 – 3804 23 St – 100% exemption phased in over 3 years
- **North Okanagan Community Life Society** – 5521 Willow Drive – 100% exemption phased in over 3 years
- **Okanagan Learning Foundation** – 102-3126 31 Ave – 100% exemption phased in over 3 years
- **Okanagan Village Housing Society** – 6335 Okanagan Landing Rd – 100% exemption phased in over 3 years
- **Okanagan Village Housing Society** – 4005 Pleasant Valley Rd – 100% exemption phased in over 3 years
- **Vernon Flying Club** – 6210 Tronson Rd – 50% exemption phased in over 3 years
- **Vernon Golf & Country Club** – 800 Kalamalka Lake Rd – 50% exemption phased in over 3 years.

AND FURTHER, that the Finance Committee recommends that the following property making new application be denied tax exemption:

- **Regional District of North Okanagan** – 2312 53 Avenue – the organization does not pay property taxes directly to the City as required per policy.

AND FURTHER, that the Finance Committee recommends tax exemptions for the following properties be deleted beginning in 2024 for the reasons shown:

- **Living Word Lutheran Church** – 6525 Okanagan Landing Road – due to the sale of the property

CARRIED.

DATE AND TIME OF NEXT MEETING

The next Finance Committee meeting is to be determined.

ADJOURNMENT

The Finance Committee meeting adjourned at 10:22 a.m.

CERTIFIED CORRECT:

Chair



THE CORPORATION OF THE CITY OF VERNON

MEMORANDUM

TO: Finance Committee **FILE:** 3900-02, 1970-16
PC: Debra Law, Financial Services **DATE:** August 22, 2023
FROM: Rena Crosson, Manager, Financial Operations
SUBJECT: TAX EXEMPTION AMENDMENT BYLAW NUMBER 5967, 2023

The Finance Committee, at its August 17, 2023 meeting, requested Administration gather additional information on the intended use of the newly acquired property for Vernon Alliance Church at 2603 43 Ave for consideration on their application for Tax Exemption in 2024.

In discussion with a few members of the organization it was determined that intended use of the space is unclear at this time. The house is intended for church purposes, but it may also be demolished and the space may be used for a parking lot. They did provide a copy of the lease that shows the existing tenant will be vacating the property September 1st, 2023. Based on the inability to provide clear intended use of the property, Administration is recommending their application for 2024 be denied, and they can reapply next year when they have a firm understanding of the use of the property.

If Finance Committee agrees to deny the application, Administration will include the denial with the report to Council September 11th on 2024 Permissive Tax Exemptions.

RECOMMENDATION:

THAT the following property making new application be denied tax exemptions in 2024:

- Vernon Alliance Church – 2603 43 Ave – the organization is unclear on the purpose for the building in the application, and may demolish the building

Respectfully submitted: