STAFF REPORT

For: Mayor and Council
Prepared by: Ann MacDonald, CAO
Subject: **Water and Sewer User Fee Exemption – Sayward Mall – LATE ITEM**
Meeting date: May 4, 2021

BACKGROUND

Previous Council agreements and/or resolutions have supported a number of water and sewer rate exemptions or reductions. Those now require that Council review the rates or exemptions to either renew or cancel.

DISCUSSION

Water and Sewer User Fees Provision for Sayward Mall. (2016 Agreement)

The following provisions were provided to the owners of the Sayward Mall by way of an agreement in 2016:

> Water and sewer user fees at the Sayward Mall be charged based on occupancy. Each occupied rental space will be charged a water and sewer user fee based on the category description outlined in the applicable water rate and sewer rate bylaws currently identified as "Water Rate Bylaw No. 426, 2016" and "Sewer Rate Bylaw No. 427, 2016". The minimum number of units charged water and sewer user fees at the Sayward Mall is three.
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> This agreement will become null and void for any of the following reasons;
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> 1. on written request of the Sayward Mall Owner;
> 2. the Village of Sayward installs water meters and begins charging water fees based on volume and/or usage;
> 3. the Sayward Mall located at 641 Kelsey Way does not qualify for any reason whatsoever for a revitalization tax exemption.

As background, water and sewer charges for the Sayward Mall were reduced to three units for 2018, 2019 and 2020. This was enabled by a Revitalization Tax Exemption certificate; however, that tax exemption was cancelled effective July 31, 2018 because the owner was unable to abide by the terms of the agreement.

At that time, the water and sewer user fees should have reverted to the owners being charged for the full six units, versus three. Staff recommend that this be corrected for the 2021 tax year, effective January 1, 2021.

RECOMMENDATIONS

THAT Council receives the Water and Sewer User Fee Exemption – Sayward Mall report for information and discussion, and;

THAT the water and sewer user fees for the Sayward Mall revert to full charge for each of the six units effective January 1, 2021.

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Ann MacDonald
CAO