

**Saskatchewan Assessment Management Agency  
City/Commercial Advisory Committees  
Meeting Minutes for November 17, 2021  
Virtual Meeting held through Microsoft Teams**

**Commercial Advisory Committee**

**Members**

Myron Knafelc, Meeting Chairman, SAMA Board Chair  
Randy Goulden, SAMA Board Member, Urban Sector  
Jim Angus, SAMA Board Member  
Ian Magdiak, Canadian Property Tax Association  
Kirk Wasyluk, Canadian Energy Pipeline Association  
Mark Pinney, Canadian Association of Petroleum Producers  
Darwin Collins, Saskatchewan Mining Association  
Grace Muzyka, Saskatchewan Association of the Appraisal Institute of Canada  
Ken Patsula, Public Works and Government Services Canada  
Noel Geremia, Saskatchewan Realtors Association  
Reg Hinz, Western Grain Elevator Association Tax Committee  
Richard Marleau, Saskatchewan Association of Rural Municipalities  
David Hopkins, Railway Association of Canada

**Members Absent**

Audrey Trombley, Committee Chair, SAMA Board Member  
Corinne Li, Railway Association of Canada  
Kevin Johnson, Saskatchewan Realtors Association  
Wendy Kopeck, Building Owners and Managers Association  
Monty Reich, Inland Terminal Association of Canada  
Vacant (non-voting), SAMA Board Member, Rural Sector  
Anna Gardikiotis, Regina Downtown Business Improvement District  
Darren Bird, Saskatchewan Chamber of Commerce  
Jennifer Henshaw, Canadian Federation of Independent Business  
Vacant, Regina & District Chamber of Commerce  
Vacant, Saskatchewan Home Builders' Association  
Barry Wiebe, National Golf Course Owners Association, Saskatchewan Chapter  
Jim Bence, Saskatchewan Hotel & Hospitality Association

**Observers**

Bryce Trew, City of Saskatoon  
Steve Ward (interim), City of Regina  
Michael Kehler, City of Swift Current  
Vanessa Vaughn, City of Prince Albert  
Abayomi Akintola, Ministry of Government Relations  
Irwin Blank, SAMA CEO  
Dustin Brears, Councillor, City of Yorkton  
Brenda Hendrickson, City of Moose Jaw  
Chandra Reilly, SAAA

**Observers Absent**

Suzanne Clarke, Public Works and Government Services Canada  
Chad Boyko, Saskatchewan Municipal Board  
Kareen Holtby, Ministry of Economy  
Ken Dueck, Tourism Saskatchewan  
Sian Pascoe, Canadian Association of Petroleum Producers

**Administration**

Darwin Kanius, Committee Secretary, SAMA  
Todd Treslan, SAMA ASD; Andrew Workman, SAMA TSP

**City Advisory Committee**

**Members**

Dawn Luhnig, Committee Chair, SAMA Board Member  
Myron Knafelc (ex officio), SAMA Board Chair  
John Wagner, SAMA Board Member  
Steve Ward, City of Regina  
Bev Dubois, City of Saskatoon  
Bryce Trew, City of Saskatoon  
Michael Kehler, City of Swift Current  
Vanessa Vaughan, City of Prince Albert  
Jim Puffalt, City of Moose Jaw  
Chandra Reilly, SAAA

**Members Absent**

Jason Mancinelli, City of Regina  
Vacant, City of Moose Jaw  
Greg Dionne, City of Prince Albert  
Eric Bloch-Hansen, Saskatchewan School Boards Association  
Roger Hayward (interim), Saskatchewan Urban Municipalities Association, Administration

**Observers**

Rod Nasewich, Ministry of Government Relations  
Dale Braitenbach, City of Prince Albert  
Brenda Hendrickson, City of Moose Jaw  
Irwin Blank, CEO, SAMA

**Observes Absent**

Ron Boechler, Saskatchewan School Boards Association, Trustee  
Vacant, City of Prince Albert  
Mike Voth, City of Saskatoon  
Jean-Marc Nadeau, Saskatchewan Urban Municipalities Association, Administration  
Deborah Bryden, City of Regina

**Guests:**

Lonnie Kaal, City of Yorkton  
Mitch Hipsley, Mayor, City of Yorkton  
Mike Jordan, City of Saskatoon

**Administration**

Shaun Cooney, Committee Secretary, SAMA  
Betty Rogers, SAMA ADMIN  
Garry Hammett, SAMA TSP  
Karlo Simonson, SAMA QAD  
Nancy Wollner, SAMA ASD

**Agenda Item:**

1. Call to Order Dawn Luhnig, Chair of the City Committee, called the meeting to order at 10:03 a.m.
2. Opening remarks Myron Knafelc, SAMA Board Chair, welcomed the attendees.
3. Introductions Dawn Luhnig introduced the SAMA Board Members.  
Irwin Blank, SAMA CEO, explained the meeting ground rules.
4. Approval of meeting agenda Irwin Blank introduced the agenda.  
MOTION by Bev Dubois, City of Saskatoon, to approve the Agenda.  
**Carried.**
5. Minutes from the previous meeting held March 24, 2021 MOTION by Ken Patsula that the minutes for the March 24, 2021 joint City and Commercial Advisory committee’s business meeting be adopted as circulated.  
**Carried.**
6. Business Arising from the Joint Minutes March 24<sup>th</sup>, 2021. None identified.

7. SAMA Update

7a. CEO Report

PowerPoint presentation by Irwin Blank, SAMA’s CEO.

All the presentations/reports will be posted to SAMA’s website for access to all committee members.

Committee Comments

SRA Member: Can you elaborate on your comment about the rising legal costs?

SAMA CEO:

There is a tendency lately with agent supported appeals to challenge the procedures, processes and legal basis of assessment starting at the Board of Revision level up to the Saskatchewan Court of Appeal.

Typically, the majority of appeals are resolved at the Municipal Board level or the second level of appeal.

The Court of Appeal is the third and final level of appeal in Saskatchewan that involves legal arguments requiring SAMA to engage legal counsel resulting in weeks or months of additional work.

A single challenge to the Court of Appeal can cost between \$30,000 to \$50,000. SAMA is dealing with 14 concurrent cases.

SAMA’s typical budget for legal cost is \$250,000. For 2021 the costs could be close to \$750,000.

MOTION by Chandra Reilly, SAAA, to receive the CEO report.

**Carried.**

**Agenda Item:**

7b. ASD Report

PowerPoint presentation by Todd Treslan, SAMA ASD.

MOTION by Reg Hinz, Western Grain Elevator Association Tax Committee, to receive the report.

**Carried.**

City of Saskatoon Update: Verbal report by Bryce Trew

The plan was to have all staff back in the office back in September 2020 but the fourth wave of COVID curtailed that plan. Currently there is a rotation plan in place where some staff work from home and others at the office. Found that efficiencies suffered with no one at the office. Still considering a plan to have all staff return to the office. Anticipating this could occur around February 2022.

Considering a four-day work week.

Vaccine proofs in place. Corporately at 85% level.

2022 Assessment roll to open January 4<sup>th</sup>.

2021 appeals totaled 752.

2017 appeals totaled 618.

5 hearings scheduled between now and November 29<sup>th</sup> to hear 80 properties from a single tax agent.

277 appeals are waiting for a decision.

52 appeals sustained. No adjustment.

18 appeals adjusted. Considering issuing amendment notices to some of the office and retail properties based on the Board of Revision decisions.

MOTION by Jim Angus, Board Member, to the receive the verbal report.

**Carried.**

City of Regina Update: Verbal report by Steve Ward

50% of the office staff are still working from home. Anticipating that by January 7<sup>th</sup>, 2022 all the staff will be back to work in the office.

2021 roll opened on March 15<sup>th</sup>.

The Board of Revision requested and was granted two extensions in order to finish the appeal hearings and render the decisions.

566 appeals in 2021; 33 residential; 7 condos; 62 Multi Residential; 464 commercial.

378 appeals in 2017.

The results from the Board of Revision:

58 agreements to adjust

145 withdrawals

362 dismissed

1 appeal altered.

2 appeals outstanding for 2018 at the SMB.

17 multi-family appeals outstanding at the 2019 SMB. These are held pending a Court of Appeal decision.

6 appeals outstanding at the 2020 SMB.

2022 assessment roll to open on January 7<sup>th</sup> for 30 days as per legislation.

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Two projects are currently underway:  
Modernization of the CAMA (computer assisted mass appraisal) system or TAS which was originally developed in the 1990's.  
Migration from Oracle base system to Microsoft dotnet environment.  
Data improvement strategy and research project with the help of IPTI (International Property Tax Institute) to complete a paper on data collection processes (focusing on residential property) and recommend improvements to collect, store and use the current property data information. The recommendations are currently being reviewed. More information will be shared in the future.

Committee Comments

WGEATC Member: Was the 50% staff working from the office the assessment staff or the corporate staff?

City of Regina: The 50% is the assessment staff. The corporate percentage is between 30% and 35% working from the office.

MOTION by Bev Dubois, to the receive the verbal report.

**Carried.**

City of Prince Albert Update: Verbal report by Vanessa Vaughan

All employees are working in office and this has been done the entire time.

City implemented proof of vaccination or negative test as of October 25<sup>th</sup>.

Staffing

6 positions in Assessment.

1 City Assessor and 5 appraisers.

A new appraiser started in August.

Another new appraiser starting in December.

Assessment Manager position no longer exists - has moved to Finance and now is the Taxation Manager. Taxation work is no longer the responsibility of the City Assessor.

2017 Revaluation:

2017 Court of Appeal (5 property appeals) was heard on October 8, 2021 with SAMA appeals – waiting for the decision.

Outstanding SMB appeal

2019 – 19 appeals.

2020 – 3 appeals.

2021 Revaluation

Notice of Assessment sent January 28<sup>th</sup>.

Roll closed March 30<sup>th</sup>.

53 appeals were filed (2017 Reval – 91 appeals)

26 appeals to BOR (2 land, 1 multi-res, and 23 commercial).

27 agreements or withdrawn.

Legal assistance was provided at the BOR level for some commercial appeals.

Last Board hearing was June 28<sup>th</sup>.

All decisions have been received and decided in favour of the City.

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Just received notification of 5 appeals filed with the SMB.  
We are working to continue to deliver assessment values changes in January of each year.  
Deliver July and October supplementary changes.  
2025 Revaluation Preparation  
Reviewing all sales to ensure verification is completed and properly done.  
Inspections being completed.  
This will help ensure analysis work can be done on time.  
Implementation of income approach will be worked on over the winter for commercial properties. Set up to be done and entry/review of income and expense information to begin.

MOTION by Grace Muzyka, Saskatchewan Association of the Appraisal Institute of Canada, to the receive the verbal report.

**Carried.**

City of Swift Current Update: Verbal presentation by Mike Kehler

Assessment Noticed mailed March 26, 2021. This is a later delivery due to:

The civic election resulted in a new Mayor and four new councillors of six.

The Chief Financial officer left the City thereafter.

The combination of COVID and the City's new fiscal commitment resulted in the loss of the part time support position in the assessment office.

The new assessments required the need to educate and inform the new elected city officials.

2021 resulted in a similar enquiry count as past revaluation years. It's an opportunity for discovery on issues such as data errors and educating the public.

Roll closed May 25, 2021. 9 appeals filed.

Tax noticed sent out subsequent to the roll closure.

Call volumes increased substantially because the public misunderstood the difference between the assessment and the impact of taxation.

Board of Revision met on September 9, 2021 to hear one appeal. The commercial appeal was dismissed on the issue of model rents versus actual rents.

2017 saw 16 appeals. This was due to the income approach being introduced for the first time on general commercial properties.

COVID protocols in place as of October 2021.

2021 Roll confirmed October 22, 2021.

Supplementary notices mailed November 10<sup>th</sup>. No appeals filed yet.

Committee Comments

Board Member. With respect to your comments on the income approach. Were you suggesting that there is a better way of doing it?

City of Swift Current: No, not at all. We've developed a better way of communicating the income models by simplifying the explanation since its implementation back in the 2013 assessment cycle where we had a

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considerable appeal count. This has resulted in the few appeals we have since then.

MOTION by Chandra Reilly to receive the verbal report.

**Carried.**

*Break: 11:33 am to 11:38 am*

**8: Current Developments**

**8a. Considerations for a Shorter Assessment Cycle**

PowerPoint presentation by Shaun Cooney, SAMA TS&P.

SAMA CEO – provided a brief introduction to the presentation by explaining that this presentation is essentially an update to a historical presentation in 2009 - 2010. At that time there was an intensive investigation and analysis undertaken by SAMA with results shared with all the stakeholders at that time. The final recommendation to Government was on January 18, 2010.

Committee Comments

City of Swift Current: The major issue currently is the linkage between the reassessment cycle and the municipal election cycle.

SRA Member: We have a Director of Government and External Relations that would appreciate the opportunity to become involved in any task force or committee with respect to investigating a shorter revaluation cycle.

SAMA CEO: The decision to change the revaluation cycle rests with Government Relations. There will be amendments to the legislation required as well.

The 2010 report to government found that the medium sized and larger urban communities supported a shorter cycle, but the smaller communities and the rural sector did not support a shorter cycle. Essentially, SAMA's report to the Ministry only reported the findings, but was silent regarding what direction the Ministry should choose to go. The Ministry ultimately decided against a shorter cycle at that time because there was no consensus among the various stakeholders.

A further issue regarding a shorter cycle is the legislated time required by the Ministry to analyze the preliminary values submitted by the assessment providers. The current legislation requires each assessment provider to submit its preliminary assessment values nine months in advance of the implementation of the reassessment for property tax policy considerations. Any consideration of a shorter cycle or a collapsing of the time between the base date and implementation date would require a significant change to the province's property tax policy program.

SAMA Board Member: Have the Cities done any in-depth cost analysis on moving to a shorter cycle and if so, does it align with SAMA's findings?

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City of Regina: Have not done any further studies moving from a four-year to a two-year cycle.

WGEATC Member: Is there more impetus now than in the past to move to a shorter cycle and, if so, which general group of stakeholders is asking for the change?

SAMA Administration TS&P: It is the larger urban stakeholder group, specifically the cities, that is leading the way. The cities have also requested a report from IPTI on the assessment system in general and specifically the shorter assessment cycle.

SAMA CEO: This issue has come up in every revaluation. In certain municipalities there will be shifts in the assessments. With that it may come as a bit of a shock to the council members and in some cases where there are newly elected officials, more of a surprise.

Because the elections are so close to the reassessment, the newly elected officials are then asked to make difficult tax policy decisions about three months into their tenure. It is very difficult for the newly elected officials especially when they may not have a full understanding of the assessment system. This is a trend SAMA has seen since 2009.

In the current cycle, the feedback has been whether the commercial property, within a city, can be considered separately with the two-year cycle and leave the other property groups on a four-year cycle.

If that were to occur, the result is a doubling up of all the processes, procedures, publications, and computer programming required to administer a piece-meal system.

In addition, the market analysis is complicated by a city and non-city commercial markets that essentially could be linked in a typical analysis. This process would have to be de-linked if a city and commercial split were to occur. This type of complexity would also considerably complicate an already burdensome assessment appeal process.

Finally, any piece-meal approach would not only require the doubling up of certain program aspects of the reassessment, but would also require the province to consider the implementation of an equalization program that adjusts the assessments to a common standard or level.

At the end of the day, the costs and effort required for a piece-meal system would be very similar to implementing a two-year cycle overall.

SAMA Board Member: Speaking as a reave and not a SAMA Board member, the rural sector is not in favour of a shorter assessment cycle. The rural sector is pleased with a four-year cycle which is working well.

Alberta is on an annual cycle with its agricultural land valuation model based on a productivity basis. Their assessment model hasn't changed since 1986. For example, Alberta will cap its agricultural land at \$350 per acre, whereas a similar productive acre in Sask. is valued at \$2,000 per acre. So, Alberta claims its on annual basis, but the values for certain sectors are frozen at a historical level.

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So, if the rural sector is asked to cover its portion of any cost increase moving to a shorter cycle without any clear benefit, the response would be no to a shorter cycle.

Finally, work is already starting on the preparation for 2025 reassessment, thus a shorter cycle would not be feasible until sometime afterwards.

A two-year cycle would result in a constant state or reassessment.

That said, as a SAMA Board member, I am willing to listen to the concerns of the urban and commercial sectors.

City of Saskatoon: The previous City Assessor and City Administration did a review in 2017 with the results regarding estimated cost increases falling in line with SAMA. One additional finding was that the city would need a significant technology upgrade to accommodate a shorter cycle.

City of Prince Albert: Since the City has implemented an Alberta software program, a conversion to a shorter cycle would be less of a problem.

The current cycle saw significant shifts within the residential sector, probably the most severe since the implementation of the four-year cycle. City Administration feels that a shorter cycle would have mitigated those shifts.

City of Yorkton Administration: Shared the City of Prince Albert's sentiments on the shifting of assessments. "I'm part of the City Managers group that is working on behalf of the City Mayors caucus."

This group has come together as a result of some dramatic increases in assessment, some as much as 200% to 300%. The thought to move to a shorter cycle was considered as a possible fix. The four-year tax phase-in is available, but the hospitality industry is lagging so far behind other businesses, it may not be enough over the four years before they are out of business.

The two-year cycle may not be the answer. The thought could be to review the sales clusters and look at more overarching groups to soften the volatility of the changes.

City of Swift Current: Market patterns won't be entirely eliminated due to a shorter cycle. A two-year cycle could catch part of a shift but doesn't necessarily resolve the problem.

Respecting the budget, Swift Current would need a 30% increase to hire more staff. Since the budget was recently retracted it is doubtful that a shorter cycle would be of interest to the city.

If the budget and staff remain at its current level, the expectation would be to do more in a compressed time frame that could result in staff burn-out.

SAMA CEO: Regarding the use of sales and broader grouping in response to Lonnie Kaal's earlier comments, historically it has been SAMA's practice to develop broader groups to maintain some stability between assessment cycles.

Lately, appeals from agent groups have resulted in SAMA having to re-think some of these larger groups. The Boards of Revision



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willingness, in some cases, to order SAMA to create smaller groups with less sales has resulted in developing these smaller groups for this assessment cycle. These groups are now easily supported; however they have resulted in some of the large shifts occurring.

It is a reactionary response to historical appeals where some property groups were found to be over valued. Hopefully, there can be some consistency with the Boards of Revision moving forward that would allow more stability in the assessments.

Councillor, City of Yorkton: I am a proponent for a change to the system. I am also hearing about the extra work and cost involved in any change, but that seems like an excuse. I haven't heard the other side on the benefits of a change to the taxpayers and the business owners employing people. From a governance point of view, we should be doing all we can to make it easier for the business owners.

CPTA Member: I work across Canada and have seen COVID create some unexpected consequences. I would caution against changing the assessment system to account for an abnormal event. The shifts that may have occurred could be addressed through tax policy. Based on my experience in Alberta, that's on an annual cycle, the extra work and cost that would be incurred is not worth the net benefit.

City of Swift Current: The COVID issue in this cycle is not unlike what we all experienced during other reassessment cycles. In 2012 it was BSE, mid 2014 it was the oil sector crash.

So, for the past three assessment cycles we've had to catch up on the shifting markets and reflect the market trends in subsequent cycle. The COVID issue is not reflected in the current assessments as it occurred after the January 1, 2019 base date. Any market reactions to COVID may be evident and reflected in the 2025 assessments.

Mayor, City of Yorkton: By no means are we attacking SAMA in any way. Yorkton experienced a problem in 2016 and now again. There is a problem provincially. We're using an archaic system developed hundreds of years ago in Europe. Technology should be used to reconsider the entire system, basically start from scratch and re-think the entire system. The explanations, history and abilities of SAMA are respected, but I believe it's time for a new approach.

SARM Member: From my perspective it comes down to the municipal councils. It is these decisions on what services do the citizens want and expect. The Mayor of Yorkton is correct. We are at a pivotal point. The quicker we can have these discussions around the Council table or more broadly with SUMA and SARM, the better. It is these discussions on what is sustainable for the citizens that is necessary to discuss.

SAMA CEO: If there are ways the system can be improved and if the IPTI review can identify ways to improve the system, the SAMA Board would be open to these considerations.

Bearing in mind that SAMA continues with its reinspection program that is now an expectation of the stakeholders and continues to update and maintain its policy work, but also move to a two-year cycle.

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It is not that it cannot be done, but there is an additional cost attached, not overly significant amount, but understand that the increased costs would have to be added to the cost of the assessment services for the community. If there is consensus and a willingness from the stakeholders for change, SAMA is obliged to implement any change agreed to by the stakeholders.

City Committee Chair: Clarified that any agreed to change is not immediate and make take several years and significant legislative amendments for the final program to be implemented. It could be six to eight years away. The comments on a municipalities’ option to consider tax policy is important. There are tax policy tools that allow the mitigation of tax shifts.

Another consideration is additional educational opportunities on assessment through SUMA and SARM. There is a misunderstanding between the experienced and inexperienced councillors, and it is the responsibility of the experienced councillor to educate the new councillor on assessment and taxation, including the available tax policy tools.

To reiterate, SAMA is not against the review proposed by the City Mayors Caucus is undertaking. SAMA’s CEO has made it clear that any suggestions to improve the system are always welcome.

MOTION by John Wagner, Board Member, to receive the report.

**Carried.**

*Recess for lunch*

*12:36 pm to 1:22 pm*

8b: 2021 Quality Assurance Standards Order-Proposed Amendments

PowerPoint presentations by Shaun Cooney, SAMA TS&P.

Committee Comments

PWGSC Member: Would SAMA include the sales that were not used to abide by the standard?

SAMA Administration TS&P: No, SAMA includes only the arms length sales used to develop the valuation models.

SRA Member: The SRA has identified a discrepancy in the definition of multi residential property in this Board Order and would like an opportunity to discuss this discrepancy with SAMA. This same discrepancy is also found in the proposed 2025 Board Order.

SAMA Administration TS&P: SAMA is willing to discuss this item with the SRA. There are some nuances within multiple sources as to what is the definition of multi residential. There is the Board Order, the Handbook, and the property tax regulations in legislation. SAMA has attempted to align the definitions with the legislative sources. I believe it is four units or more. This is the definition that SAMA has adopted.

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MOTION by Jim Angus that the Committees support the amendments to the 2021 Quality Assurance Standards Order.

**Carried.**

8c: 2021 Oil and Gas Tank Policy 2021-2024

PowerPoint presentation by Andrew Workman, SAMA T&P.

MOTION by Reg Hinz that the Committee receive the report.

**Carried.**

9: Future Developments

PowerPoint presentation by Andrew Workman, SAMA T&P.

9a: 2025 Revaluation Preparations – Publications and Board Orders

Committee Comments

SAMA CEO: Would appreciate the Committee’s endorsement and approval of the Board Orders so that SAMA’s administration can commence work as quick as possible.

Regarding the shortening of the reassessment cycle, the earliest that it could occur is 2025, thus these Board Orders would already align.

SAMA CEO: One thing that has been considered with the grain elevators is that they are such a specialized property, and even seed cleaning plants are quite specialized, and we have them rated within the non-regulated (market) property assessment standard. That has caused some issues for SAMA when we look across the province to find the handful of them that have maybe sold to try to place a value on them. If those assessments prove to be unstable and not supportable the way we are doing it right now, we should step back and consider the potential for those properties to be valued as regulated property.

This has also caused some confusion with local Boards of Revisions between the larger “special purpose” grain elevators and the other non-regulated grain elevators (with a MAF) which are the smaller facilities. So, it would make sense to consider these types of properties similarly and consider putting all the grain elevators into the regulated valuation standard as special purpose properties in the future.

MOTION by Bev Dubois that the Committees support the 2025 Revaluation Board Orders.

**Carried.**

9b: 2025 Revaluation Model Reviews and Recommendations

PowerPoint presentations by SAMA TS&P

i. Oil and Gas Well Model Recommendations

Andrew Workman, SAMA TS&P

**Agenda Item:**

Committee Comments

CAPP Member: Agreed with Andrew Workman that a lot of work and effort was put into this item resulting in a resolution that I would hope the committee supports.

SAMA Administration TS&P: Thanked Mark Pinney and the representatives from CAPP for being solution focused, looking to improve and stabilize the Oil and Gas Well model moving forward. The results of the new model will provide long term stability and will reduce unnecessary appeals due to a clearer regulated policy.

MOTION by Ian Magdiak, Canadian Property Tax Association, that the Committees support the changes recommended for the Oil and Gas Well Models for the 2025 Revaluation.

**Carried.**

ii. Pipeline Model Review

Andrew Workman, SAMA TS&P

Committee Comments

CPTA Member: Thanked Andrew Workman and the team for giving the CPTA an opportunity to discuss the issues openly. The CPTA consults across the country, and it is positive to have these open discussions realizing that not everything will happen right away. I believe SAMA has set us up for a very successful consultation and we're appreciative of the efforts.

CEPA Member: Concurred with Ian Magdiak's comments and appreciated the opportunity to openly consult on the Pipeline Model review.

MOTION by Kirk Wasyluk, Canadian Energy Pipeline Association, that the Committees receive the report.

**Carried.**

iii. U of S Agricultural Arable Land Model Recommendations

PowerPoint presentation by Cheri Marchuk and Kim Hardy, SAMA TS&P

Committee Comments

SAMA CEO: Complimented Cheri Marchuk and Kim Hardy on a job well done on the Arable Land Model update.

MOTION by Richard Marleau, Saskatchewan Association of Rural Municipalities, that the Committees support the changes recommended for the Arable Model for the 2025 Revaluation.

**Carried.**

**Agenda Item:**

10. Government Relations Update –  
Legislation / Boards of Revision

PowerPoint presentation by Akintola Abayomi, Government Relations

The new registrar is Brandy Murdoch. She worked for the province in various roles. She used to work private practice where she helped municipalities writing policies. She also used to sit on assessment appeals and development appeals with the Saskatchewan Municipal Board.

Committee Comments

SAMA CEO: Thanked Akintola Abayomi and Government Relations for pursuing this initiative and seeing through.

City of Prince Albert: With respect to the Centralized Board being in place sometime in 2022 or early 2023. Will it be in place early enough in 2023 that a municipality could use it for the appeal process?

GR Member: The plan is to have the centralized board in place by the end of 2022, the worse case scenario is in early 2023.

WGEATC Member: Earlier in your report you had mentioned that the Boards would be certified but not the board members, is that correct?

GR Member: Yes. We are taking a long-term approach that takes into consideration turnover of board members. This way, if there is turnover of a board member the board can remain certified provided a certified individual fills the vacant seat on that board. All members of the board will still have to take the training. This allows flexibility if board members were to retire or leave, it could render the Board itself non-certified. So, indirectly, once all the board members acquire the training the Board becomes certified, the board member are indirectly certified. Officially, it is the Board that is certified because all the board members have been trained and have passed the course work.

SAAA Member: Has the Ministry contemplated how the certifications will occur and how often it will be required?

GR Member: Yes. It's at a high level and a work in progress that the new Registrar will be developing. At the present time, the frequency of certification occurs once. Once a board member has successfully completed the course work and passed that is it.

MOTION by Chandra Reilly to receive the report.

**Carried.**

**Agenda Item:**

11. Other Business

The next City and Commercial Advisory Committee meeting is scheduled for March 23, 2022.

MOTION by Jim Angus to adjourn the meeting at 3:18 pm.

**Carried.**



Darwin Kanius  
Commercial Advisory Committee, Secretary



Shaun Cooney  
City Advisory Committee, Secretary