

Saskatchewan Assessment Management Agency

City/Commercial Advisory Committees

Meeting Minutes for March 26, 2026

Sandman Hotel – Great Room 1800 Victoria Avenue East, Regina; or
Virtual Microsoft Teams Meeting

Commercial Advisory Committee

Members Present:

Audrey Trombley, Committee Chair, SAMA Board Member
Rod Quintin, SAMA Board Member
Jim Angus, SAMA Board Member
Myron Knafelc (ex officio), SAMA Board Chair
Randy Goulden, SAMA Board Member, Urban, Sector
Jim Bence, Hospitality Saskatchewan
Noel Geremia, Saskatchewan REALTORS® Association
Brianna Soberg, Canadian Federation of Independent Business
Norman Magnin, Building Owners and Managers Association of Saskatchewan
Dawn Schlosser, Western Grain Elevator Association
Brett Van Hereweghe, Pipeline Property Tax Group
Donna Schneider, Saskatchewan Mining Association
Corinne Li, Railway Association of Canada
Darren Nagy, Canadian Property Tax Association
Grace Muzyka, Saskatchewan Association of the Appraisal Institute of Canada
Ken Patsula, Public Works and Government Services Canada

Members Absent:

Linely Schaefer, Saskatchewan Chamber of Commerce
Ian Magdiak, Canadian Property Tax Association
Shekinah Emma-Adamah, Canadian Association of Petroleum Producers
Anna Gardikiotis, Regina Downtown Business Improvement District
Ed Bobiash, Saskatchewan REALTORS® Association
Mike Tate, Regina & District Chamber of Commerce
Cameron Johnson, National Golf Course Owners Association, Saskatchewan Chapter
Monty Reich, Inland Terminal Association of Canada
Kirk Wasylik, Pipeline Property Tax Group
Nancy Wollner, Saskatchewan Assessment Appraisers' Association

City Advisory Committee

Members Present:

Dawn Lunning, Committee Chair, SAMA Board Member
Myron Knafelc (ex officio), SAMA Board Chair
John Wagner, SAMA Board Member
Dawn Kilmer, SAMA Board Member
Vanessa Vaughan, City of Prince Albert
Colinda Johnson, City of Regina
Bev Dubois, City of Saskatoon
Bryce Trew, City of Saskatoon
Stephen Ring, City of Prince Albert
Rhonda Smysniuk, City of Moose Jaw
Shauna Weninger, Saskatchewan School Boards Association

Members Absent:

Maryse Carmichael, City of Moose Jaw
James Murdock, City of Moose Jaw
Jason Mancinelli, City of Regina
Shobna Radons, City of Regina
Vacant, City of Swift Current
Al Bridal, City of Swift Current
Jean-Marc Nadeau, Saskatchewan Urban Municipalities Association
Nancy Wollner, Saskatchewan Assessment Appraisers' Association

Observers Present:

Abayomi Akintola, Ministry of Government Relations
Carey Baker, Tourism Saskatchewan
Stephanie Meyer, City of Moose Jaw
Micheal King, Ministry of Trade and Export Development
Shaun Cooney, SAMA CEO

Observers Absent:

Alexandra Campbell, Ministry of Trade and Export Development
Bill Fraser, City of Moose Jaw
Chad Boyko, Saskatchewan Municipal Board
Siân Pascoe, Canadian Association of Petroleum Producers
Vacant, City of Swift Current
Blair Cummins, Saskatchewan Association of Rural Municipalities

Guests Present:

Shawn Silzer, Upfront Consulting
Jonathan Thibault, Railway Association of Canada
Kelly Hall, Canadian Renewable Energy Association
Andrew Sturgeon, Railway Association of Canada
Garry Hammett, SAMA TS&P
Susan Quiring, SAMA TS&P
Darcy Boyer, SAMA IS
Evan Brandt, SAMA IS
Murray Messaros, SAMA, Executive Office

Guests Absent:

Tyler Hudy, Saskatchewan REALTORS® Association

Administration Present:

Darwin Kanius, Committee Secretary, SAMA TS&P
Kevin Groat, SAMA ASD
Grant Cranfield, SAMA ASD, Industrial Unit Manager
Danny Zatylny, SAMA QAD
Andrew Workman, SAMA TS&P

Observers Present:

Dale Braitenbach, City of Prince Albert
Tanya Mills, City of Regina
Harrison Andruschak, Saskatchewan Urban Municipalities Association
Stephanie Meyer, City of Moose Jaw
Shaun Cooney, SAMA CEO

Observers Absent:

Vacant, Saskatchewan School Boards Association
Vacant, City of Saskatoon
Vacant, City of Swift Current
Andrea Ulrich, Ministry of Government Relations
Bill Fraser, City of Moose Jaw

Administration Present:

Susanna Hadi, Committee Secretary, SAMA TS&P
Dallas Pitt, SAMA TS&P
Rebecca Schultz, SAMA ASD
Danny Zatylny, SAMA QAD

Agenda Item:

1. Call to Order
2. Opening Remarks
3. Introductions

Decision/Resolution:

Dawn Luhnig, Chair of the City Advisory Committee, called the meeting to order at 10:00 a.m.

Dawn Luhnig, SAMA Board Member, welcomed attendees to the City/Commercial Advisory Committee.

Myron Knafelc, SAMA Board Chair, reported that SAMA received an increase in funding from the Government of Saskatchewan and expressed appreciation from SAMA's Board of Directors.

Dawn Luhnig opened the floor for in-person and online attendees to introduce themselves.

Shawn Silzer, representing Upfront Consulting, advised members that the consulting firm was engaged by the Ministry of Government Relations to review the Advisory Committee format and engagement. Upfront Consulting requests that advisory members take a moment to fill out a survey that was recently distributed via email.

4. Approval of the Meeting Agenda

Dawn Luhnig introduced the agenda.

MOTION by Audrey Trombley, SAMA Board Member, to approve the agenda.

Carried

5. Minutes from the Previous Business Meeting held November 20, 2025

Dawn Luhnig provided a forum for members to provide feedback on the previous City/Commercial Advisory Committees joint meeting minutes.

Comments/Questions

No comments or questions.

MOTION by John Wagner, SAMA Board Member, that the joint minutes for the November 20, 2025, City and Commercial Advisory Committee's business meeting be adopted as circulated.

Carried

6. Business Arising from the Minutes of each respective Committee

- 6a. Advisory Member Feedback from Previous Meeting

Verbal update by Andrew Workman, TS&P.

Feedback provided by members at the previous meeting included:

- technical issues impacted the virtual attendee's meeting experience.
- additional power sources for laptops were needed; and
- scheduling concerns were raised regarding the last week of November.

SAMA appreciates feedback from advisory members and SAMA has focused on improving the technical aspect of the advisory meetings.

For example: additional power sources have been acquired and will be available for all attendees at future advisory meetings.

SAMA acknowledges that the current schedule may not suit all stakeholders. However, SAMA aims to find dates that work best for most members.

The meeting dates for 2026 are already scheduled but SAMA will consider this feedback further when planning the Advisory Committee meeting date(s) in 2027.

Comments/Questions

No comments or questions.

MOTION by Ken Patsula, Public Works and Government Services Canada, to receive the Advisory Member Feedback from Previous Meeting.

Carried

7. SAMA Update

7a. CEO Report

PowerPoint presentation by Shaun Cooney, SAMA CEO.

Note: PowerPoint presentations and reports will be made available to committee members through SharePoint.

Comments/Questions

Building Owners and Managers Association: How does SAMA manage funding shortfalls? For instance, are municipal requisition levels reviewed annually?

SAMA's CEO: Annual budget consultations occur with all stakeholders, including the Province, SUMA, and SARM, with shared information and ongoing discussions.

SAMA also reviews our inspection targets annually to ensure that they are realistic based upon our budget and upcoming priorities such as the upcoming 2029 revaluation.

An item to note is that SAMA does need to have some degree of contingency as our budget must be set in June of the year prior, whereas the provincial budget is not released until the following March.

SAMA Board Members: SUMA and SARM have consistently met their funding commitments despite provincial freezes, and it would be unfair to seek increased municipal funding to offset provincial shortfalls. Any change in funding shares should be addressed by the province through discussions with municipal partners.

SAMA needs to balance operational sustainability by reviewing re-inspection levels as needed and remaining financially prudent during periods of funding shortfalls.

MOTION by Audrey Trombley, SAMA Board Member, to receive the CEO report.

Carried

7b. Assessment Services Division (ASD)
Report

PowerPoint presentation by Kevin Groat, SAMA ASD.

Comments/Questions

No comments or questions.

MOTION by Audrey Trombley, SAMA Board Member, to receive the SAMA ASD report.

Carried

7c. Other Assessment Service Provider
(ASP) Updates (Saskatoon / Regina /
Prince Albert / Swift Current)

City of Saskatoon Update: Verbal presentation by Bryce Trew

2026 Assessment Roll: The City of Saskatoon’s 2026 assessment roll opened on January 5, 2026, and closed on February 6, 2026. Approximately 1,400 amended assessment notices were issued, primarily related to warehouse properties, because of late 2025 appeals and model adjustments. Additional amended notices may continue to be issued through mid-April 2026.

Appeal Update: For the 2026 assessment year, Saskatoon received 1,082 appeals to the Board of Revision (BoR), with the majority relating to commercial properties. A total of 275 condominium appeals were filed; 192 of these were withdrawn following a Court of Appeal (CoA) decision. As of the meeting date, 318 appeals had been scheduled for hearings in May, with additional hearings scheduled into June.

For the 2025 assessment year, Saskatoon has 522 appeals at the Saskatchewan Municipal Board (SMB), with 92 still active, and four active CoA files from various assessment years.

New Technology: Saskatoon is developing a “My Property” online portal integrating utilities, assessment, and taxation information, including electronic delivery of assessment and tax notices. Council has approved funding toward a new Computer Assisted Mass Appraisal (CAMA) system, with a Request for Information planned for 2026 and implementation anticipated as early as 2027.

2029 Revaluation Preparation: Early engagement with commercial stakeholders has begun in preparation for the 2029 revaluation.

Comments/Questions: No questions or comments were raised for the City of Saskatoon.

City of Regina Update: Verbal presentation by Colinda Johnson

Staffing: Regina has a full complement of assessment staff for the first time in several years. Anticipated retirements are expected in the near term, and succession planning is underway. Regina continues to focus on developing internal talent, with licensed assessors supporting training of junior staff.

Appeal Update: For the 2026 assessment roll, Regina received approximately 650 appeals, including roughly 35 residential appeals to the BoR. This represents a significant decrease in residential appeals compared to 2025.

Regina has approximately 498 appeals from the 2025 assessment year before the SMB. CoA activity includes three active appeals and a recent dismissal related to the Southland Mall appeal.

2029 Revaluation Preparation: Regina has begun early preparation for the 2029 revaluation, with a focus on verifying residential and non-residential sales from 2023 through 2025.

New Technology: City of Regina is continuing to update their CAMA system. This will update the front end of the system from an Oracle based platform to a .NET platform.

Council Initiatives: City Council approved updates to the growth plan, which included updates to community plans for new neighbourhoods.

City Council also directed administration to proceed with enforcement and demolition of nuisance and derelict properties in Regina. As part of this initiative, a new subclass for derelict residential and multi-residential properties will be take effect in 2028 at five times the standard residential mill rate. Administration is also exploring a potential subclass for surface parking in the city centre. Engagement on these items is underway with property owners, and a motion will come back to council midway through 2026.

Comments/Questions: No questions or comments were raised for the City of Regina.

City of Prince Albert Update: Verbal presentation by Vanessa Vaughan

Staffing: Prince Albert has one current vacancy within the assessment department. Remaining staff are nearing completion of Saskatchewan Assessment Appraisers' Association licensing requirements, with full licensing anticipated in 2026.

Assessment Roll / 2026 Cycle: Prince Albert's 2026 assessment roll opened on January 28, 2026, and closed on February 27, 2026.

Appeal Update: Prince Albert received 51 appeals for the 2026 assessment year, down from 78 appeals in 2025. The majority of appeals relate to commercial, hotel, and multi-residential properties. One appeal has been withdrawn to date.

50 appeals are waiting to be heard by the SMB and seven appeals are seeking leave at the CoA.

2029 Revaluation Preparation: The City's primary operational focus remains on sales verification and inspections to support 2029 revaluation model development.

Prince Albert will also be working with their IS department to expand their available GIS tools for the upcoming revaluation to assist with model development and assessment review.

New Technology: Prince Albert is replacing its finance system and will assess opportunities to introduce electronic delivery of assessment notices as this work progresses.

Comments/Questions: No questions or comments were raised for the City of Prince Albert.

City of Swift Current Update: No representative from the City of Swift Current attended the Advisory Committee meeting.

MOTION by Jim Angus, SAMA Board Member, to receive the Other Service Provider Updates

Carried

7d. Technical Standards and Policy Update

PowerPoint presentation by Andrew Workman, SAMA TS&P

Comments/Questions

Building Owners and Managers Association: Has SAMA considered publicly sharing assessment policies, guidelines and bulletins? This could help improve transparency, public understanding of assessment decisions, and potentially reduce appeals

SAMA Administration: SAMA has chosen not to publicly release internal guidelines and bulletins due to the risk of outdated information being relied upon, as these documents are subject to change.

SAMA is working on improving plain-language, high-level explanations of how policies and guidelines are applied in practice, focusing on explaining the rationale behind decisions rather than referencing internal documents.

MOTION by Audrey Trombley, SAMA Board Member, to receive the Assessment Governance report.

Carried

8. Assessment Appeals Update

8a. Court of Appeals Update

PowerPoint presentation by Darwin Kanius, SAMA TS&P

Court of Appeal and Court of King's Bench decisions discussed during this presentation can be accessed at www.canlii.org/en/sk.

Comments/Questions

SAMA's CEO: The life cycle for appeals is improving but SAMA has seen appeals that can take 1,000 days, or more, before a decision is rendered. The delay in receiving a decision has implications because SAMA, and other assessment service providers, need to know whether the decision will impact our valuation models for future revaluations. If models are complete and then a decision is rendered,

it is too late to update models to account for the decision. While some recent appeal decisions have been positive, timing and process challenges persist.

SAMA's Appeal Support Committee has done an excellent job in managing legal resources effectively to help reduce appeal costs. This is important as appeals have become increasingly complex and legalistic. Potential legislative changes will be discussed to help address appeal complexity and system capacity pressures.

MOTION by John Wagner, SAMA Board Member, to receive the Assessment Appeals Update report.

Carried

8b. Assessment Appeal Legislation Update

PowerPoint presentation by Darwin Kanius, SAMA TS&P

Comments/Questions

Discussion was held between Building Owners and Managers Association, the Sask. Association of the Appraisal Institute of Canada, the Ministry of Government Relations, SAMA CEO and Board Members, regarding recent legislative amendments and forthcoming regulatory changes.

Concerns were raised that industry stakeholder engagement occurred late in the legislative process, with early consultation focused primarily on assessment service providers and municipalities.

The Ministry of Government Relations acknowledged this and confirmed that further regulatory amendments will be developed through broader consultation with all affected stakeholder groups to ensure fairness, consistency, and risk mitigation. Participants discussed the implications of increased prescription in regulation, including impacts on discretion, appeal processes, and system capacity, while emphasizing the importance of transparency, balanced regulatory development, and continued collaboration to improve efficiency and address increasingly complex assessment matters.

MOTION by John Wagner, SAMA Board Member, to receive SAMA's Assessment Appeal Legislation Update report.

Carried

Lunch Break

12:15 pm to 12:55pm

9. 2029 Revaluation Preparations:
Publications and Policy Consideration

9a. Publications and Policy Considerations

PowerPoint presentation by Dallas Pitt, SAMA TS&P

Comments/Questions

No comments or questions.

MOTION by Audrey Trombley, SAMA Board Member, to receive the SAMA's Publications and Policy Considerations report.

Carried

9b. Timelines and Milestones

PowerPoint presentation by Dallas Pitt TS&P

Comments/Questions

No comments or questions.

MOTION by Rod Quintin, SAMA Board Member, to receive The Timelines and Milestones report.

Carried

PowerPoint presentation by Dallas Pitt, SAMA TS&P

Comments/Questions

Building Owners and Managers Association: For the steel frame strip malls, SAMA is just adding a new quality code vs. adding a new property type?

SAMA Administration: Yes, steel frame strip malls are already being assessed in Saskatchewan. This item will add in a new "good" quality code into our computer system.

SAMA's Board Member: How are railway valuation metrics, such as net ton miles, gathered for assessment purposes? Additionally, what is the number and scope of short line railways in Saskatchewan?

SAMA Administration: Net ton mile information, which includes the weight of the transported commodity, but excludes the weight of locomotives and rail cars, is obtained directly from railway stakeholders CN and CPKC. For short line railways, SAMA gathers their net ton mile information from the Ministry of Highways and Infrastructure.

9c. Major Reviews and Consultations Update

Additionally, there are 13 short line railways in Saskatchewan. For the 2025 revaluation, all short lines are assessed using the Class 5 net salvage value model. These short line companies developed as CN and CPKC divested some of their rail lines throughout the province.

MOTION by Norman Magnin, Building Owners & Managers Association, to receive the SAMA's Major Reviews and Consultation Update report.

Carried

10. Future Developments

10a. Assessment Innovation Update

PowerPoint presentations by SAMA representatives: Shaun Cooney, Murry Messaros, Darcy Boyer and Andrew Workman

Comments/Questions

Building Owners and Managers Association: When SAMA discussed quality audits, is this related to the function of SAMA's Quality Assurance Division's primary and secondary audits?

SAMA's CEO: The presentation was focused on SAMA embedding quality earlier in the assessment process through expanding assessment coordination mentoring, guidance, and early review of appraiser's work, rather than relying primarily on end-stage audits.

This assessment innovation project is a shared initiative with all SAMA divisions.

MOTION by Rod Quintin, SAMA Board Member, to receive The Assessment Innovation Update report.

Carried

10b. Technology Update

PowerPoint presentation by Kim Hardy, SAMA TS&P and Evan Brandt, SAMA, IS

Comments/Questions

SAMA's CEO: SAMA's GIS Working Group has done an excellent job with ensuring cross-divisional collaboration to address operational challenges. The developments from the GIS Working Group such as the GIS dashboards will help create higher quality processes at SAMA as trends and potential errors can be found more efficiently.

SAMA Board Member: The potential of GIS is one of the main drivers behind SAMA's request for additional technology funding. Ongoing investment is important to ensure that SAMA keeps pace and does not fall behind on technology.

Saskatchewan REALTORS® Association: Will SAMA be incorporating any of these GIS items into the SAMAVIEW portal?

SAMA's CEO: SAMA does not have any immediate plans to update SAMAVIEW. However, any advancements in GIS can be included for public and commercial users. This means that SAMAVIEW could be updated in the future to include new information such as new maps, layers, or property information in the future.

MOTION by John Wagner, SAMA Board Member to receive The Technology Update report.

Carried

11. Advisory Member Feedback Session Facilitated by Andrew Workman, SAMA TS&P

Comments/Questions

No comments or questions.

12. Other Business

12a. Next City and Commercial Advisory Committee Meeting The next City and Commercial Advisory Committee meeting is scheduled for November 24, 2026.

12b. SAMA's Annual General Meeting SAMA's Annual General Meeting is scheduled for April 22, 2026, in Saskatoon.

13. Closing Remarks

SAMA's Board Chair: advised his term as Chair will expire at the end of March and that he will not be seeking reappointment. He noted his approximately 18 years with SAMA, including nine years as Board Chair, and indicated that he felt it was an appropriate time for change. The Board Chair expressed appreciation for the opportunity to work with Board members, SAMA executive and staff, and advisory committee members, and acknowledged the constructive discussions held over the years. He noted that he will remain involved through the upcoming AGM and transition period before concluding his role and thanked all participants for their support and collaboration during his tenure.

MOTION by Jim Angus, SAMA Board Member, to adjourn the meeting at 2:30 pm.

Carried



Darwin Kanius
Commercial Advisory Committee, Secretary



Susanna Hadi
City Advisory Committee, Secretary