

Finance Explanation of Special Levy Charge

The following properties in the Barton BIA paid a reduced BIA levy in 2022:

Barton Village		
BIA	ROLL_NO	PROPERTY_ADDRESS
B	030233060400000	286 SANFORD AVE N
B	030233060500000	20 MYLER ST
B	030233060550000	30 MILTON AVE
B	030237034100000	42 WESTINGHOUSE AVE

Roll number would not be identified above if it did not have any commercial or industrial assessment.

By reduced CVA, I mean the following:

In arriving at the BIA tax rate for each respective BIA, Tax Policy staff use the weighted commercial/industrial assessment within each respective BIA. The higher the weighted assessment (leaving the BIA levy unchanged) the lower the BIA tax rate. For Barton we only use 1/3 of the assessment for the above properties to determine the weighted assessment, thereby increasing the BIA tax rate for all properties within their BIA. We then adjust the BIA levy for the above mentioned roll numbers to charge the BIA tax rate on only 1/3 of their commercial/industrial assessment.

Below is the 2022 Barton St BIA levy/rates as per the by-law to provide further details. From the tables below you will note:

1. 286 Sanford (030.233.06040, owned by # company) – the “gross BIA tax” should they have not received a 2/3 reduction is \$15,014 – however they were only levied 1/3 (or \$5,005)

Property Class	Current Value Assessment	Tax Ratio	Weighted Assessment	BIA Tax Rate	BIA Levy
Commercial	34,496,765	1.9800	68,303,595	0.2100693%	\$ 72,467
Industrial	746,400	3.1985	2,387,369	0.3393480%	\$ 2,533
Large Industrial		3.7506	-	0.3979268%	\$ -
Total	\$ 35,243,165		\$ 70,690,964		\$ 75,000
Approved 2022 Levy	\$ 75,000	(divided by weighted assessment) =		0.00106096	tax rate at tax ratio of 1.00
Use Rateable Assessment					
<i>* 2/3 assessment reduction as per By-law 98-15</i>					
	Gross Assessment	Adjustment	Rateable Assessment	Gross Tax	Net Tax
Commercial	030.233.06055	1,035,000	690,000	345,000	2,174
Commercial	030.233.06040	7,147,000	4,764,667	2,382,333	15,014
Commercial	030.237.03410	436,000	290,667	145,333	916
Commercial	030.233.06050	3,470,800	2,313,867	1,156,933	7,291
Industrial	030.233.06050	1,690,200	1,126,800	563,400	5,736
		13,779,000	9,186,000	4,593,000	31,131
					10,377

Sorry for all this detail, but wanted to be clear that if we are to remove the 2/3 reduction, yes the current properties receiving the reduction would be subject to the full BIA levy, but all properties within the respective BIA would benefit by including their full assessment in the BIA tax rate calculation, thereby reducing the BIA tax rate for all properties within the BIA.

From: Info BartonVillage <info@bartonvillage.ca>
Sent: February 1, 2023 1:25 PM
To: Geissler, Cristina <Cristina.Geissler@hamilton.ca>
Subject: Re: BIA levy question

Just to clarify, the adjustment was approved for all properties in the BIA that have the special consideration in place.

Nadine Ubl
Executive Director
Barton Village Business Improvement Area | 289-682-9472

From: Info BartonVillage <info@bartonvillage.ca>
Sent: February 1, 2023 1:01 PM
To: Geissler, Cristina <Cristina.Geissler@hamilton.ca>
Subject: Re: BIA levy question

Cristina,
I have just come across December 19th Meeting Minutes that indicate the approval of the levy increase over a period of 3 years.
2023 to 60%
2024 to 80%
2025 to 100%

It was carried unanimously.

Nadine Ubl
Executive Director
Barton Village Business Improvement Area | 289-682-9472