Agenda – Council – December 15, 2010

Report – Executive Policy Committee – December 8, 2010

Item No. 5 Discount(s) to be allowed for the Prepayment of 2011 Realty, Personal Property and Business Taxes

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On December 8, 2010, the Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and submits the following to Council:

1. That, pursuant to Subsection 334(3) of The City of Winnipeg Charter, a by-law providing for prepayment discounts of the City's 2011 Realty, Personal Property and Business Taxes, be enacted.

2. That the prepayment discounts be allowed on payments received by the Assessment and Taxation Department during the months of January and February 2011 at the following discount rates:

Realty & Personal Property Tax - payable at par up to June 30th	Face Value Discount Rate	Equivalent Annual Discount Rate
January	0.205%	0.50%
February	0.167%	0.50%
Business Tax – payable at par up to May 31st		
January	0.164%	0.50%
February	0.126%	0.50%

3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report – Executive Policy Committee – December 8, 2010

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On December 8, 2010, the Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and submitted the matter to Council.

ADMINISTRATIVE REPORT

ISSUE: DISCOUNT(S) TO BE ALLOWED FOR THE PREPAYMENT OF 2011 REALTY, PERSONAL PROPERTY AND BUSINESS TAXES

CRITICAL PATH: Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Cull Manager of Taxation and Finance	N. Karpa Director of Assessment and Taxation	M. Geer Acting CFO	M. Ruta Acting CAO

RECOMMENDATIONS

1. That, pursuant to Subsection 334(3) of The City of Winnipeg Charter, Council adopt a by-law providing for prepayment discounts of the City's 2011 Realty, Personal Property and Business Taxes.

2. That the prepayment discounts be allowed on payments received by the Assessment and Taxation Department during the months of January and February 2011 at the following discount rates:

Realty & Personal Property Tax - payable at par up to June 30th	Face Value Discount Rate	Equivalent Annual Discount Rate
January	0.205%	0.50%
February	0.167%	0.50%
Business Tax – payable at par up to May 31st		
January	0.164%	0.50%
February	0.126%	0.50%

3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

IMPLICATIONS OF THE RECOMMENDATIONS

General Implications

(X) For the organization overall and/or for other departments

(X) For the community and/or organizations external to the City

Comment(s): The City receives advanced tax bill payment and, in doing so, property and business owners are provided a beneficial tax payment discount rate.

Financial Implications

(X) Within approved current and/or capital budget

Comment(s): This recommendation results in a projected net income of $0 (nil net income or cost neutral).

HISTORY

Subsection 334(3) of *The City of Winnipeg Charter* permits the City to provide for the allowance of discounts when taxes are prepaid, as stated below:

> *334(3) Council may pass by-laws in respect of real and personal property taxes and business taxes*
>
> *(c) providing that, when taxes are paid other than by installments, discounts at rates prescribed in the by-law may be allowed on amounts that are prepaid on account of those taxes by dates specified in the by-law.*

Council annually adopts a by-law establishing a discount rate that will financially benefit the City and, at the same time, provide an investment opportunity for taxpayers.

DISCUSSION:

The proposed discount rates are based on information received from the Financial Services Branch of Corporate Finance, which considers 1.00% as the City's short-term investment interest rate for 2011 (the prior year estimate for 2010 was 0.25%). A discount rate of approximately 0.50% is considered to be fair to both the City and to the taxpayer in 2011 (and provides for a breakeven position for the City).

The 2010 experience was as follows:

Total Interest earned on prepayment amounts	$ 6,557
Discount value	$ 1,382
Cost to administer	$ 3,000
Net Return	$ 2,175
Net Return on an annualized basis	0.19%

Using the 2010 actual prepayment information, with the City's 2011 expected short-term investment interest rate of 1.00%, the following represents the interest income that could be expected in 2011 from depositing the tax prepayments:

2011 Projected Investment Income from Prepayments

	Estimated Prepayments (Based on 2010)	# of months invested	2011 Projected Investment Income
January			
Realty and Personal Property Tax	$1,986,764	5	$8,278
Business Tax	60,894	4	203
February			
Realty and Personal Property Tax	269,636	4	899
Business Tax	(17,780)	3	(44)
2011 Projected Gross Income	$2,299,514		9,336
less: Discount			4,602
Cost to administer			4,734
2011 Projected Net Income			**$0**

2011 Projected Annualized Return of 0%.

Comparison 2010 / 2011

	2010	**2011 (Projected)**
Net Return	$ 2,175	$ 0
Annualized Net Return	0.19%	0%

Note that the 2011 projected net income is nil due to this economic environment of very low interest rates (consistent with prior year). As in 2010, this program will be offered as a customer service initiative with full information on the Assessment and Taxation website. There will be one advertisement placed in the Winnipeg Free Press newspaper. Further, the 311 Customer Contact Centre will be prepared to handle phone calls on this program beginning in January 2011.

It is recommended that Council adopt a by-law to provide for prepayment discounts received by the Assessment and Taxation Department during the months of January and February 2011 at the following discount rates:

Realty & Personal Property Tax - payable at par up to June 30th	Face Value Discount Rate	Equivalent Annual Discount Rate
January	0.205%	0.50%
February	0.167%	0.50%

Business Tax – payable at par up to May 31st	Face Value Discount Rate	Equivalent Annual Discount Rate
January	0.164%	0.50%
February	0.126%	0.50%

FINANCIAL IMPACT

Financial Impact Statement **Date:** November 14, 2010

Project Name: **First Year of Program** **2011**

Discount for 2011 Prepayment of Realty, Personal Property and Business Taxes

	2011	2012	2013	2014	2015
Capital					
Capital Expenditures Required	$ -	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grant	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ 9,336	$ -	$ -	$ -	$ -
Less: Income from investment of prepayments	$ 9,336	$ -	$ -	$ -	$ -
Net Cost/(Benefit)	$ -	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	$ -	$ -	$ -	$ -	$ -
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments:

Using the 2010 actual prepayment information, with the City's 2011 expected short-term investment interest rate of 1.00%, the interest income that could be expected in 2011 from depositing the tax prepayments is approximately $9,336. However, after applying the projected tax discounts of $4,602 and an administrative cost of $4,734, the projected net income is nil ($0). Despite the nil net income, this program will still proceed as a customer service initiative. Based on past experience, it is expected that 3,000 - 4,000 property owners will take advantage of the Prepayment Discount program.

[original signed by]
Radhika Abeysekera
Manager of Finance (Campus)
Corporate Finance Department

CONSULTATION

In preparing this Report, there was consultation with:

Internal

Financial Services Branch of Corporate Finance Department

External

SUBMITTED BY

Department: Assessment and Taxation
Division: Taxation and Finance
Prepared by: B. Cull, Manager of Taxation and Finance
Date: Nov 26, 2010
File No. : N/A