

Corporate Services Committee

Report

1st Meeting of the Corporate Services Committee
December 11, 2018

PRESENT: Councillors J. Morgan (Chair), J. Helmer , P. Van Meerbergen,
A. Kayabaga, S. Hillier
ABSENT: Mayor E. Holder
ALSO PRESENT: Councillor M. van Holst, M. Hayward, A. L. Barbon, G. Bridge, C.
Campbell, B. Card, B. Coxhead, J. Edmonds, J. Logan, J.
Millson, K. Murray, M. Schulthess, S. Spring, J. Stanford, B.
Westlake-Power and J. Winston.

The meeting is called to order at 12:31 PM.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

1.2 Election of Vice-Chair for the term ending November 30, 2019

Moved by: J. Helmer

Seconded by: P. Van Meerbergen

That Councillor A. Kayabaga BE ELECTED Vice Chair of the Corporate
Services Committee for the term ending November 30, 2019.

Yeas: (5): J. Morgan, J. Helmer, P. Van Meerbergen, A. Kayabaga, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

2. Consent

Moved by: J. Morgan

Seconded by: S. Hillier

Approve Consent items 2.1 and 2.4.

Yeas: (5): J. Morgan, J. Helmer, P. Van Meerbergen, A. Kayabaga, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

2.1 Single Source Procurement SS18-34 - Occupational Health Services Provider

Moved by: J. Morgan

Seconded by: S. Hillier

That, on the recommendation of the Managing Director, Corporate
Services and Chief Human Resources Officer, the following actions be
taken with respect to the single source acquisition of an Occupational
Health Services provider for The Corporation of the City of London under
section 14.4 (d) of the Procurement of Goods and Services Policy:

- a) the Civic Administration BE AUTHORIZED to negotiate terms

acceptable to Civic Administration to continue to acquire Occupational Health Services through its current provider, Workplace Medical Corporation, on the basis that the current fees for services (less than \$60,000/year) will remain unchanged for a contract term of four (4) years with an option for one (1) additional year;

b) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with this project;

c) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract for the work to be done relating to this project; and,

d) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations.

Motion Passed

2.4 Overview of the W12A Landfill Mitigative Measures and Community Enhancement Program

Moved by: J. Morgan
Seconded by: S. Hillier

That, on the recommendation of the Managing Director - Environmental & Engineering Services & City Engineer, the staff report dated December 11, 2018 regarding the overview of the W12A landfill mitigative measures and community enhancement program BE RECEIVED for information.

Motion Passed

2.2 Request for Proposal 18-41: Fiscal Agent Services

Moved by: J. Helmer
Seconded by: A. Kayabaga

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to Request for Proposal, 18-41, Fiscal Agent Services:

a) the proposals submitted by the following recommended proponents BE ACCEPTED; it being noted the proposals from the following proponents scored the highest overall during the evaluation:

RBC Dominion Securities Inc.
200 Bay Street, Royal Bank Plaza, North Tower, 2nd Floor
Toronto, Ontario M5J 2W7

National Bank Financial Inc.
The Exchange Tower, 130 King Street West 4th Floor Podium
Toronto, Ontario M5X 1J9

The Toronto-Dominion Bank
Ernst & Young Tower, 222 Bay Street West, 7th Floor
Toronto, Ontario M5K 1A2

b) the proposed by-law appended to the staff report dated December 11, 2018 as Appendix “A” BE INTRODUCED at the Municipal Council

meeting on December 18, 2018, to authorize the approval of a Fiscal Agent Agreement with the above proponents, and to authorize the Mayor and the City Clerk to execute the agreement.

Yeas: (5): J. Morgan, J. Helmer, P. Van Meerbergen, A. Kayabaga, and S. Hillier
Absent: (1): E. Holder

Motion Passed (5 to 0)

2.3 Request for Funding - 2019 Juno Awards

Moved by: A. Kayabaga
Seconded by: S. Hillier

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, \$150,000 BE ALLOCATED from the Tourism Infrastructure Reserve Fund to partially fund the construction of temporary outdoor programming space surrounding Budweiser Gardens as outlined in the 2019 JUNO Host Committee’s request, as appended to the staff report dated December 11, 2018 with respect to this matter.

Yeas: (5): J. Morgan, J. Helmer, P. Van Meerbergen, A. Kayabaga, and S. Hillier
Absent: (1): E. Holder

Motion Passed (5 to 0)

3. Scheduled Items

3.1 Not to be heard before 1:00 PM - Tax Adjustment Agenda

Moved by: J. Helmer
Seconded by: S. Hillier

That the recommendations contained in the Tax Adjustment Agenda dated December 11, 2018 BE APPROVED; it being noted that J. Caranci made a verbal presentation to the Corporate Services Committee with respect to her application relating to the property at 7620 Longwoods Road, at the public hearing associated with the Tax Adjustment Agenda.

Yeas: (5): J. Morgan, J. Helmer, P. Van Meerbergen, A. Kayabaga, and S. Hillier
Absent: (1): E. Holder

Motion Passed (5 to 0)

Voting Record:

Moved by: J. Helmer
Seconded by: P. Van Meerbergen

Motion to open the meeting to the public for comment.

Yeas: (5): J. Morgan, J. Helmer, P. Van Meerbergen, A. Kayabaga, and S. Hillier
Absent: (1): E. Holder

Motion Passed (5 to 0)

Moved by: P. Van Meerbergen

Seconded by: J. Helmer

Motion to close the meeting to public comment.

Yeas: (5): J. Morgan, J. Helmer, P. Van Meerbergen, A. Kayabaga, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

4. Items for Direction

4.1 Request for Items to be Referred to the Governance Working Group

Moved by: S. Hillier

Seconded by: J. Morgan

That the following matters BE REFERRED to the Governance Working Group for consideration, as contained in the submission dated November 30, 2018, from Councillor M. van Holst:

a) Council expense restrictions; and

b) Council policy for debate at standing committee meetings.

Yeas: (3): J. Morgan, A. Kayabaga, and S. Hillier

Nays: (2): J. Helmer, and P. Van Meerbergen

Absent: (1): E. Holder

Motion Passed (3 to 2)

6. Confidential (Enclosed for Members only.)

Moved by: A. Kayabaga

Seconded by: S. Hillier

That the Corporate Services Committee convene In Closed Session at 12:51 PM, for consideration of the following matters:

6.1 Land Acquisition

A matter pertaining to instructions and directions to officers and employees of the Corporation pertaining to a proposed acquisition of land; financial information, supplied in confidence to the municipality or local board, which, if disclosed could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization; and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality.

6.2 Litigation Matter

A matter pertaining to litigation currently before the Ontario Court of Justice and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Yeas: (5): J. Morgan, J. Helmer, P. Van Meerbergen, A. Kayabaga, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

The Corporate Services Committee convened In Closed Session from 12:51 PM to 1:12 PM.

7. Adjournment

The meeting adjourned at 1:26 PM.

TO:	CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE DECEMBER 11, 2018
FROM:	WILLIAM C. COXHEAD MANAGING DIRECTOR, CORPORATE SERVICES AND CHIEF HUMAN RESOURCES OFFICER
SUBJECT:	SINGLE SOURCE PROCUREMENT SS18-34 - OCCUPATIONAL HEALTH SERVICES PROVIDER

RECOMMENDATION

That, on the recommendation of the Managing Director, Corporate Services and Chief Human Resources Officer, the following actions **BE TAKEN** with respect to the single source acquisition of an Occupational Health Services provider for The Corporation of the City of London under section 14.4 (d) of the Procurement of Goods and Services Policy:

- a) Civic Administration **BE AUTHORIZED** to negotiate terms acceptable to Civic Administration to continue to acquire Occupational Health Services through its current provider, Workplace Medical Corporation, on the basis that the current fees for services (less than \$60,000/year) will remain unchanged for a contract term of four (4) years with an option for one (1) additional year;
- b) Civic Administration **BE AUTHORIZED** to undertake all administrative acts that are necessary in connection with this project;
- c) the approvals given herein **BE CONDITIONAL** upon the Corporation entering into a formal contract for the work to be done relating to this project; and,
- d) the Mayor and the City Clerk **BE AUTHORIZED** to execute any contract or other documents, if required, to give effect to these recommendations.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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No previous reports

BACKGROUND

Since 2013, The Corporation of the City of London ("Corporation") has contracted with Workplace Medical Corporation to deliver Occupational Health Services to employees. These services are provided by a team of health care professionals, including Occupational Health Nurses, Physicians, and Audiologists. Many services are provided, including legislatively required medical surveillance protocols, employee and physician consultations, employee fitness to work assessments, medical coordination, influenza immunizations, audiometric testing, Ministry of Transportation medicals, and post offer and post incident medicals.

These services do not replace the role of employees' treating health care providers (i.e., Family Doctor), rather they assist the Corporation in meeting its legislative roles and responsibilities as an employer and to work with employees' health care providers to ensure employees are able to safely perform their duties.

Civic Administration is recommending that the Corporation extend the contract with their current provider, Workplace Medical Corporation, given the following benefits in doing so:

- Remaining with the current provider will not require any private and confidential medical files to be transferred. If a new provider were to be selected, the transfer of employee medical files would require the consent of each employee as well as significant dollars to fund such a transfer.
- The current provider has extensive historical knowledge of the Corporation's employees, positions, and workplace risks and hazards.
- The Corporation's employees are familiar with the locations, services, and supports provided by the current provider. Compatibility and continuity of services previously received is important given the sensitive nature of the medical services provided to employees.
- The current service provider, Workplace Medical Corporation, has indicated that service fees will remain the same. The funding for this contract (less than \$60,000) is provided for within the existing approved operating budget.

RECOMMENDATION

Given the above benefits, Civic Administration is recommending we award the Occupational Health Services contract to the current provider Workplace Medical Corporation for four (4) years with an option for one (1) additional year in accordance with section 14.4 (d) of the Procurement of Goods and Services Policy.

Acknowledgements

This report was prepared with the assistance of Lisa Brohman, Specialist, Return to Work Services, and Sarah Denomy, Procurement Officer.

PREPARED BY:	RECOMMENDED BY:
GARY BRIDGE MANAGER III, HUMAN RESOUCES AND CORPORATE SERVICES	WILLIAM C. COXHEAD MANAGING DIRECTOR, CORPORATE SERVICES AND CHIEF HUMAN RESOURCES OFFICER

TO:	CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE MEETING ON DECEMBER 11, 2018
FROM:	ANNA LISA BARBON MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER
SUBJECT:	REQUEST FOR PROPOSAL 18-41: FISCAL AGENT SERVICES

RECOMMENDATION

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to Request for Proposal, 18-41, Fiscal Agent Services:

- a) The proposals submitted by the following recommended proponents **BE ACCEPTED**; it being noted the proposals from the following proponents scored the highest overall during the evaluation:
- RBC Dominion Securities Inc.
200 Bay Street, Royal Bank Plaza, North Tower, 2nd Floor
Toronto, Ontario M5J 2W7
- National Bank Financial Inc.
The Exchange Tower, 130 King Street West 4th Floor Podium
Toronto, Ontario M5X 1J9
- The Toronto-Dominion Bank
Ernst & Young Tower, 222 Bay Street West, 7th Floor
Toronto, Ontario M5K 1A2
- b) The attached proposed by-law (Appendix “A”) **BE INTRODUCED** at the Municipal Council meeting on December 18, 2018, to authorize the approval of a Fiscal Agent Agreement (Schedule “A”) with the above proponents, and to authorize the Mayor and City Clerk to execute the agreement.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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Corporate Services Committee, March 5, 2018, Agenda Item 2.1 – 2018 Debenture Issuance Update

LINK TO THE 2015-2019 STRATEGIC PLAN

Council’s 2015-2019 Strategic Plan for the City of London identifies “Leading in Public Service” as one of four strategic areas of focus. Request for Proposal 18-41 Fiscal Agent Services, supports this strategic area of focus by contributing towards the strategic priority “Proactive financial management”. The “Proactive financial management” strategic priority involves, among other things, making sure that the City’s finances are well planned and that they support intergenerational equity. Ensuring debt is issued at the appropriate time, structure, and interest rate can assist in reducing debt servicing costs and have a positive impact on financial results for years to come.

BACKGROUND

Municipalities issue debt to raise capital to fund infrastructure projects, such as sewer replacement, road works, and construction of recreation facilities. The most common practice for issuing debt is through the capital markets. In doing so, it is necessary to engage a fiscal agent to act on behalf of the municipality.

The primary responsibility of the City's fiscal agent is to procure subscriptions for debentures the City issues and sells. The City's fiscal agent is also responsible for the following:

- a) providing advice and assistance to the City with respect to the timing, structure, principal terms and conditions of debenture issuances, including the rates of interest, dates of maturity and ratings of debentures;
- b) developing a broad approach to borrowing strategies as well as providing the City with economic reports and financial market information relative to the issuance of the City's debentures;
- c) making available appropriate personnel to meet with representatives of City Council to discuss general economic conditions and market opportunities, as well as participating in any discussions relating to the City's debentures with credit rating agencies;
- d) pre-marketing, marketing and advertising each debenture issuance including preparation of the offering circular prospectus (a document which provides important information to prospective investors about a new issuance of the City's debentures);
- e) preparing and assisting in the issuance process; and
- f) providing other advice, assistance and services the City may require.

The City works with a team of fiscal agents known as a "syndicate", to issue debentures through the capital markets. The advantages of having more than one agent are: to set a better price on debentures, to market the issuance to a larger pool of potential investors, to provide a broader economic and financial knowledge base, and to decrease risk for the City in terms of selling debentures. If the lead fiscal agent is unable to sell the entire issuance, the remaining amounts can be sold by the other fiscal agents in the syndicate, which helps ensure the City obtains all necessary financing. This is the approach the City has used in the past and is currently used by many other municipalities.

The City's previous fiscal agent agreement was signed on November 7, 2011 with RBC Dominion Securities Inc., CIBC World Markets Inc. and Toronto-Dominion Bank, and remained in effect until November 6, 2018.

Procurement Process

A Request for Proposal (RFP) was issued on August 8, 2018 and closed on September 6, 2018 with five submissions being received. The RFP specified that the City intended to enter into an agreement with up to three fiscal agents for a period of four years with the City's option to extend for an additional three years. The evaluation criteria used in the selection process included the following:

- Experience and abilities of the proponent
- Qualifications of the proponent's team
- Fee arrangement
- Financial stability of the proponent
- Flexible and innovative approaches
- Alignment with the City's mission, vision, and values

The evaluation process was completed by a team from Financial Planning & Policy with guidance from Purchasing and Supply. Based on the evaluation, the following proponents scored the highest and are being recommended to enter into a fiscal agent agreement with the City of London:

- RBC Dominion Securities Inc.
- National Bank Financial Inc.
- Toronto-Dominion Bank

The lead agent position will be rotated among the recommended proponents for each issuance. The proponent that ranked first, based on the scoring of the evaluation criteria, will be the lead agent on the first issuance.

Financial Impact

The remuneration for these services is commission earned on the execution of a debenture transaction and proportioned between the agents based on the role they played in the issuance. The commission varies depending on the type of debenture issued, the term of the debenture, and the size of the debenture. The fee schedule is included in section 5 of the Fiscal Agent Agreement (Schedule “A”). The fees cover costs associated with issuing debentures, including marketing of the City’s debentures. The fee structure is regulated across the industry and remains unchanged from the last fiscal agent agreement. Debenture issuance commissions/fees have been included in the approved 2016-2019 Multi-Year Budget.

CONCLUSION

A fiscal agent assists the City with issuing debt, which ensures the delivery of the capital plan and other services in a manner that is consistent with the City’s Strategic Plan. This fiscal agent agreement ensures we have the best team in place to issue debt at the most appropriate time, structure, and interest rate, which helps maintain the City’s financial health and stability.

PREPARED BY:	REVIEWED BY:
JOSH WEAVER, CPA, CA MANAGER, FINANCIAL MODELLING, FORECASTING & SYSTEMS CONTROL	MARTIN GALCZYNSKI, CPA, CA MANAGER, FINANCIAL PLANNING & POLICY
CONCURRED BY:	RECOMMENDED BY:
KYLE MURRAY, CPA, CA DIRECTOR, FINANCIAL PLANNING & BUSINESS SUPPORT	ANNA LISA BARBON, CPA, CGA MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER

Attachments: Appendix “A” – By-law
Schedule “A” – Fiscal Agent Agreement

Cc: Sarah Denomy, Procurement Officer, Purchasing and Supply

APPENDIX “A”

Bill No.
2018

By-law No.

A By-law to approve a Fiscal Agent Agreement between The Corporation of the City of London (the City), RBC Dominion Securities Inc., National Bank Financial Inc., and The Toronto-Dominion Bank; and to authorize the Mayor and City Clerk to execute the agreement.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides a municipality with the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority;

AND WHEREAS section 10 of the *Municipal Act, 2001* provides that the City may provide any service or thing that the City considers necessary or desirable for the public, and may pass by-laws respecting same, and respecting economic, social and environmental well-being of the City, and the health, safety and well-being of persons;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The Fiscal Agent Agreement between The Corporation of the City of London and RBC Dominion Securities Inc., National Bank Financial Inc., and The Toronto-Dominion Bank attached as Schedule “A” is approved.
2. The Mayor and the City Clerk are authorized to execute the Fiscal Agent Agreement approved under section 1 of this by-law.
3. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on December 18, 2018

Ed Holder
Mayor

Catharine Saunders
City Clerk

First reading – December 18, 2018
Second reading – December 18, 2018
Third reading – December 18, 2018

SCHEDULE "A"

The City of London
P.O Box 5035, City Hall
300 Dufferin Avenue
London, Ontario
N6A 4L9

Attention: Ms. Anna Lisa Barbon
Managing Director, Corporate Services and
City Treasurer, Chief Financial Officer

Dear Madam:

We understand that the Corporation of The City of London (the "City") wishes to appoint RBC Dominion Securities Inc., National Bank Financial Inc., and The Toronto-Dominion Bank as its fiscal agents in connection with the issuance and sale from time to time of debentures of the City, on and subject to the terms and conditions set forth below.

1. Appointment and Acceptance

The City hereby appoints RBC Dominion Securities Inc., National Bank Financial Inc., and The Toronto-Dominion Bank (the "Agents") as its fiscal agents to offer for sale and sell to purchasers in Canada and the United States debentures issued by the City during the term of this Agreement and to provide the services referred to herein in connection therewith, and the Agents hereby accept such appointment and agree to provide such services, on and subject to the terms and conditions contained herein. The book running responsibility will rotate amongst the Agents on an ongoing basis unless otherwise decided by the City.

2. Exclusivity

The City acknowledges and agrees that the Agents shall be its exclusive agents in respect of the offering and sale to purchasers in Canada and the United States of all debentures issued by the City during the term of this Agreement, other than debentures with a maturity of less than one year or debentures created for sale and sold to the Government of Canada or the Government of Ontario or any agency or instrumentality thereof.

The City further acknowledges and agrees that, if the City wishes hereafter to offer debentures for sale to purchasers located outside Canada or the United States, the City will afford the Agents a first right to submit a proposal to act as its agents in connection therewith and, subject to such terms and conditions as may be mutually agreed between the City and the Agents, to be appointed as its agents for such purposes.

3. Duties of the Agents

The Agents will use their reasonable efforts to procure subscriptions for all debentures of the City issued and sold from time to time hereunder. In addition, in carrying out their duties here under, the Agents will:

(a) provide advice and assistance to the City in respect of the timing, structure and principal terms and conditions of such debentures, including the rates of interest, dates of maturity and rating thereof;

(b) make available appropriate personnel to meet from time to time with representatives of City Council to discuss general economic conditions and market opportunities and to participate in any discussions with rating agencies relating to the City's debentures; and

(c) provide such other advice, assistance and services as the City and the Agents may from time to time agree.

The Agents in consultation with the City may from time to time form a selling group of other investment dealers or brokers as the Agents considers appropriate in connection with the issuance and sale of debentures hereunder.

4. Covenants of the City

The City acknowledges and agrees that the timing, structure and principal terms and conditions of debentures issued and sold hereunder shall be mutually agreed between the City and the Agents. In connection with all such issuances, the City undertakes and agrees, on or before the closing of each issuance, to:

(a) supply the Agents with such information relating to the City as the Agents may reasonably require for marketing purposes; and

(b) pass all such by-laws, execute all such certificates and do all such other things as the Agents and its counsel may reasonably require be passed, executed or done by the City to enable such counsel to provide upon closing a legal opinion in form and substance satisfactory to the Agents, acting reasonably.

By its execution hereof, the City authorizes use by the Agents for marketing purposes of all information delivered pursuant to section 4(a) and represents and warrants that all such information will be true and correct as of its date of delivery and at all times thereafter until amended, supplemented or withdrawn in writing by the City.

5. Fees and Expenses

In consideration for the Agents' services hereunder, the City undertakes and agrees to pay commission to the Agents in respect of debentures issued and sold hereunder to investors in an amount equal (per \$100 of principal):

Term (Yrs)	Installment Debentures		Sinking Fund		Amortizer	
	< C\$100 Million	> C\$100 Million	< C\$100 Million	> C\$100 Million	< C\$100 Million	> C\$100 Million
1	\$0.25	\$0.20				
2	\$0.25	\$0.20				
3	\$0.35	\$0.30				
4	\$0.45	\$0.40				
5	\$0.50	\$0.45	\$0.50	\$0.40		
6	\$0.60	\$0.55				
7	\$0.70	\$0.65	\$0.70	\$0.45		
8	\$0.75	\$0.70				
9	\$0.75	\$0.70				
10	\$0.75	\$0.70	\$0.75	\$0.60		
> 10	\$0.80	\$0.75	\$0.80	\$0.70	\$0.80	\$0.70

In all other cases, the City undertakes and agrees to pay commission to the Agents at such rate as shall be agreed upon by the City and the Agents. The commission structure will be reviewed a minimum of once a year or as dictated by changes occurring within the municipal industry.

The City further undertakes and agrees, whether or not a particular issuance of debentures is completed, to pay all of the expenses associated with the issuance of debentures hereunder, including the expenses of printing and delivery of debenture certificates and the reasonable fees and disbursements of the Agents' legal counsel.

The Fiscal Agents will be responsible for their travelling and out-of-pocket expenses, advertising, offering circular and other marketing documents and other matters relating to the marketing of issues. Fiscal Agents will also be responsible for Clearing and Depository Services Inc. (CDS) and Book-Entry-Only (BEO) fees.

6. Mutual Indemnification

6.1 The City agrees to indemnify and save harmless the Agents and each of their respective directors, officers, employees and agents from and against all direct losses (except loss of profits), claims, actions, suits, proceedings, damages, liabilities or expenses (each, a "Claim") of whatsoever nature or kind incurred or sustained by any of such persons arising directly or indirectly from the failure by the City to perform its obligations hereunder or from reliance by the Agents on the representations and warranties of the City contained herein.

6.2 Each Agent severally and not jointly (or jointly and severally) agrees to indemnify and save harmless the City, its officers, employees and agents from and against all direct losses, claims, actions, suits, proceedings, damages, liabilities or expenses (each, a "Claim") of whatsoever nature or kind incurred or sustained if and to the extent that a court of competent jurisdiction in a final, non-appealable judgment in a proceeding in which such Agent is named as a party determines that such Claim resulted from the negligence or bad faith by such Agent.

7. Contract Period

This Agreement shall be effective upon execution by the City and will continue in force until December 18th, 2022. The City at its absolute sole discretion has the option to renew the contract for an additional three (3) year period.

8. Termination

This Agreement may be terminated by either party at any time upon ninety (90) days' prior written notice given to the other party. In addition, the Agents may upon written notice terminate its obligations hereunder at any time, if, in the reasonable opinion of the Agents, there should occur or develop any event in the affairs of the City that would have a material adverse effect, financial or otherwise, on the assets, liabilities, capital, business or operations of the City.

Termination of this Agreement or the obligations of the Agents hereunder shall not affect sections 5 and 6, which shall survive and continue in force notwithstanding such termination. From and after the effective date of any such termination, no further commissions shall be payable hereunder, other than those payable on debentures of the City which were sold, and for which the City received full value, prior to the effective date of termination.

9. Notice

Any notice or other written communication required or permitted to be given hereunder may be delivered by hand, prepaid registered mail or by facsimile, addressed, in the case of the City as follows:

The Corporation of The City of London
P.O Box 5035, City Hall
300 Dufferin Avenue
London, Ontario
N6A 4L9
Attention: Anna Lisa Barbon
Managing Director, Corporate Services and
City Treasurer, Chief Financial Officer
Facsimile: (519) 661-5932

and, in the case of the Agents, as follows:

RBC Dominion Securities Inc.
P.O. Box 50, 200 Bay Street
Royal Bank Plaza, North Tower, 2nd Floor
Toronto, Ontario
M5J 2W7
Attention: Kevin Martin, Director, Government Finance
Facsimile: (416) 842-7752

National Bank Financial Inc.

The Exchange Tower
130 King Street West 4th Floor Podium
Toronto, Ontario
M5X 1J9
Attention: David Berner, Managing Director, Government Finance
Facsimile: (416) 869-8648

The Toronto-Dominion Bank
Ernst & Young Tower
222 Bay Street West, 7th Floor
Toronto, Ontario M5K 1A2
Attention: Les Peterdy, Director, Government Finance
Facsimile: (416) 983-4154

or to such other address as a party may have specified by notice in writing given under this section. Any such notice or other communication, if delivered, shall be effective upon delivery, if mailed, shall be effective upon the fifth business day after the mailing thereof, and, if sent by facsimile, shall be effective on the business day next following the date of transmission.

10. Miscellaneous

This Agreement may not be amended except by instrument in writing signed by the parties, may not be assigned and shall be binding upon and ensure to the benefit of the parties and their respective successors.

If any provision of this Agreement is determined to be void or unenforceable in whole or in part, such void or unenforceable provision shall not affect or impair the validity of any other provision of this Agreement and shall be severable from this Agreement. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be deemed to be an original and all of which taken together shall constitute one and the same instrument.

This Agreement shall be interpreted in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

If the foregoing is in accordance with your understanding, please signify the City's acceptance by signing and returning the accompanying duplicate of this letter, whereupon this letter will constitute a binding agreement between the City and the Agents.

Yours Truly,

RBC DOMINION SECURITIES INC.

Per: 

NATIONAL BANK FINANCIAL INC.

Per: 

THE TORONTO-DOMINION BANK

Per: 

Accepted and agreed as of December 18, 2018
THE CORPORATION OF THE CITY OF LONDON

Per: _____
Ed Holder, Mayor

Per: _____
Catharine Saunders, City Clerk

TO:	CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE MEETING OF DECEMBER 11, 2018
FROM:	ANNA LISA BARBON MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER
SUBJECT:	REQUEST FOR FUNDING – 2019 JUNO AWARDS

RECOMMENDATION

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, \$150,000 **BE ALLOCATED** from the Tourism Infrastructure Reserve Fund to partially fund the construction of temporary outdoor programming space surrounding Budweiser Gardens as outlined in the 2019 JUNO Host Committee’s request.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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Strategic Priorities & Policy Committee, September 18, 2017, Agenda Item #4, 2019 Juno Week Bid
<https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=33807>

Strategic Priorities & Policy Committee, June 25, 2018, Agenda Item #2.2, Municipal Accommodation Tax – Required Agreements and By-laws
<https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=46809>

LINK TO THE STRATEGIC PLAN

- The 2019 JUNO Awards advances the following areas of focus and objectives of Council's Strategic Plan:
- Growing Our Economy
 - 4. Strategic, collaborative partnerships
 - A) Work better together for economic growth: Western Fair District, London Economic Development Corporation, London Hydro, London International Airport, Tourism London, London Convention Centre, Covent Garden Market, London Chamber of Commerce.

BACKGROUND

The JUNO Awards and JUNO Week events represent the largest cultural event in Canada and has evolved from an industry awards event to a weeklong festival that travels across the country. It encompasses both public-facing fan events and industry/networking opportunities featuring a diverse array of Canadian artists and emerging talent.

London will be hosting the 2019 JUNO Awards and as part of the successful bid process, Municipal Council approved a contribution of \$500,000 towards the \$1.7 million bid fee.

In recognition of the tourism significance of the event and the critical role the Host Committee plays in facilitating and coordinating city services, venue procurement and volunteers, Tourism London has also committed a \$150,000 operating grant to the JUNO Host Committee's budget. This grant may be used to leverage additional financial contributions to support the organization of local events and activities leading up to and including the awards night.

2019 JUNO Host Committee Funding Request

Attached as Appendix A is a request from the 2019 JUNO Host Committee requesting \$150,000 from the City’s Tourism Infrastructure Reserve Fund to construct temporary outdoor infrastructure surrounding Budweiser Gardens, which will include a red carpet viewing area, fan zone, and media staging area. The cost of the outdoor infrastructure is expected to exceed \$400,000. The JUNOS represent a tremendous opportunity to showcase London to the country. Providing interactive opportunities for residents and visitors to participate in the festivities plays a significant role in ensuring the overall success of the event. Civic Administration is therefore recommending that Council support this request, noting that this request can be supported without any impact on the tax supported budget.

Tourism Infrastructure Reserve Fund

The Tourism Infrastructure Reserve Fund (TIRF) was established in June 2018 for the purpose of funding initiatives/projects that support tourism, including but not limited to the following:

- a. Fund tourism related infrastructure projects;
- b. Finance new projects and improve venue capacity and sustainability in order to strengthen London’s ability to attract major tourism related events; and
- c. Leverage private sector and government capital investment to support initiatives that encourage tourism infrastructure development.

The source of revenue for the TIRF is the new Council-approved 4% Municipal Accommodation Tax (MAT) which is levied on transient accommodations in the City of London. Net revenue generated from the MAT is to be allocated equally to Tourism London and the City of London. The Ontario Restaurant Hotel & Motel Association (ORHMA) has been contracted to act as the agent for collection of MAT funds on behalf of the City of London.

The MAT was implemented in the City of London as of October 1, 2018. Based on the criteria for the application of MAT, thirty-nine (39) properties (hotels and motels) have been identified to collect and remit the MAT. In the first month of implementation, the MAT generated approximately \$322,000 in gross revenue. After implementation costs and collection fees, the City’s share (50%) is approximately \$150,000. Using conservative projections for hotel / motel stays in November and December, it is estimated that the year-end balance of the Tourism Infrastructure Reserve Fund will be in the range of \$340,000 - \$375,000 which will be sufficient to fund the current request from the 2019 JUNO Host Committee.

CONCLUSION

The 2019 JUNO Host Committee is requesting a \$150,000 contribution from the City of London to increase temporary venue capacity for the 2019 JUNO Awards and JUNO Week events. It is recommended that the City’s contribution be funded through a drawdown from the Tourism Infrastructure Reserve Fund.

PREPARED BY:	REVIEWED AND CONCURRED BY:
JOHN MILLSON, CPA, CGA SENIOR FINANCIAL BUSINESS ADMINISTRATOR	KYLE MURRAY, CPA, CA DIRECTOR, FINANCIAL PLANNING AND BUSINESS SUPPORT
RECOMMENDED BY:	
ANNA LISA BARBON, CPA, CGA MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER	

c: A. Dunbar
J. Winston

APPENDIX A

Dear Chair and Members of the Corporate Services Committee,

Re: Tourism Development Infrastructure Reserve Fund for Public Infrastructure During JUNO Week

As the 2019 JUNO Host Committee prepares to welcome the largest cultural event in Canada, The JUNO Awards, our team is working on numerous initiatives aimed at elevating London's footprint nationally.

The JUNO Awards are an engine of economic yield, consistently delivering an economic impact of over \$12-million; \$3.4-million of that is direct tourism spending attributed to the event.

The 2019 JUNO Host Committee is writing to request access to the already existing Tourism Development Infrastructure Reserve Fund. We are seeking \$150,000 to construct outdoor infrastructure surrounding Budweiser Gardens, which will include a red carpet viewing area, fan zone and media staging area.

The temporary structures will be in place from Thursday, March 14, 2019 - Monday, March 18, 2019 and house evening cultural programming. This will increase accessibility to art, music and culture for thousands in our community. Fans will be able to watch the red carpet program and broadcast outside the venue. This is something that has never been done before. The extra programming also substantially increasing overnight accommodation and spending in the days leading up to the Sunday award show.

The Canadian Academy of Recording Arts and Sciences (CARAS) will oversee all programming elements in collaboration with the host committee, along with other industry and brand partners. In its entirety, the cost for outdoor infrastructure is expected to exceed \$400,000.

The Tourism Development Infrastructure Reserve Fund is anticipated to net \$4-million annually, 50% of which is retained by the City of London in a reserve fund known as the TDIF. The TDIF exists finance tourism related projects.

A [report](#) dated January 29, 2019 states "dedicated financial support raised through tourism will be available to fund new and improved tourism infrastructure that will generate additional economic impact for London."

As a committee working on programming the largest cultural event in the country, we feel our current plans align with the above.

We respectfully request that City Council direct City of London staff to allocate \$150,000 from the already existing Tourism Development Infrastructure Reserve Fund earmarked for culturally significant event infrastructure, to the 2019 JUNO Host Committee to create outdoor infrastructure to enhance JUNOWeek festivities in London.

Sincerely,

Chris Campbell
Chair
2019 JUNO Host Committee

Marcy Redmond
Co-Chair
2019 JUNO Host Committee

TO:	CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE MEETING ON DECEMBER 11, 2018
FROM:	KELLY SCHERR, P.ENG., MBA, FEC MANAGING DIRECTOR - ENVIRONMENTAL & ENGINEERING SERVICES & CITY ENGINEER
SUBJECT:	OVERVIEW OF THE W12A LANDFILL MITIGATIVE MEASURES AND COMMUNITY ENHANCEMENT PROGRAM

RECOMMENDATION

That, on the recommendation of the Managing Director - Environmental & Engineering Services & City Engineer, this report **BE RECEIVED** for information.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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Relevant reports that can be found at www.london.ca under City Hall (Meetings) include:

- Minor Revisions to W12A Landfill Site Community Enhancement and Mitigative Measures Program, Civic Works Committee (CWC) Meeting on October 6, 2014, Agenda Item #10
- W12A Landfill Community Enhancement and Mitigative Measures Program, Environment and Transportation Committee (ETC) Meeting on May 11, 2009, Agenda Item #12
- City of London W12A Landfill Area Plan Study Meeting on Official Plan & Zoning By-Law Amendment, Planning Committee (PC) Meeting on Monday, February 9, 2009, Agenda Item #15

BACKGROUND

PURPOSE

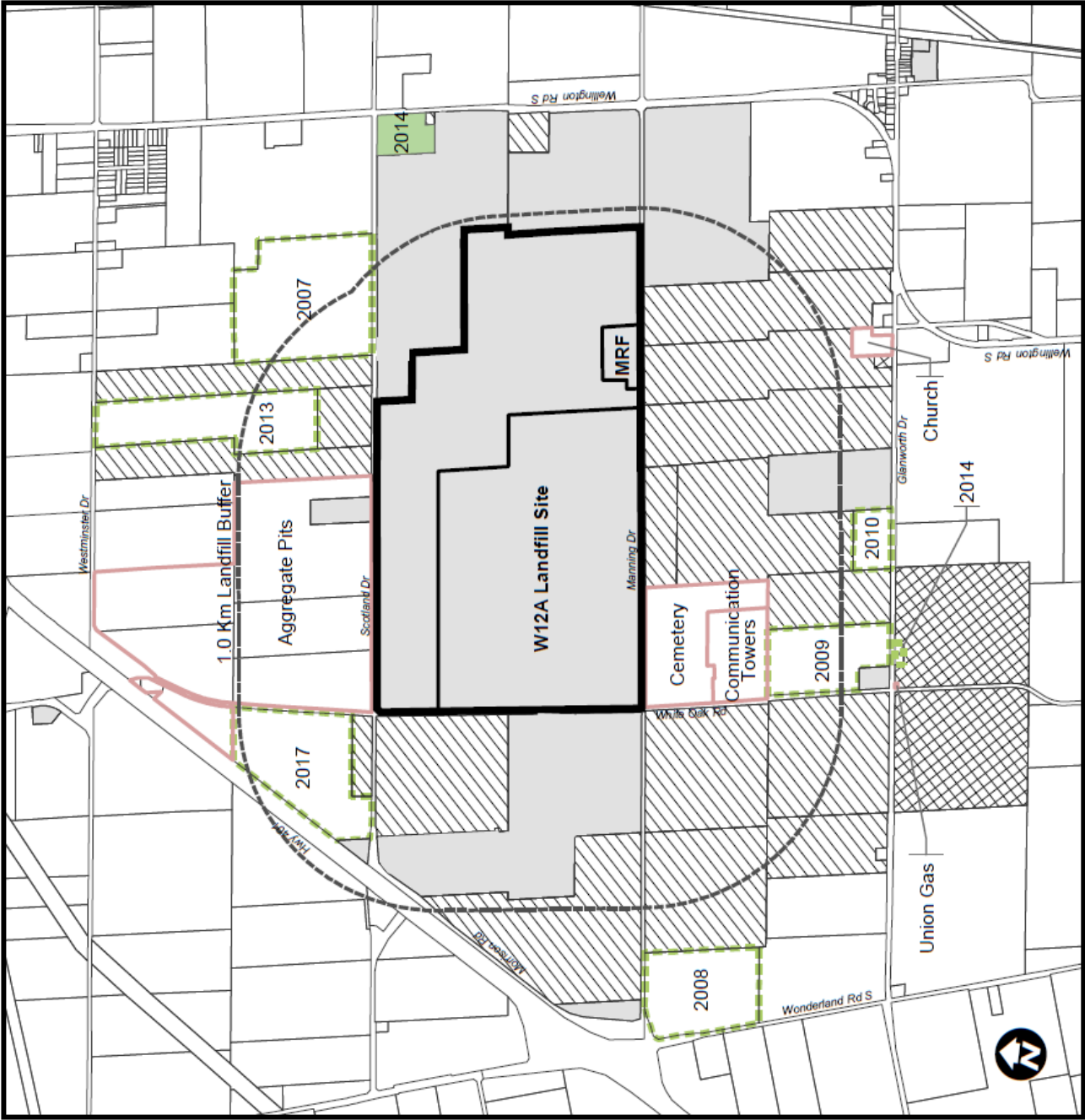
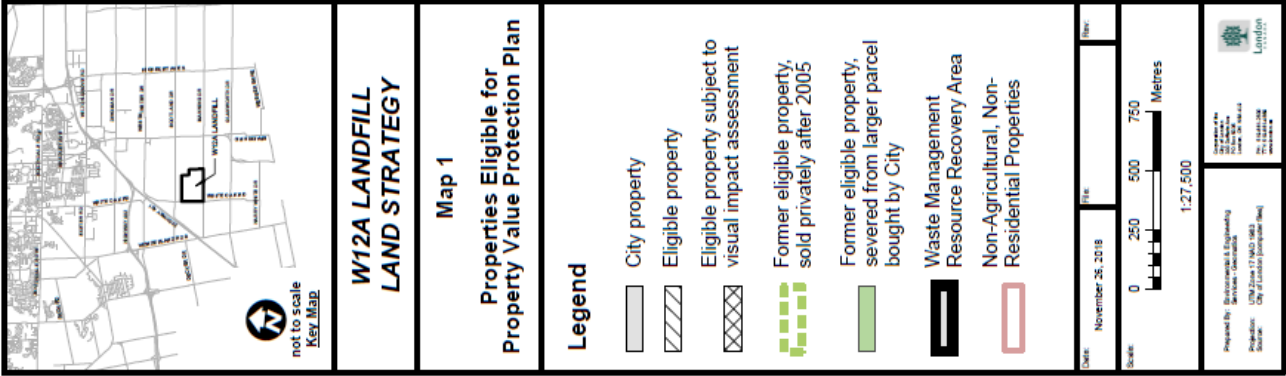
The purpose of this report is to update Committee and Council on the W12A Landfill Community Enhancement and Mitigative Measures Program.

CONTEXT

W12A Landfill and Waste Management & Resource Recovery Area
Municipal Council adopted the W12A Landfill Area Plan and the Official Plan and Zoning By-law amendments required to implement the W12A Landfill Area Plan in 2009. The purpose of the W12A Landfill Area Plan is to plan for the continued evolution of the W12A Landfill as an integrated waste management centre that utilizes environmentally responsible and sustainable operations and practices in achieving a high standard of compatibility with its environs and neighbours.

The W12A Area Plan included the establishment of a new designation in the Official Plan and carried forward in the London Plan, for the W12A Landfill and surrounding land called the Waste Management and Resource Recovery Area (WMRRA). The WMRRA is shown on Map 1.

Land within the WMRRA could be used for the expansion of the W12A Landfill as well as any future recycling, composting and/or resource recovery facilities required by the City. The first resource recovery facility to be sited on these lands was the City’s Regional Material Recovery Facility built in 2011.



The London Plan expanded the list of approved land uses to industries “involved in the processing, fabricating, or manufacturing of products using materials available from the Waste Management Resource Recovery Area, including alternative energy sources.” This allows for the possibility of an eco-industrial park to be established on these lands.

The Individual Environmental Assessment (EA) for long-term solid waste resource recovery and waste disposal plans will have a major influence over the current and future use of these lands.

DISCUSSION

W12A Landfill Community Enhancement and Mitigative Measures Program

In conjunction with the W12A Landfill Area Plan, the W12A Landfill Community Enhancement and Mitigative Measures Program was also approved by Council in 2009. This program is part of the City’s overall efforts to reduce and address the negative effects of the W12A Landfill on neighbouring properties and consists of a:

- property value protection plan;
- “right of first refusal” program;
- community mitigative measures fund; and,
- public liaison committee.

Property Value Protection Plan

Properties eligible for the property value protection plan are shown on Map 1. The property value protection plan requires the City to buy these properties at fair market value inclusive of a hypothetical assumption that the property is not in proximity to the W12A Landfill or alternatively pay the difference between the fair market value and a bona fide offer. The City has purchased sixteen of these properties under the property value protection plan. A copy of the property value protection plan is contained in Appendix A. Six properties near the landfill were purchased prior to the establishment of the Community Enhancement and Mitigative Measures Program.

Purchasing land in the vicinity of the landfill has several benefits to the City including:

- acting as a buffer for the existing landfill;
- protecting against short and long-term encroachment around the landfill site;
- reducing potential opposition to any long term plans that are developed for the WMRRA including future facilities and/or possible expansion the W12A Landfill; and,
- being seen as a “good neighbour” by residents in the area by dealing with the challenges that are posed by a landfill site.

“Right of First Refusal” Program

Property owners who are part of the “right of first refusal” program are obligated to allow the City to match any offers received for the property from others. In return these property owners receive an annual payment from the City which varies depending on the distance of their home from the landfill and the amount of garbage received in the previous year. About 35 properties are currently eligible for the program and the majority have joined (See Table 1 below). The current annual payments total approximately \$80,000.

Table 1 – “Right of First Refusal” Program

Group	Eligible Properties		Properties Currently Participating	Approximate Annual Payment
	Program Start	Currently Eligible		
House within 500 m	10	5	4	\$7,000
House between 500 & 1,000 m	3	0	0	\$4,700
House between 1,000 & 1,500 m	46	30	22	\$2,300
Total	59	35	26	

Community Mitigative Measures Fund

The Community Mitigative Measures Fund is used to address special circumstances in the broader community that are not covered by the other sections of the Community Enhancement and Mitigative Measures Program.

The fund started with an initial balance of \$350,000 in 2009. This represents the amount of money (including inflation and interest) the City would have had paid to the former Town of Westminster between 1993 and 2008 had the City not amalgamated the Town less funds already spent on community initiatives from the Sanitary Landfill Reverse Fund (i.e., funding connection to the municipal water system in Glanworth). Beginning in 2009, the fund received \$0.25 per tonne (adjusted for inflation annually) for each new tonne of waste buried at the landfill. The fund currently has a balance of approximately \$700,000.

Funds in the Community Mitigative Measures Fund can be used to cover the expenses of the W12A Public Liaison Committee (PLC) and on projects recommended by the W12A Landfill PLC.

Public Liaison Committee (PLC)

The W12A Landfill PLC serves as a focal point for dissemination, review and exchange of information and monitoring results relevant to the operation of the landfill. The majority of PLC members is made up of persons living near the landfill. The PLC meets regularly and meetings are open to the public.

The PLC is responsible for recommending projects or undertakings to the City that are paid for from the Community Mitigative Measures Fund. The Public Liaison Committee may disburse up to \$15,000 per year from the fund without Council approval on certain items (technical consultants related to landfill matters or community projects that enhance local social and/or recreational facilities or programs). Projects over \$15,000 must be approved by Council.

Long Term Waste Management Planning and Individual Environmental Assessment for the Expansion of the W12A Landfill Site

To plan for the future, the City is developing a long term Resource Recovery Strategy and a long term Residual Waste Disposal Strategy. The Resource Recovery Strategy involves the development of a plan to maximize waste reduction, reuse, recycling and resource recovery in an economically viable and environmentally responsible manner. The Resource Recovery Strategy includes the recently approved 60% Waste Diversion Action Plan.

The Residual Waste Disposal Strategy includes the completion of an Individual Environmental Assessment (EA) for the expansion of the W12A Landfill. An Environmental Assessment (EA) under the EA Act is a planning study that assesses environmental effects and advantages and disadvantages of a proposed project.

The first phase of the Individual EA process is the development of a Terms of Reference (ToR) for approval by the Minister of Environment, Conservation and Parks. The ToR becomes the framework or work plan for the preparation and review of the individual EA. The ToR allows the proponent (the City) to produce an EA that is more direct and easier to be reviewed by interested persons.

The City submitted its ToR for the expansion of the W12A Landfill to the Minister of Environment, Conservation and Parks for approval on October 12, 2018. Approval is expected in the spring 2019.

It is expected the W12A Landfill Community Enhancement and Mitigative Measures Program will be updated as part of the EA process.

ACKNOWLEDGEMENTS

This report was prepared with assistance from Mike Losee, Division Manager - Solid Waste Management and Bryan Baar, Manager - Realty Operations.

PREPARED AND SUBMITTED BY:	RECOMMENDED BY:
JAY STANFORD, M.A., M.P.A. DIRECTOR, ENVIRONMENT, FLEET & SOLID WASTE	KELLY SCHEER, P.ENG., MBA, FEC MANAGING DIRECTOR , ENVIRONMENTAL & ENGINEERING SERVICES & CITY ENGINEER

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Appendix A (Sample of the) W12A Landfill Property Value Protection Plan

- c: Anna Lisa Barbon Managing Director, Corporate Services and City Treasurer,
Chief Financial Officer
Bill Warner, Division Manager, Realty Services

APPENDIX A



W12A Landfill Property Value Protection Plan

This agreement is between:

The Corporation of the City of London (“City”)

and the owner(s) of _____, London, Ontario -Schedule “A”

(the “Owner(s)”)

The owners acknowledge that they wish to sell their property according to the procedures set forth in the W12A Landfill Property Value Protection Plan. These procedures are:

- a) The City will retain a qualified appraiser to estimate the value of the property as if there is no landfill nearby. Added value to the property by the presence of the landfill such as improved water supply or “right of first refusal” payments under this program shall not be reflected in the appraised value. The value of the property shall be determined as at the date of the notice.
- b) The property owner has the right to hire a qualified property appraiser of their choice and at their cost should there be disagreement the appraisal obtained by the City.
- c) If the difference between the two values is less than 10%, the City will accept the higher value as the appraised value of the property and guarantee this value.
- d) The Civic Administration will create a pool of qualified appraisers acceptable to the Manager of Realty Services. If the difference between the City’s and the Owner’s appraisals is more than 10% higher than the lower appraisal, the City and the Owner shall select a mutually agreed upon third appraiser from the pre-qualified pool who will conduct a peer review of the original appraisals and determine the fair market value of the property based on the information contained in the original appraisals. If the parties cannot agree on the choice of the third appraiser, either party may, in its sole and absolute discretion, opt out of this Property Value Protection Plan, and thereafter the Owner is at liberty to sell the property on the open market. The City and the Owner will share equally in the cost of the third appraiser.

If the difference between the City’s and the Owner’s appraisals is more than 20% higher than the lower appraisal, either party may, in its sole and absolute discretion, opt out of this Property Value Protection Plan, and thereafter the Owner is at liberty to sell the property on the open market.

- e) The values determined by the appraisers shall govern the determination of the value of the property for the purposes of the Property Value Protection Plan for a period of at least twelve months following the date of the written notice from the property owner. If an owner wishes to invoke the Property Value Protection Plan again after this twelve month period, the owner may do so subject to paragraph (j) following.
- f) Following the establishment of the appraised value of the property, the City may offer to purchase the property at the appraised value. If the City does not make such an offer, the owner will list the property with a realtor who will actively promote the property by advertising and by use of the Multiple Listing Service.
- g) If the owner does not receive a bona fide Offer to Purchase within six months of the date of listing with a realtor who has actively promoted the property by advertising and use of the Multiple Listing Service, then the owner may require the City to purchase it at the appraised value.

- h) If the owner receives a bona fide Offer to Purchase within six months which is less than the appraised value, then the owner may require the City to pay the difference between the purchased price and the appraised value qualified by a right of first refusal in any sale as per paragraph i).

- i) The Property Value Protection Plan is qualified by the retention by the City of a right of first refusal in any sale. In other words, rather than paying the difference between the offered price and the appraised value, the City may elect to purchase the land at the appraised value. The right of first refusal will be exercised by the City within twenty business days of receipt of the offer, where a business day is Monday through Friday inclusive and does not include a Statutory Holiday. The owner shall notify prospective third party purchasers of the existence of the City’s right of first refusal.

- j) The following governs the cost of the appraisals if an owner invokes the plan more than once.
 - In the event an owner invokes the Property Value Protection Plan after twelve months but prior to thirty-six months of having previously invoked the plan, the owner shall pay the full cost of all appraisals.

 - If the owner invokes the Plan between three to six years after last invoking the Plan, the cost of all of the appraisals shall be paid 50% by the owner.

 - If the owner invokes the Plan after six years of having previously invoked the Plan, paragraphs a), b) and d) would govern with respect to the cost of appraisals.

- k) Nothing in paragraphs j) shall prevent an application to the City by the owner to waive these subsections on compassionate grounds in extenuating circumstances.

- l) The Property Value Protection Plan will not apply to subsequent purchasers of the land.

- m) The Property Value Protection Plan will apply to sales by the estate of a deceased owner who would have been eligible if they were still alive. Subsequent owners who acquire the land by inheritance from an eligible owner are eligible.

- n) A subsequent owner who acquires land without application of the Property Value Protection Plan from a parent, spouse or person with who he or she has cohabited, as defined in the Family Law Act, is also an eligible owner under the Plan.

Signed:
The Corporation of the City of London

Date:

Mayor, Ed Holder

City Clerk, Catharine Saunders

Owners

AGENDA FOR TAX ADJUSTMENT APPLICATIONS

The enclosed Agenda is regarding Tax Adjustment Applications made to the City of London or by the City of London under Sections 357, 358 and 359 of the *Ontario Municipal Act, 2001*.

Section 357

Under Section 357 the municipality may cancel, reduce, or refund all or part of the taxes levied in the year in respect of which the application is made. Applications under Section 357 may include:

- A change in tax class as a result of a change event;
- land that has vacant or excess;
- land that has become exempt from taxation;
- a building on the land that has been razed, demolished or otherwise, or damaged by fire, demolition, or otherwise;
- the applicant is unable to pay taxes because of sickness or extreme poverty;
- a mobile unit was removed;
- an overcharge due to a clerical or factual error; or
- repairs or renovations to non-residential properties preventing the normal use of the land for at least three months.

Section 358

Under Section 358 the municipality may cancel, reduce, or refund all or part of the taxes levied on the land in one or both of the two years preceding the year in which the application is made. Applications under Section 358 are made for any overcharge caused by an error in the preparation of the assessment roll that is clerical or factual in nature, but not an error in judgment in assessing the property.

Section 359

Under Section 359 the municipality may increase taxes levied to the extent of any undercharge caused by a gross or manifest error that is clerical or factual in nature, but not an error in judgment in assessing the property.

Council Meeting

As per *Ontario Municipal Act* Sections 357.(5), 358.(9) and 359.(3), Council is required to hold a meeting to address Tax Adjustment Applications.

Notices

All property owners who have applications included on this agenda have been asked in writing to contact Taxation Division staff if they have any disagreement with the recommendation listed. If any property owner appears at a Corporate Services Committee meeting and has not notified Taxation Division staff of their disagreement with the listed recommendation then it is recommended that their particular application be deferred to the next Corporate Services Committee meeting and that Taxation Division staff be directed to meet with the applicant to review and clarify their concerns and that the application be rescheduled to the next Corporate Services Committee meeting.

A G E N D A
TAX ADJUSTMENT APPLICATIONS
(sorted by property street, then street number)

Corporate Services Committee
Tuesday, December 11, 2018, commencing at 1:00 PM
Council Chambers, City Hall

PROPERTY:	2249 Blackwater	TAX YEAR: 2016
ROLL NUMBER:	3936.090.450.76622.0000	APPLICATION No.: 2016-217
ASSESSED PERSON(S):	Drewlo Holdings Inc	
APPLICANT(S):	Paul Goulet	
APPEAL REASON:	Section 358, Gross or manifest error, factual or clerical - 358(1)	
DECISION:	No Recommendation	
TAX REDUCTION:	Zero	

PROPERTY:	2249 Blackwater	TAX YEAR: 2017
ROLL NUMBER:	3936.090.450.76622.0000	APPLICATION No.: 2017-151
ASSESSED PERSON(S):	Drewlo Holdings Inc	
APPLICANT(S):	Paul Goulet	
APPEAL REASON:	Section 358, Gross or manifest error, factual or clerical - 358(1)	
DECISION:	No Recommendation	
TAX REDUCTION:	Zero	

PROPERTY:	1286 Bramblewood Street	TAX YEAR: 2017
ROLL NUMBER:	3936.080.070.40500.0000	APPLICATION No.: 2017-146
ASSESSED PERSON(S):	Douglas Arthur Stapells Karen Louise Stapells	
APPLICANT(S):	Douglas Stapells	
APPEAL REASON:	Section 358, Gross or manifest error, factual or clerical - 358(1)	
DECISION:	Cancel 365 days of 2017 realty taxes on an assessment of \$26,500 RT–Residential Full Taxable.	
TAX REDUCTION:	\$ 360.52	

PROPERTY:	0 Chesterfield Ave	TAX YEAR: 2018
ROLL NUMBER:	3936.050.371.11500.0000	APPLICATION No.: 2018-45
ASSESSED PERSON(S):	City of London	
APPLICANT(S):	City of London c/o Yasmin Jiwani	
APPEAL REASON:	Section 357, Became Exempt - 357(1)(c)	
DECISION:	Cancel 123 days of 2018 realty taxes on an assessment of \$6,950 RT–Residential Full Taxable.	
TAX REDUCTION:	\$ 31.64	

PROPERTY:	193 Commissioners Road West	TAX YEAR: 2018
ROLL NUMBER:	3936.070.161.09700.0000	APPLICATION No.: 2018-42
ASSESSED PERSON(S):	2614442 ONTARIO INC	
APPLICANT(S):	Yossef Lavie	
APPEAL REASON:	Section 357, Ceases to be liable for tax at rate it was taxed - 357(1)(a)	
DECISION:	No Recommendation	
TAX REDUCTION:	Zero	

PROPERTY:	195 Dufferin Ave	TAX YEAR: 2017
ROLL NUMBER:	3936.010.010.07200.0000	APPLICATION No.: 2017-114
ASSESSED PERSON(S):	The Incorporated Synod of The Diocese of Huron	
APPLICANT(S):	DMA Canada c/o Matt Cunningham	
APPEAL REASON:	Section 357, Repairs or renovations preventing normal use greater than 3 months 357(1)(g)	
DECISION:	Cancel 184 days of 2017 realty taxes at a rate of 30% on an assessment of \$256,449 CT–Commercial Full Taxable. Cancel 184 days of 2017 realty taxes at a rate of 30% on an assessment of \$452,165 DT–Office Building Full Taxable. Cancel Business Improvement Area (BIA) adjustment of \$266.31.	
TAX REDUCTION:	\$4,224.83	

PROPERTY:	505-507 Dundas Street	TAX YEAR: 2017
ROLL NUMBER:	3936.050.030.00700.0000	APPLICATION No.: 2017-153
ASSESSED PERSON(S):	The LONDON Cross-Cultural Learner Centre	
APPLICANT(S):	The LONDON Cross-Cultural Learner Centre c/o Steven Dai	
APPEAL REASON:	Section 357, Became Exempt - 357(1)(c)	
DECISION:	Cancel 365 days of 2017 realty taxes on an assessment of \$44,875 CT–Commercial Full Taxable. Cancel 365 days of 2017 realty taxes on an assessment of \$13,675 RT–Residential Full Taxable.	
TAX REDUCTION:	\$1,843.64	

PROPERTY:	505-507 Dundas Street	TAX YEAR: 2018
ROLL NUMBER:	3936.050.030.00700.0000	APPLICATION No.: 2018-36
ASSESSED PERSON(S):	The LONDON Cross-Cultural Learner Centre	
APPLICANT(S):	The LONDON Cross-Cultural Learner Centre c/o Steven Dai	
APPEAL REASON:	Section 357, Became Exempt - 357(1)(c)	
DECISION:	No Recommendation	

TAX REDUCTION: Zero

PROPERTY:	190 Edinburgh Street	TAX YEAR: 2018
ROLL NUMBER:	3936.010.200.09300.0000	APPLICATION No.: 2018-20
ASSESSED PERSON(S):	Martin Oreskovic Michael Oreskovic	
APPLICANT(S):	Martin Oreskovic	
APPEAL REASON:	Section 357, Razed by fire, demolition or otherwise - 357(1)(d)(i)	
DECISION:	Cancel 260 days of 2018 realty taxes on an assessment of \$94,666 RT–Residential Full Taxable.	
TAX REDUCTION:	\$ 910.90	
PROPERTY:	1640 Fanshawe Park Road West	TAX YEAR: 2017
ROLL NUMBER:	3936.090.460.14100.0000	APPLICATION No.: 2017-158
ASSESSED PERSON(S):	Copp Lintied	
APPLICANT(S):	Corporation of the City of London	
APPEAL REASON:	Section 359, Increase of taxes - 359(1)	
DECISION:	Add on 365 days of 2017 realty taxes on an assessment of \$701,360 CT–Commercial Full Taxable. Add on 365 days of 2017 realty taxes on an assessment of \$606,640 CU–Commercial Excess Land.	
TAX INCREASE:	\$41,592.66	
PROPERTY:	502 First Street	TAX YEAR: 2017
ROLL NUMBER:	3936.030.260.13700.0000	APPLICATION No.: 2017-104
ASSESSED PERSON(S):	1441128 ONTARIO INC	
APPLICANT(S):	Nick Enns Consulting	
APPEAL REASON:	Section 357, Ceases to be liable for tax at rate it was taxed - 357(1)(a)	
DECISION:	No Recommendation	
TAX REDUCTION:	Zero	
PROPERTY:	163 Grenfell Place	TAX YEAR: 2018
ROLL NUMBER:	3936.020.500.03023.0000	APPLICATION No.: 2018-33
ASSESSED PERSON(S):	Susan Lynne Daub Steven Lloyd Daub	
APPLICANT(S):	Steven Lloyd Daub	
APPEAL REASON:	Section 357, Became Exempt - 357(1)(c)	
DECISION:	No Recommendation	
TAX REDUCTION:	Zero	
PROPERTY:	6 Lisa Court	TAX YEAR: 2017
ROLL NUMBER:	3936.050.070.04818.0000	APPLICATION No.: 2017-31

ASSESSED PERSON(S): Brittany Homes Ltd
APPLICANT(S): C/O Phil Megaro
Brittany Homes Ltd
APPEAL REASON: Section 357, Gross or manifest error, factual or clerical - 357(1)(f)
DECISION: No Recommendation
TAX REDUCTION: Zero

PROPERTY: 7620 Longwoods Road TAX YEAR: 2016
ROLL NUMBER: 3936.080.070.08100.0000 APPLICATION No.: 2016-220
ASSESSED PERSON(S): Jacqueline Caranci
Stefano Caranci

APPLICANT(S): Jacqueline Caranci
APPEAL REASON: Section 357, Razed by fire, demolition or otherwise - 357(1)(d)(i)
DECISION: No Recommendation
TAX REDUCTION: Zero

PROPERTY: 7620 Longwoods Road TAX YEAR: 2017
ROLL NUMBER: 3936.080.070.08100.0000 APPLICATION No.: 2017-157
ASSESSED PERSON(S): Jacqueline Caranci
Stefano Caranci

APPLICANT(S): Jacqueline Caranci
APPEAL REASON: Section 358, Gross or manifest error, factual or clerical - 358(1)
DECISION: Cancel 365 days of 2017 realty taxes on an assessment of \$88,500 RT–Residential Full Taxable.
TAX REDUCTION: \$1,203.99

PROPERTY: 2547 Main Street TAX YEAR: 2018
ROLL NUMBER: 3936.080.000.61400.0000 APPLICATION No.: 2018-43
ASSESSED PERSON(S): Mariusz Wojciechowski
APPLICANT(S): Mariusz Wojciechowski
APPEAL REASON: Section 357, Became Exempt - 357(1)(c)
DECISION: Cancel 365 days of 2018 realty taxes on an assessment of \$26,512 CT–Commercial Full Taxable.
TAX REDUCTION: \$ 959.46

PROPERTY: 165 Oxford Street East TAX YEAR: 2018
ROLL NUMBER: 3936.010.090.01100.0000 APPLICATION No.: 2018-30
ASSESSED PERSON(S): Bruce Leonard Jones

APPLICANT(S): Bruce Jones
APPEAL REASON: Section 357, Ceases to be liable for tax at rate it was taxed - 357(1)(a)
DECISION: Cancel 266 days of 2018 realty taxes on an assessment of \$237,191 CT–Commercial Full Taxable. Add 266 days of 2018 realty taxes on an assessment of \$260,928 RT–Residential Full Taxable. Cancel Business Improvement Area (BIA) adjustment of \$415.72.
TAX REDUCTION: \$4,102.72

PROPERTY: 1866 Reilly Walk TAX YEAR: 2015
ROLL NUMBER: 3936.090.440.26341.0000 APPLICATION No.: 2015-234
ASSESSED PERSON(S): Nayngim Cheam
Taing Ly
APPLICANT(S): Nayngim Cheam
Taing Ly
APPEAL REASON: Section 358, Gross or manifest error, factual or clerical - 358(1)
DECISION: Cancel days 365 of 2015 realty taxes on an assessment of \$25,371 RT–Residential Full Taxable.
TAX REDUCTION: \$ 346.74

PROPERTY: 1057 Richmond Street TAX YEAR: 2018
ROLL NUMBER: 3936.010.530.01200.0000 APPLICATION No.: 2018-44
ASSESSED PERSON(S): Thrive Real Estate Development Corp.
APPLICANT(S): Mei Tong
APPEAL REASON: Section 357, Razed by fire, demolition or otherwise - 357(1)(d)(i)
DECISION: Cancel 275 days of 2018 realty taxes on an assessment of \$117,928 RT–Residential Full Taxable.
TAX REDUCTION: \$1,200.20

PROPERTY: 332 Riverside Drive TAX YEAR: 2016
ROLL NUMBER: 3936.010.231.02200.0000 APPLICATION No.: 2016-188
ASSESSED PERSON(S): Morgan Pavia
APPLICANT(S): Morgan Pavia
APPEAL REASON: Section 357, Razed by fire, demolition or otherwise - 357(1)(d)(i)
DECISION: No Recommendation
TAX REDUCTION: Zero

PROPERTY: 3595 Scotland Drive TAX YEAR: 2018
ROLL NUMBER: 3936.080.020.16500.0000 APPLICATION No.: 2018-32
ASSESSED PERSON(S): City of London
APPLICANT(S): City of London
c/o Realty Services - Tony Staltari

APPEAL REASON: Section 357, Became Exempt - 357(1)(c)
DECISION: Cancel days 365 of 2018 realty taxes on an assessment of \$406,500
CT–Commercial Full Taxable.
TAX REDUCTION: \$14,711.16

PROPERTY: 1164 St. Anthony Road TAX YEAR: 2016
ROLL NUMBER: 3936.010.330.09700.0000 APPLICATION No.: 2016-221
ASSESSED PERSON(S): Derick Darmendra Mahipaul
Susan Lynn Mahipaul
APPLICANT(S): Derick Mahipaul
Susan Mahipaul
APPEAL REASON: Section 357, Razed by fire, demolition or otherwise - 357(1)(d)(i)
DECISION: No Recommendation
TAX REDUCTION: Zero

PROPERTY: 1164 St. Anthony Road TAX YEAR: 2017
ROLL NUMBER: 3936.010.330.09700.0000 APPLICATION No.: 2017-159
ASSESSED PERSON(S): Derick Darmendra Mahipaul
Susan Lynn Mahipaul
APPLICANT(S): Derick Mahipaul
Susan Mahipaul
APPEAL REASON: Section 358, Gross or manifest error, factual or clerical - 358(1)
DECISION: Cancel 365 days of 2017 realty taxes on an assessment of \$317,250
RT–Residential Full Taxable.
TAX REDUCTION: \$4,316.01

PROPERTY: 74 Stanley Street TAX YEAR: 2016
ROLL NUMBER: 3936.060.060.04400.0000 APPLICATION No.: 2016-200
ASSESSED PERSON(S): David Ian Russell
APPLICANT(S): David Russell
APPEAL REASON: Section 358, Gross or manifest error, factual or clerical - 358(1)
DECISION: No Recommendation
TAX REDUCTION: Zero

PROPERTY: 74 Stanley Street TAX YEAR: 2017
ROLL NUMBER: 3936.060.060.04400.0000 APPLICATION No.: 2017-116
ASSESSED PERSON(S): David Ian Russell
APPLICANT(S): David Russell
APPEAL REASON: Section 358, Gross or manifest error, factual or clerical - 358(1)
DECISION: No Recommendation
TAX REDUCTION: Zero

PROPERTY:	500 Talbot Street	TAX YEAR: 2017
ROLL NUMBER:	3936.010.010.00112.0000	APPLICATION No.: 2017-95
ASSESSED PERSON(S):	Marion Jean Carter	
APPLICANT(S):	Marion - Ralph Carter	
APPEAL REASON:	Section 357, Ceases to be liable for tax at rate it was taxed - 357(1)(a)	
DECISION:	No Recommendation	
TAX REDUCTION:	Zero	

PROPERTY:	616 WATERLOO ST	TAX YEAR: 2016
ROLL NUMBER:	3936.020.150.10900.0000	APPLICATION No.: 2016-222
ASSESSED PERSON(S):	GELDON PROPERTIES HOLDINGS INC	
APPLICANT(S):	Paul Onn	
APPEAL REASON:	Section 358, Gross or manifest error, factual or clerical - 358(1)	
DECISION:	Cancel 366 days of 2016 realty taxes on an assessment of \$41,200 CT–Commercial Full Taxable. Add 366 days of 2016 realty taxes on an assessment of \$41,200 RT–Residential Full Taxable.	
TAX REDUCTION:	\$ 959.08	

PROPERTY:	616 WATERLOO ST	TAX YEAR: 2017
ROLL NUMBER:	3936.020.150.10900.0000	APPLICATION No.: 2017-160
ASSESSED PERSON(S):	GELDON PROPERTIES HOLDINGS INC	
APPLICANT(S):	Paul Onn	
APPEAL REASON:	Section 358, Gross or manifest error, factual or clerical - 358(1)	
DECISION:	Cancel 365 days of 2017 realty taxes on an assessment of \$41,825 CT–Commercial Full Taxable. Add 365 days of 2017 realty taxes on an assessment of \$41,825 RT–Residential Full Taxable. Cancel 70 days of 2017 realty taxes on an assessment of \$5,456 CT–Commercial Full Taxable. Add 70 days of 2017 realty taxes on an assessment of \$5,456 RT–Residential Full Taxable.	
TAX REDUCTION:	\$1,000.35	

PROPERTY:	616 WATERLOO ST	TAX YEAR: 2018
ROLL NUMBER:	3936.020.150.10900.0000	APPLICATION No.: 2018-47
ASSESSED PERSON(S):	GELDON PROPERTIES HOLDINGS INC	
APPLICANT(S):	Paul Onn	
APPEAL REASON:	Section 358, Gross or manifest error, factual or clerical - 358(1)	
DECISION:	Cancel 365 days of 2018 realty taxes on an assessment of \$49,037 CT–Commercial Full Taxable. Add 365 days of 2018 realty taxes on an assessment of \$49,064 RT–Residential Full Taxable.	
TAX REDUCTION:	\$1,111.87	

PROPERTY:	875 Wellington Road	TAX YEAR: 2015
ROLL NUMBER:	3936.060.580.37100.0000	APPLICATION No.: 2015-237
ASSESSED PERSON(S):	Wellington Harlech Centre Inc	
APPLICANT(S):	DMA Canada c/o Bill Mayuk	
APPEAL REASON:	Section 358, Gross or manifest error, factual or clerical - 358(1)	
DECISION:	Cancel 365 days of 2015 realty taxes on an assessment of \$98,841 CT–Commercial Full Taxable.	
TAX REDUCTION:	\$3,671.78	
PROPERTY:	875 Wellington Road	TAX YEAR: 2017
ROLL NUMBER:	3936.060.580.37100.0000	APPLICATION No.: 2017-93
ASSESSED PERSON(S):	Wellington Harlech Centre Inc	
APPLICANT(S):	DMA Canada c/o Bill Mayuk	
APPEAL REASON:	Section 358, Gross or manifest error, factual or clerical - 358(1)	
DECISION:	Cancel 365 days of 2017 realty taxes on an assessment of \$96,000 XT–Commercial (New Construction) Full Taxable.	
TAX REDUCTION:	\$3,306.06	
PROPERTY:	977-981 Wellington Road	TAX YEAR: 2017
ROLL NUMBER:	3936.060.580.37104.0000	APPLICATION No.: 2017-113
ASSESSED PERSON(S):	Partners Reit	
APPLICANT(S):	Altus Group c/o David Coulter	
APPEAL REASON:	Section 357, Gross or manifest error, factual or clerical - 357(1)(f)	
DECISION:	Add on 365 days of 2017 realty taxes on an assessment of \$76,300 CT–Commercial Full Taxable. Cancel 365 days of 2017 realty taxes on an assessment of \$827,300 ST–Shopping Center Full Taxable.	
TAX REDUCTION:	\$27,740.56	
PROPERTY:	120 York Street	TAX YEAR: 2017
ROLL NUMBER:	3936.060.050.09100.0000	APPLICATION No.: 2017-127
ASSESSED PERSON(S):	Farhi Holdings Corporation	
APPLICANT(S):	Steve Pocrnic	
APPEAL REASON:	Section 357, Razed by fire, demolition or otherwise - 357(1)(d)(i)	
DECISION:	Cancel 184 days of 2017 realty taxes on an assessment of \$118,453 CT–Commercial Full Taxable. Cancel 184 days of 2017 realty taxes on an assessment of \$38,375 ST–Shopping Center Full Taxable. Cancel Business Improvement Area (BIA) adjustment of \$196.46.	
TAX REDUCTION:	\$3,116.74	

**TAX ADJUSTMENT APPLICATIONS
INDEX BY ASSESSED PERSON (APPLICANT)**

Assessed Person <i>(Applicant)</i>	App'tn No.	Property
1441128 ONTARIO INC <i>(Nick Enns Consulting)</i>	2017-104	502 First Street
2614442 ONTARIO INC <i>(Yossef Lavie)</i>	2018-42	193 Commissioners Road West
Brittany Homes Ltd <i>(C/O Phil Megaro Brittany Homes Ltd)</i>	2017-31	6 Lisa Court
Bruce Leonard Jones <i>(Bruce Jones)</i>	2018-30	165 Oxford Street East
City of London <i>(City of London c/o Yasmin Jiwani)</i>	2018-45	0 Chesterfield Ave
City of London <i>(City of London c/o Realty Services - Tony Staltari)</i>	2018-32	3595 Scotland Drive
Copp Lintied <i>(Corporation of the City of London)</i>	2017-158	1640 Fanshawe Park Road West
David Ian Russell <i>(David Russell)</i>	2016-200	74 Stanley Street
David Ian Russell <i>(David Russell)</i>	2017-116	74 Stanley Street
Derick Darmendra Mahipaul Susan Lynn Mahipaul <i>(Derick Mahipaul Susan Mahipaul)</i>	2016-221	1164 St. Anthony Road
Derick Darmendra Mahipaul Susan Lynn Mahipaul <i>(Derick Mahipaul Susan Mahipaul)</i>	2017-159	1164 St. Anthony Road
Douglas Arthur Stapells Karen Louise Stapells <i>(Douglas Stapells)</i>	2017-146	1286 Bramblewood Street
Drewlo Holdings Inc <i>(Paul Goulet)</i>	2016-217	2249 Blackwater
Drewlo Holdings Inc <i>(Paul Goulet)</i>	2017-151	2249 Blackwater
Farhi Holdings Corporation <i>(Steve Pocrníc)</i>	2017-127	120 York Street
GELDON PROPERTIES HOLDINGS INC <i>(Paul Onn)</i>	2016-222	616 WATERLOO ST
GELDON PROPERTIES HOLDINGS INC <i>(Paul Onn)</i>	2017-160	616 WATERLOO ST
GELDON PROPERTIES HOLDINGS INC <i>(Paul Onn)</i>	2018-47	616 WATERLOO ST
Jacqueline Caranci Stefano Caranci <i>(Jacqueline Caranci)</i>	2016-220	7620 Longwoods Road
Jacqueline Caranci Stefano Caranci <i>(Jacqueline Caranci)</i>	2017-157	7620 Longwoods Road
Marion Jean Carter <i>(Marion - Ralph Carter)</i>	2017-95	500 Talbot Street
Mariusz Wojciechowski <i>(Mariusz Wojciechowski)</i>	2018-43	2547 Main Street

Assessed Person <i>(Applicant)</i>	App'tn No.	Property
Martin Oreskovic Michael Oreskovic <i>(Martin Oreskovic)</i>	2018-20	190 Edinburgh Street
Morgan Pavia <i>(Morgan Pavia)</i>	2016-188	332 Riverside Drive
Nayngim Cheam Taing Ly <i>(Nayngim Cheam</i> <i>Taing Ly)</i>	2015-234	1866 Reilly Walk
Partners Reit <i>(Altus Group</i> <i>c/o David Coulter)</i>	2017-113	977-981 Wellington Road
Susan Lynne Daub Steven Lloyd Daub <i>(Steven Lloyd Daub)</i>	2018-33	163 Grenfell Place
The Incorporated Synod of The Diocese of Huron <i>(DMA Canada</i> <i>c/o Matt Cunningham)</i>	2017-114	195 Dufferin Ave
The LONDON Cross-Cultural Learner Centre <i>(The LONDON Cross-Cultural Learner</i> <i>Centre</i> <i>c/o Steven Dai)</i>	2017-153	505-507 Dundas Street
The LONDON Cross-Cultural Learner Centre <i>(The LONDON Cross-Cultural Learner</i> <i>Centre</i> <i>c/o Steven Dai)</i>	2018-36	505-507 Dundas Street
Thrive Real Estate Development Corp. <i>(Mei Tong)</i>	2018-44	1057 Richmond Street
Wellington Harlech Centre Inc <i>(DMA Canada</i> <i>c/o Bill Mayuk)</i>	2015-237	875 Wellington Road
Wellington Harlech Centre Inc <i>(DMA Canada</i> <i>c/o Bill Mayuk)</i>	2017-93	875 Wellington Road

From: "van Holst, Michael" <mvanholst@london.ca>

Date: November 30, 2018 at 2:11:57 PM EST

To: "Westlake-Power, Barb" <bwestlake@london.ca>

Cc: "Saunders, Cathy" <csaunder@london.ca>

Subject: CSC communication

Dear chair and members of the Corporate Services Committee,

I would like to request that the following topics be referred to the first meeting of the Governance Working Group:

1) Council expense restrictions

Since all expenses are posted publicly, is there a need for such a restrictive list of permissible uses?

2) Council policy for debate at standing committee meetings

In order to ensure committee work is done at committee, should non-committee councillors be allowed to participate in the debates?

Sincerely,

Michael van Holst
Councillor Ward 1