

ALGOMA CONDOMINIUM CORPORATION #13
2 Frame Crescent
Elliot Lake, ON
P5A 2S5

January 17, 2017

Mayor and Council
City of Elliot Lake
45 Hillside Drive North
Elliot Lake, ON P5A 1X5

Re: Request for Tax Adjustment

Algoma Condominium Corporation #13 (ACC #13) requests Council to review and fairly adjust the tax rate applied to the 106 family homes located on Frame Crescent. We believe a reduction in the tax rate would be reasonable as there are many City services which the homeowners in the condominium pay taxes for but do not receive.

Listed below are annual expenses which ACC #13 pays for in addition to paying taxes at the same rate as homeowners in the rest of the City. These are all items which the City supplies at no additional cost and are otherwise covered by taxes.

Annual operating costs which ACC #13 pays for;

	AVERAGE ANNUAL COST
Street Lights - Hydro	2,297.00
- Repairs	753.00
Fire Hydrants – Lease	50.00
- snow clearing	175.00
Garbage Bins – Cost of Bins	0
- Repairs	1,215.00
Snow Plowing /Sanding of roadway	11,937.00
Catch Basin Cleaning	621.00
Sanitary Sewer Flushing	1,356.00
	0
Total	\$18,404.00

In addition, the Condominium pays for capital expenses normally paid for by the City. Forecast in the coming years, the condo corporation will be spending approximately \$1,400 per unit per year in basic repairs and maintenance costs, or \$148,400 per year spent in the community, on behalf of the owners. Major expenses include;

- The roadway maintenance/repaving costs are estimated to be \$311,339.00
- The cost of repair/replacement of garbage bin and pads is estimated to be \$60,000.00 in the next few years
- Installation of a new catch basins at a cost of \$38,609.00.

The foregoing are all items which taxpayers in the rest of the city have covered by the tax contributions. The condominium pays for them twice.

Further for your consideration are two issues.

- The 106 homes in the condominium do not have garbage pick-up at their residences. Instead they are required to walk to dumpsters located on the property.
- For some unknown reason, the City does not conduct snow removal or plowing of that portion of Frame Crescent leading from Axmith Dr. to the condo property line. Instead, it continuously blocks the road when plowing Axmith as if Frame Crescent were a driveway. This has resulted in additional snow-plowing expense to the Corporation in order to reduce this safety hazard.

We are requesting Council reduce the mil-rate applied to residences within the condominium and recommend that an adjustment of ten percent less taxes would be fair and reasonable.

On behalf of the Corporation,

Thomas J. Turner
President
Algoma Condominium Corporation No. 13
Elliot Lake, ON
705-849-1294