

Infrastructure Services Report to  
Infrastructure and Planning Committee  
2025 March 06

ISC: UNRESTRICTED  
IP2025-0215

## **Reserve Bids for Properties in the 2025 Real Estate Public Auction**

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### **PURPOSE**

This report requests approval to authorize the recommendations set forth in the Attachments including the approval of the Reserve Bids for properties in the 2025 Real Estate Public Auction.

### **PREVIOUS COUNCIL DIRECTION**

Not Applicable

#### **RECOMMENDATIONS:**

That the Infrastructure and Planning Committee recommends that Council:

1. Authorize the Recommendations as outlined in Attachment 1; and
2. Approve the Reserve Bids for Properties in the 2025 Real Estate Public Auction as outlined in Attachment 3.

#### **RECOMMENDATION OF THE INFRASTRUCTURE AND PLANNING COMMITTEE, 2025 MARCH 6:**

That Council:

1. Authorize the Recommendations as outlined in Attachment 1; and
2. Approve the Reserve Bids for Properties in the 2025 Real Estate Public Auction as outlined in Attachment 3.

### **CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS**

The General Manager, Infrastructure Services concurs with this report.

### **HIGHLIGHTS**

- In accordance with the *Municipal Government Act* Chapter M-26 RSA 2000, Part 10, Division 8 and 8.1, Administration holds a public auction of properties that have a Tax Notification registered on the Certificate of Title or a tax recovery lien on designated manufactured home for property tax arrears.
- This year the public auction is scheduled on 2025 April 24 at 10 a.m. in the Municipal Complex.
- The public auction matters as it is a method for The City of Calgary ("The City") to recover outstanding property taxes.
- Prior to the public auction date, The City follows an extensive notification process with the property owners to have the outstanding property taxes paid.
- Through a creative, compassionate, and collaborative approach, Credit & Collections explores potential payment options to collect outstanding taxes.
- The Real Estate Public Auction is used as the last resort to recover tax debts. Property owners have a right up to the start of the auction to pay the outstanding taxes owed and have the property removed from the auction.

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### **DISCUSSION**

The City relies on the collection of property taxes to provide services, maintain and build infrastructure and make Calgary a great place to live. Each year, The City holds a public auction of properties that have a tax notification registered on the certificate of title for outstanding property taxes. This public auction is known as the Real Estate Public Auction. For a property or designated manufactured home to be placed in the Real Estate Public Auction, a tax notification or a tax recovery lien is registered against the parcel that is in tax arrears for several years. If the tax arrears are not paid within one year of the registration of the tax notification, the property must be offered for sale at a public auction in accordance with the *Municipal Government Act*.

Before the Real Estate Public Auction, Credit & Collections within the Finance Operations department, works with property owners to facilitate the payment of outstanding taxes. Property tax debt can be very stressful for individuals, families, and businesses, and Credit & Collections actively works with property owners who have outstanding property taxes of more than one year and are at risk of tax recovery action.

Through a creative, compassionate, and collaborative approach, Credit & Collections explores potential payment options to assist homeowners. These options are customized to each owner's situation, and often, Credit & Collections creates and designs a payment plan with the owner for the successful recovery of the outstanding property taxes. In certain situations where there is no mortgage holder, the owner has the option of entering into a memorandum agreement with The City on a possible payment plan. Credit & Collections can also refer owners to social aid agencies where warranted. The Real Estate Public Auction is used as the last resort to recover tax debts and property owners have right up to the start of the auction to pay the outstanding taxes owed and have the property removed from the auction. It should be noted that historically very few properties remain at risk of going to the public auction after the extensive work undertaken by Credit & Collections.

Pursuant to the *Municipal Government Act*, a municipality must by resolution, fix a minimum sale price for each parcel, which shall be the Reserve Bid and any conditions that apply to the sale. The Sales & Acquisitions Section of Real Estate & Development Services has reviewed the properties in the 2025 Real Estate Public Auction prior to the determination of the reserve bids and has compiled a schedule of Reserve Bids representing the minimum sale price at the auction, as shown in Attachment 3.

For the properties that are not sold at the public auction, these properties can still be made available for sale to the public through The City's standard sales process through Real Estate & Development Services.

Overall, The City strives to work with property owners to resolve outstanding tax debts in a fair and compassionate manner while also ensuring that it can continue to provide essential services to the community.

### **Valuation**

The City has viewed all properties included in the Reserve Bid Listing (Attachment 3) and determined an estimate of market value to be used as the Reserve Bid for each parcel. The

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Reserve Bid represents the minimum bid that will be accepted for each parcel during the Real Estate Public Auction.

### **EXTERNAL ENGAGEMENT AND COMMUNICATION**

- |                                     |   |                                     |   |
|-------------------------------------|---|-------------------------------------|---|
| <input type="checkbox"/>            | Public engagement was undertaken        | <input checked="" type="checkbox"/> | Dialogue with interested parties was undertaken     |
| <input checked="" type="checkbox"/> | Public/interested parties were informed | <input type="checkbox"/>            | Public communication or engagement was not required |

As per the *Municipal Government Act*, tax recovery notifications are registered on title and owner(s) are also notified directly that their property is on the tax arrears list.

The public auction will be advertised prior to the auction. This advertising is consistent with previous years and is a requirement pursuant to the *Municipal Government Act*.

### **IMPLICATIONS**

#### **Social**

The Real Estate Public Auction is a required part of the tax collection process to ensure the payment of property taxes. Property taxes fund many municipal services to Calgarians and support Council priorities and policies.

#### **Environmental**

The properties will not be reviewed in accordance with The City's Sales, Acquisitions and Leases Environmental (S.A.L.E.) Policy as they will be sold "as is, where is".

#### **Economic**

Not Applicable

#### **Service and Financial Implications**

#### **Other:**

The net proceeds from any sale will be transferred to the Tax Forfeiture account. The previous owner(s) may then make an application to the court to obtain those proceeds. If proceeds from a sale are not claimed within 10 years from the date of the public auction or the date of a sale, The City may, for any purpose, use those proceeds.

### **RISK**

If the recommendations are not approved, The City will not be in compliance with the requirements set forth in the *Municipal Government Act* regarding its obligations to set the Reserve Bids for the 2025 Real Estate Public Auction. The 2025 March 6 meeting of Infrastructure and Planning Committee is the last available opportunity to bring this report forward for Council approval prior to the 2025 April 24 date scheduled for the Real Estate Public Auction. The impact of all risks is considered medium while the likelihood of all risks is considered low.

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**ATTACHMENTS**

1. Recommendations
2. 2025 Real Estate Public Auction Advertisement
3. Reserve Bid Listing
4. Presentation

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Michael Thompson, General Manager	Infrastructure Services	Approve
Campbell Berry, Director	Real Estate & Development Services	Approve
Eddie Lee, Director	Assessment and Tax	Inform

Author: Gusa, Chris, Real Estate & Development Services

**City Clerks: K. Picketts / J. Palaschuk**