

Revitalizing Downtown Airdrie

Exploring the Community Revitalization Levy (CRL)



Stephen Utz, RPP, MCIP

Director, Strategic Growth and
Investment



Gillian Greene, AMAA

Non-Residential Senior
Assessor



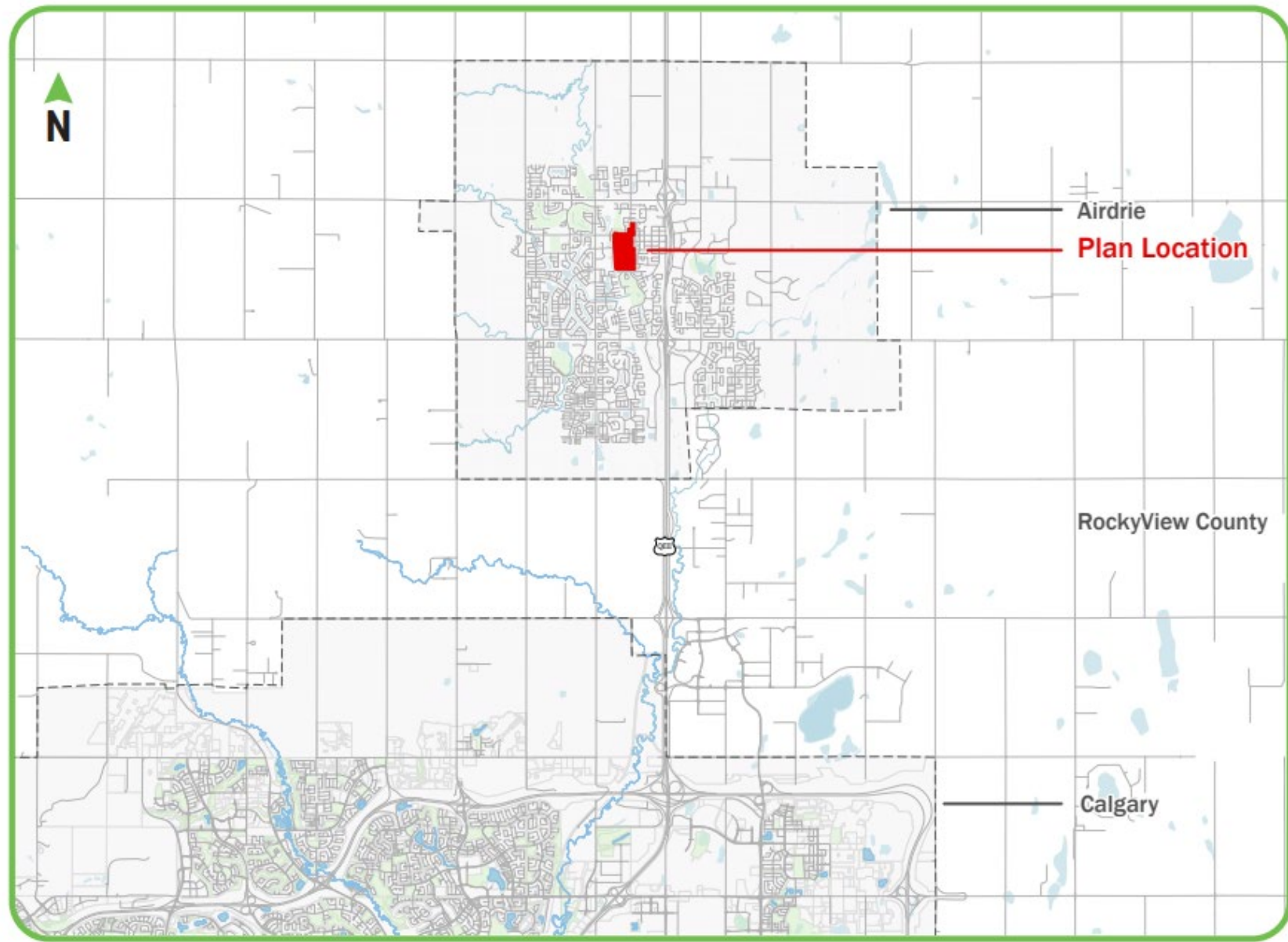
Mike Boyd, AMAA

Non-Residential
Assessment Coordinator



AIRDRIE, AB
Population: 85,605

OUR CONTEXT





OUR REALITY



OUR VISION



Development Policies

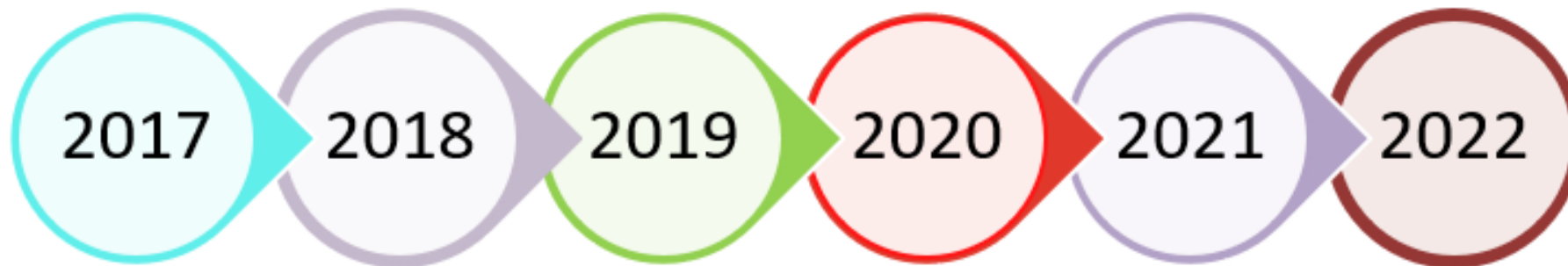
Servicing

Parking

STF

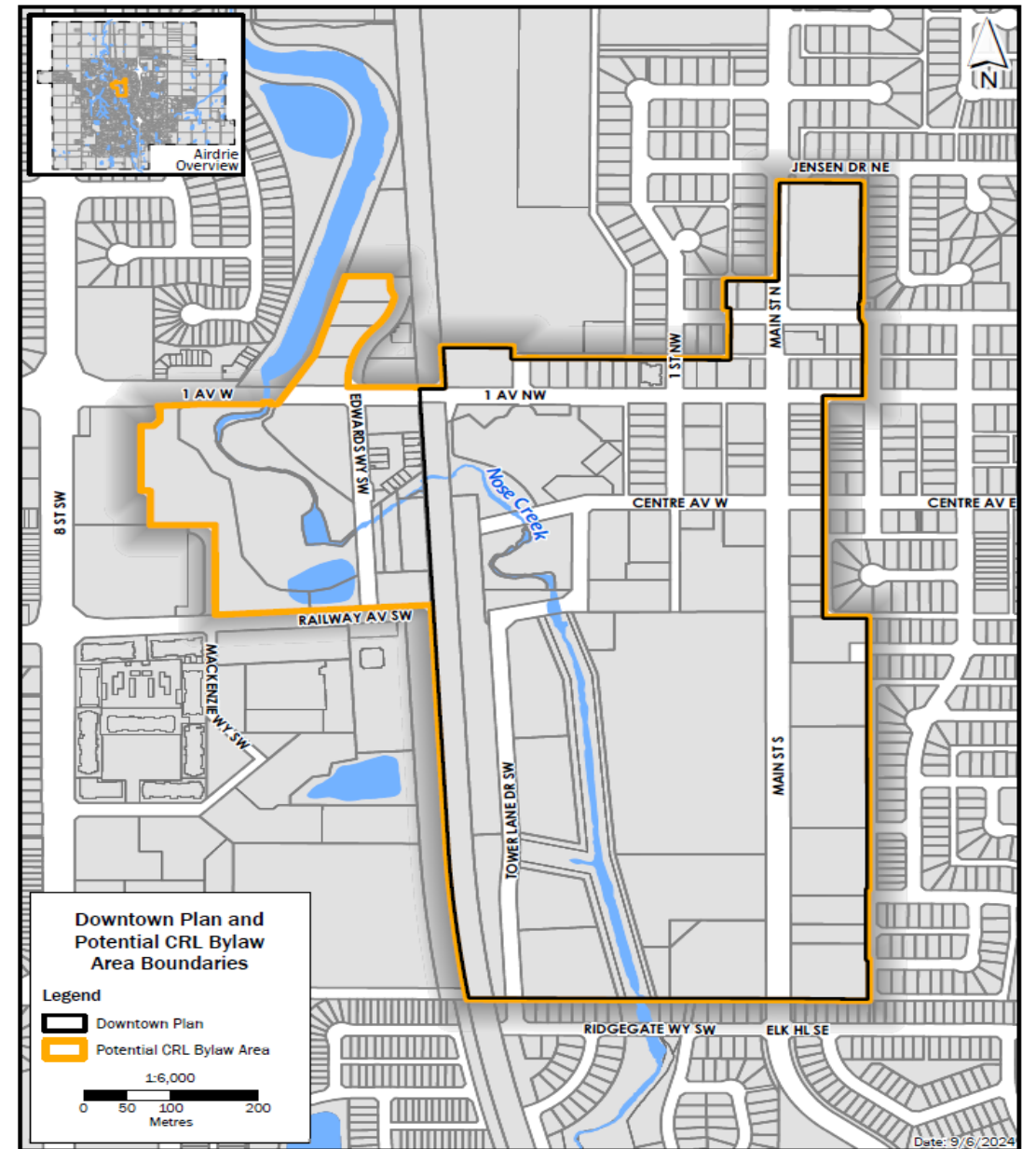
CRL

Incentives



OUR WORK

THE TOOL – A CRL

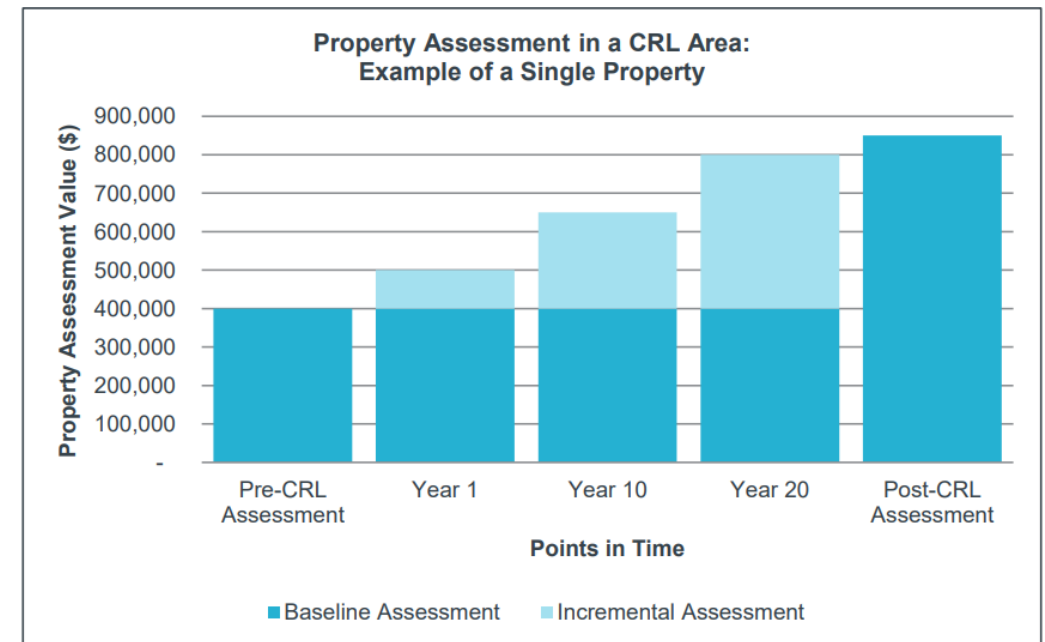


WHAT IS A CRL?

- A financial tool, legislated by the *Municipal Government Act*, and granted by Provincial Regulation, that allows municipalities to fund infrastructure to accelerate revitalization of specific areas ([reopened in July 2022](#)).
- It is not a tax. It can be described as a “tool of last resort” where all other attempts to redevelop, or gain funding, fail.
- Allows municipality to use future property tax revenues (or borrow against them) over a 20-year horizon to help pay for infrastructure that will spur private investment for redevelopment.
- Ideal for lands where there is contamination, aged infrastructure, or redevelopment barriers.

WHAT IS THE BENEFIT?

- Takes the municipal property tax and education tax generated from the change in incremental assessment in the defined area for infrastructure needed to incite private investment.



- Creates a contract between the GOA and the municipality to direct all tax revenue from the incremental assessment value into the area experiencing redevelopment challenges.
- There is a slight reduction in the amount of education tax going into the total provincial coffers that is made up in the end (after 20 years) by having a much larger tax base from the area.
- The municipality gains a funding mechanism that allows for about 35% more tax money from incremental increases to be used for:
 - Capital infrastructure (roads and utilities)
 - Contamination remediation
 - Cultural facilities
 - Housing needs
 - Beautification projects
 - Debt financing for any item listed above

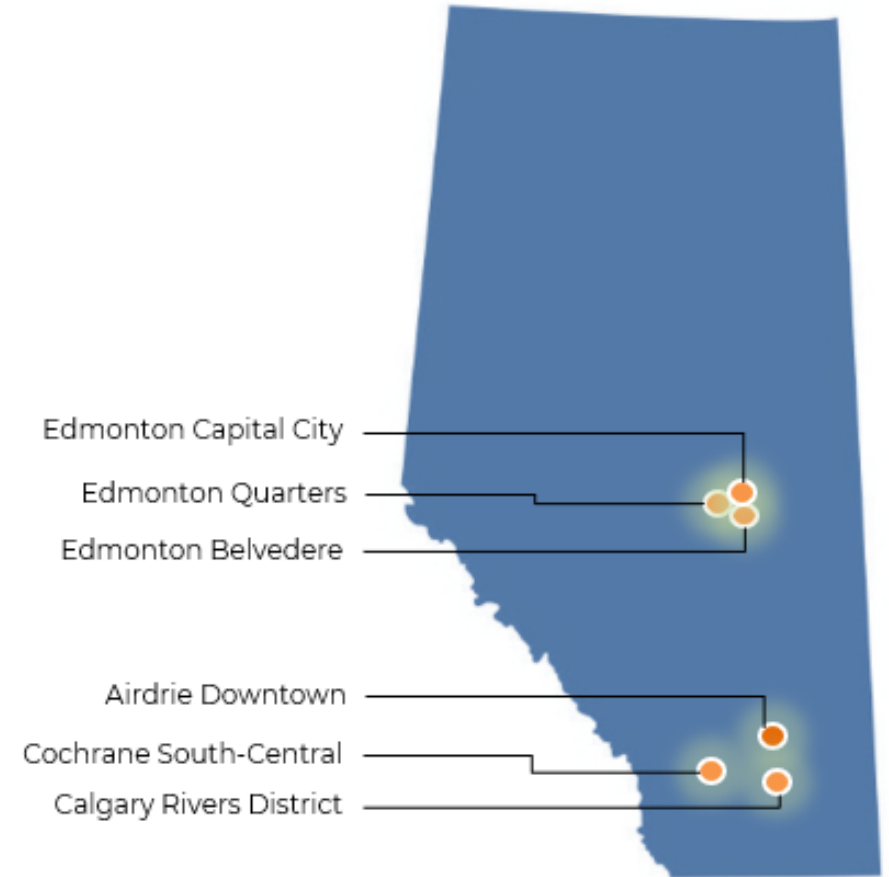
WHAT IS THE EFFECT?

HOW DO YOU GET ONE?

- Municipality defines a redevelopment area with barriers, but growth potential where underlying conditions can be improved.
- Submits the plan to Municipal Affairs for review on the path to approval as Provincial regulation.
- Completes all required elements, including:
 - Metes and bounds description of area
 - Description of infrastructure for investment attraction
 - Detailed analysis of expected revenue scenarios
 - Strategies to reduce risk of unforeseen circumstances
 - Public engagement
 - Consideration of social impacts
 - Heritage resources study
 - Evaluation of baseline assessment value (<3% of total)
- Proves alignment with growth plan, regional plans, municipal plan, statutory plans and LUB.

SUCCESS CONDITIONS

1. A dramatically underdeveloped or undervalued area, ideally with pent-up demand for development.
2. An area with infrastructure capacity for redevelopment already in place.
3. An area to which you have already devoted some policy work, and/or thought for redevelopment.
4. Capacity from multiple departments to create the plan and engage the public (GIS, Assessment, Planning, etc.)
5. Capacity to borrow or otherwise fund infrastructure projects needed to incentivize private development.
6. Good relationships with plan area owners/investors.

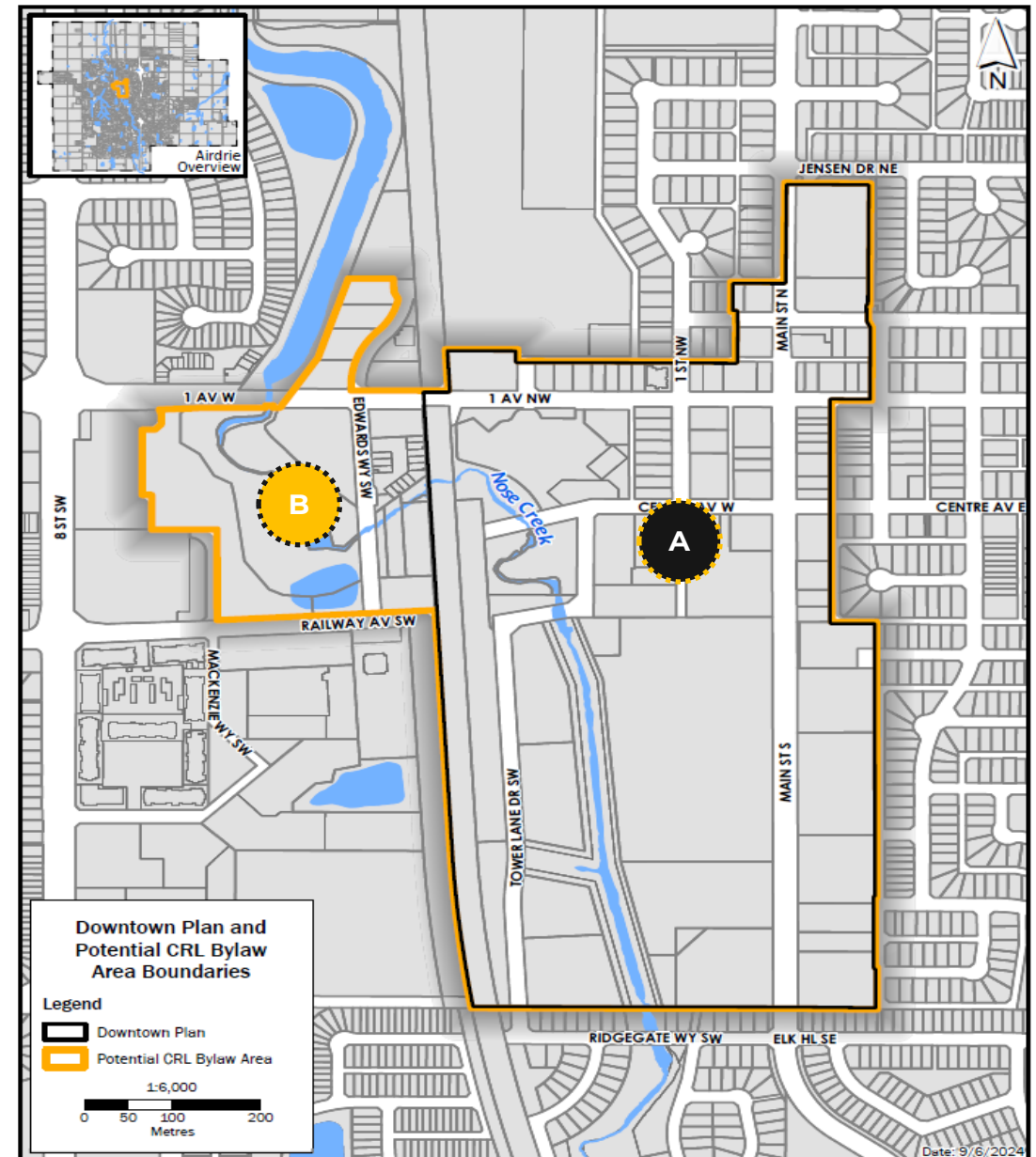




Includes the 90 acres identified by public as Downtown Airdrie.



Captures 40 additional acres of land that is underdeveloped or vacant.



BACK TO AIRDRIE

No.	Project Name	Estimated Cost (2022 \$)	Proposed Commencement
1	Environmental Site Assessments	\$0.2M	2023
2	Environmental Mediation Work	TBD, as revenues permit	TBD (est'd. 2023-2028)
3	Library and Multi-Use Amenity Space	\$5.4M	2025
4	Municipal Parking Structures	TBD, as revenues permit	TBD (est'd. 2023-2028)
5	Nose Creek Pathways Amenity Spaces	\$1.4M	2028
6	Main Street Redesign Amenities/Parking	\$3.4M	TBD (est'd. 2033)

NOTES:

1. Projects listed in general order of execution to support further redevelopment and CRL revenue.
2. General premise to use funds as available to avoid borrowing.
3. Parking structure project added at the request of stakeholders (No. 4).

INFRASTRUCTURE

Low Redevelopment Scenario	Medium Redevelopment Scenario	High Redevelopment Scenario
7 properties	12 properties	21 properties
17.46 acres of redevelopment	34.62 acres of redevelopment	41.80 acres of redevelopment
985 new residents jobs	2,170 new residents jobs	2,460 new residents jobs
\$58.0M in assessment value increase	\$115.7M in assessment value increase	\$215.3M in assessment value increase
\$10.2M total CRL revenue	\$18.3M total CRL revenue	\$25.6M total CRL revenue
\$3.0M of CRL revenue from province	\$5.3M of CRL revenue from province	\$7.6M of CRL revenue from province

NOTES:

1. Required to have three revenue projections.
2. Assumed 3% growth per year, plus some multipliers.

REVENUE

Higher baseline and lower ceiling for growth.



Unknown location and costs of any contamination.



Making the *pro forma* work for outside investors.



Debt capacity and borrowing ability.



CHALLENGES

CRL Approved – Now What?

Recording and Reporting Information for Assessment Audit and Equalized Assessment Manual:

1. Provide a Baseline Assessment Report
2. Report baseline and incremental assessments for each property in the CRL area in the annual return submission

Assessment Baseline Report.xlsx • Saved

Home Insert Page Layout Formulas Data Review View Automate Help Power Pivot

A	B	C	D	E	F	G
Roll Number	Tax Code	Property Description	Exemption Reason	Total Assessment	Prorated Assessment	Notation of SUPP
2100	T	NR	N/A	1,577,000	n/a	n/a
2101	E	NR	MGA(1)(n)	1,661,000	n/a	n/a
2102	E	NR	MGA(1)(n)	2,723,000	n/a	n/a
2104	E	NR	MGA(1)(n)	711,000	n/a	n/a
5200	T	NR	N/A	11,664,000	n/a	n/a
8200	T	NR	N/A	6,076,000	n/a	n/a
17900	T	NR	N/A	315,000	n/a	n/a
30200	E	NR	MGA362(1)b)	53,000	n/a	n/a
36500	E	NR	MGA362(1)(d)	726,000	n/a	n/a
36700	T	NR	N/A	25,000	n/a	n/a
40900	T	NR	N/A	1,877,000	n/a	n/a
40901	E	NR	MGA362(1)(g.1)	1,497,000	n/a	n/a
40902	E	NR	MGA362(1)(g.1)	1,348,000	n/a	n/a
40904	T	NR	N/A	1,331,000	n/a	n/a
43000	T	NR	N/A	631,000	n/a	n/a
55500	X	NR	GIPOT	225,000	n/a	n/a
58500	X	NR	GIPOT	1,954,000	n/a	n/a
58502	E	NR	MGA(1)(n)	1,097,000	n/a	n/a
58503	E	NR	MGA(1)(n)	776,000	n/a	n/a
59200	T	R	N/A	120,000	n/a	n/a
64500	T	NR	N/A	1,128,000	n/a	n/a
72802	T	NR	N/A	450,000	n/a	n/a
86700	E	NR	MGA362(1)(d)	38,878,540	1,004,040	n/a
86700	T	NR	N/A	38,878,540	37,874,500	n/a
87303	E	NR	MGA361(c)	15,000	n/a	n/a
87304	T	NR	N/A	911,000	n/a	n/a
87305	T	NR	N/A	259,000	n/a	n/a
87306	T	NR	N/A	269,000	n/a	n/a
87307	T	NR	N/A	242,000	n/a	n/a
87308	T	NR	N/A	271,000	n/a	n/a
87309	T	NR	N/A	286,000	n/a	n/a
92300	T	NR	N/A	81,000	n/a	n/a
93500	T	NR	N/A	999,000	n/a	n/a
106500	T	NR	N/A	535,000	n/a	n/a
128600	T	NR	N/A	327,000	n/a	n/a
130600	T	R	N/A	13,737,000	12,386,000	n/a
130600	T	NR	N/A	13,737,000	1,351,000	n/a
134100	T	R	N/A	646,000	n/a	n/a
144400	E	NR	MGA362(1)(d)	8,930,000	1,160,900	n/a
144400	T	NR	N/A	8,930,000	7,769,100	n/a
149900	T	NR	N/A	225,000	n/a	n/a

CRL Approved – Now What?

How is baseline and incremental defined?

Baseline Assessment

- The property assessment of each property within the CRL area as of Dec 31 of the year the bylaw is approved

Incremental Assessment

- The increase in the assessed value of a property located in the CRL after the date the bylaw is approved

Baseline Report

- 326 Roll Numbers
- \$269,405,730 Total Assessed Value in Baseline Report
- *Used an Incremental Value of \$20M (+9% to Taxable Accounts)

Tax Status	Baseline	2023TY	Change
Taxable	\$219,084,040	\$247,937,000	\$28,852,960
Taxable - DIP	\$2,257,190	\$2,257,200	\$10
Exempt	\$44,942,500	\$41,380,000	-\$3,562,500
Grants (Prov/Fed)	\$3,122,000	\$3,230,000	\$108,000
Total	\$269,405,730	\$294,804,200	+\$25,398,470*

CRL Approved – Now What?

What's next?

- Set up new assessment codes to track baseline and incremental values
- 40 new codes
 - Baseline codes 200 to 220
 - Incremental codes 230 to 250

Active	QK	Code Name	Ball
<input checked="" type="checkbox"/>	200	CRL BL - Single Family Dwelling	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	201	CRL BL - Condominium	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	202	CRL BL - Residential Vacant Land	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	203	CRL BL - Federal Grants	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	204	CRL BL - Provincial Grants	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	205	CRL BL - City Owned Leased	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	206	CRL BL - Commercial	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	207	CRL BL - Commercial Vacant Land	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	208	CRL BL - Industrial	<input type="checkbox"/>
<input checked="" type="checkbox"/>	209	CRL BL - Industrial Vacant Land	<input type="checkbox"/>
<input checked="" type="checkbox"/>	210	CRL BL - Municipal Parks & Reserves	<input type="checkbox"/>
<input checked="" type="checkbox"/>	211	CRL BL - Regional Health Authority	<input type="checkbox"/>
<input checked="" type="checkbox"/>	212	CRL BL - City Owned Non-Residential	<input type="checkbox"/>
<input checked="" type="checkbox"/>	213	CRL BL - Religious Institution	<input type="checkbox"/>
<input checked="" type="checkbox"/>	214	CRL BL - School	<input type="checkbox"/>
<input checked="" type="checkbox"/>	215	CRL BL - DIP Railway Track	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	216	CRL BL - Non-Profit	<input type="checkbox"/>
<input checked="" type="checkbox"/>	217	CRL BL - Multi-Residential	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	218	CRL BL - Parking Space	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	219	CRL BL - Multi-Residential Vacant Land	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	220	CRL BL - DIP Railway Annex	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	230	CRL INCR - Single Family Dwelling	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	231	CRL INCR - Condominium	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	232	CRL INCR - Residential Vacant Land	<input type="checkbox"/>
<input checked="" type="checkbox"/>	233	CRL INCR - Federal Grants	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	234	CRL INCR - Provincial Grants	<input type="checkbox"/>
<input checked="" type="checkbox"/>	235	CRL INCR - City Owned Leased	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	236	CRL INCR - Commercial	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	237	CRL INCR - Commercial Vacant Land	<input checked="" type="checkbox"/>

Taxable Status	Equiv. Vacant	Modules Allowed	Alternate Codes	Rounding	Property Description	Assessment Class	Reg Le
<input checked="" type="checkbox"/> QK					Taxable Status		
<input checked="" type="checkbox"/> X					Mun. Only		
<input checked="" type="checkbox"/> QK					Tax Exemption Reason		
<input checked="" type="checkbox"/> 47					AR253/2022		

CRL Approved – Now What?

Two ways we've identified CRL properties in CAMALot:

1. Alternate Key
2. Hazard Comment

ier [106500 / MCINNIS & HOLLOWAY FUNERAL HOME / MCINNIS & HOLLOWAY FUNERAL / Improved Commercial - Retail - Stand Alone]

106500 Address: 300 TOWER LANE DR SW
 ach Legal: 8811130 1 9 Assigned To: BOYD, Mike **CRL**

SUMMARY Property Market Land Income Marshall & Swift Adjustment

Details Actual Use GIS Leases Property Codes Major Plants Notes

Valuation Method: Income Approach
 Roll No: 106500 Alternate Key: CRL 106500
 Assigned To: 19 - BOYD, Mike
 Provincial Linc: 12766283
 Address: 300 TOWER LANE DR SW
 Zoning: 60 - M3 Downtown Core Mixed Use District
 Community: 8 - Downtown
 Location: 1700 - DOW Downtown
 Economic Zone:
 O/R Econ. Zone: 1 - Group 1
 Description: MCINNIS & HOLLOWAY FUNERAL HOME
 Owner Name: MCINNIS & HOLLOWAY FUNERAL
 Hazard Comment: CRL

Search [ALTERNATE KEY]

Options:
 Case Sensitive
 Starting With
 =
 >=
 <=
 Containing
 Like
 Is Null
 Is Not Null

Roll	Alt.Key	Address	Urban Legal	Non Std Description	Area
106500	CRL 106500	300 TOWER LANE DR SW	8811130 1 9	Fr. =14.63 Dpth = 32	1,9
128600	CRL 128600	126 MAIN ST NE	4445K A 4-5		410
130600	CRL 130600	804 1 AV NW	3687JK A	Fr. =11.277 Dpth = 3	1.
134100	CRL 134100	121 1 ST NW	4000R B 4	Fr. =12.192 Dpth = 3	650
144400	CRL 144400	400 MAIN ST NE	938LK 1 3	Fr. =7.62 Dpth = 39.	2.
149900	CRL 149900	208 1 AV NW	1522N 2 5	Fr. =6.955 Dpth = 49	0.
153700	CRL 153700	229 1 ST SW	8110225 1 4	Fr. =12.192 Dpth = 3	0.
157200	CRL 157200	124 1 AV NE	11270 2 13	Fr. =15.24 Dpth = 30	60:
157400	CRL 157400	128 MAIN ST SE	4445K B 14-16	Fr. =13.41 Dpth = 32	0.
166200	CRL 166200	140 1 AV NW	1522N 2 3	Fr. =18.29 Dpth = 36	60:
167200	CRL 167200	600 TOWER LANE DR SW	8110225 2 3	Fr. =15.834 Dpth = 3	1.
17900	CRL 17900	216 1 AV NW	7155JK 2 7	Fr. =20.991 Dpth = 3	0.

Apply To Filter Cancel OK

What is the Baseline?

Assessed value from the 2021AY (2022TY)

- Most properties in the CRL have **2** assessment codes
- Some are more complicated
- CAMALot doesn't offer a CRL module

CAMALot [Airdrie] - [Property Manager [401500 / BOARDWALK / BOARDWALK REIT PROPERTIES HOLDINGS (ALBE / Improved Residential - Multi-Residential Unit-Rental -]

File Edit View Manage Navigate Property Manager Tools Window Release Help

Roll No: 401500 Address: 400 TOWER LANE DR SW
 Legal: 8110225 2 1 Assigned To: PAUL, Krista CRL

Income Approach SUMMARY Property Market Land Income Marshall & Swift Adjustment

Browse	QK	Name	Impr. Value	Land Value	Total Value	Comment
	217	CRL BL - Multi-Residential	0	0	7,077,000	CRL BL
	247	CRL INCR - Multi-Residential	0	0	-7,077,000	Subtract CRL BL

Roll No: 401500 Address: 400 TOWER LANE DR SW
 Legal: 8110225 2 1 Assigned To: PAUL, Krista CRL

Income Approach SUMMARY Property Market Land Income Marshall & Swift Adjustment

Details Actual Use GIS Leases Property Codes Major Plants Notes

Valuation Method: Income Approach

Roll No: 401500 Alternate Key: CRL 401500

Assigned To: 32 - PAUL, Krista

Provincial Linc: 13111539

Address: 400 TOWER LANE DR SW

Zoning: 83 - R3 Low Rise Multifamily Residential District

Community: 8 - Downtown

Location: 1700 - DOW Downtown

Economic Zone:

O/R Econ. Zone: 1 - Group 1

Description: BOARDWALK

Owner Name: BOARDWALK REIT PROPERTIES HOLDINGS (ALBE)

Hazard Comment: CRL

Roll No: 401500 Address: 400 TOWER LANE DR SW
 Legal: 8110225 2 1 Assigned To: PAUL, Krista CRL

Income Approach SUMMARY Property Market Land Income Marshall & Swift Adjustment

Overview Summary Report Assessment Totals Reconciliation of Value Tax Totals Detailed Assessment Revisions

195 % Show Data For All Years

Assessment Year: 2023						
Tax Status	Code	Description	Land	Impr.	Other	Assessment
X	247	CRL INCR - Multi-Residential	0	0	1,382,000	1,382,000
T	217	CRL BL - Multi-Residential	0	0	7,077,000	7,077,000
Grand Total:			0	0	8,459,000	8,459,000
+23.2%						
+3.2%						
Assessment Year: 2022						
Tax Status	Code	Description	Land	Impr.	Other	Assessment
X	247	CRL INCR - Multi-Residential	0	0	1,122,000	1,122,000
T	217	CRL BL - Multi-Residential	0	0	7,077,000	7,077,000
Grand Total:			0	0	8,199,000	8,199,000
+15.9%						
+6.2%						
Assessment Year: 2021						
Tax Status	Code	Description	Land	Impr.	Other	Assessment
T	37	Multi-Residential	0	0	7,077,000	7,077,000
+6.2%						

Another Example

MAIN STREET CENTRE (NUTTERS, DOMINOS) / JEB2 PROPERTIES INC / Improved Commercial - Retail - Strip Commercial

Address: 400 MAIN ST NE
 Legal: 938LK 1 3
 Assigned To: BOYD, Mike CRL

Property Market Land Income Marshall & Swift Adjustment Supplementary

Summary Report Assessment Totals Reconciliation of Value Tax Totals Detailed Assessment Revisions

185% Show Data For All Years

Assessment Year: 2023

Tax Status	Code	Description	Land	Impr.	Other	Assessment
X	236	CRL INCR - Commercial	0	0	6,157,000	6,157,000
					+1387.2%	+1387.2%
T	206	CRL BL - Commercial	0	0	7,769,000	7,769,000
EI	244	CRL INCR - School	0	0	1,417,000	1,417,000
					+15.4%	+15.4%
Grand Total:			0	0	15,343,000	15,343,000
					+63.0%	+63.0%

Assessment Year: 2022

Tax Status	Code	Description	Land	Impr.	Other	Assessment
X	236	CRL INCR - Commercial	0	0	414,000	414,000
T	206	CRL BL - Commercial	0	0	7,769,000	7,769,000
EI	244	CRL INCR - School	0	0	1,228,000	1,228,000
Grand Total:			0	0	9,411,000	9,411,000
					+5.4%	+5.4%

Assessment Year: 2021

Tax Status	Code	Description	Land	Impr.	Other	Assessment
T	13	Commercial	0	0	7,769,100	7,769,100
E	29	School	0	0	1,160,900	1,160,900

ger [144400 / MAIN STREET CENTRE (NUTTERS, DOMINOS) / JEB2 PROPERTIES INC / Improved Commercial - Retail - Strip Commercial]

144400 Address: 400 MAIN ST NE
 Legal: 938LK 1 3
 Assigned To: BOYD, Mike CRL

SUMMARY Property Market Land Income Marshall & Swift Adjustment Supplementary

QK	Name	Impr. Value	Land Value	Total Value	Comment
236	CRL INCR - Commercial	0	0	-7,769,000	Subtract the CRL BL - Commercial
206	CRL BL - Commercial	0	0	7,769,000	CRL BL - Commercial (DO NOT CHANGE)



Another Example

What happens if your property value drops below the baseline?

- No incremental assessment code until you reach the original baseline value

What about exempt property?

- Baseline is \$0 for all exempt properties
- CAMA lot doesn't allow \$0 assessments so we have no code shown for the baseline

Property Manager [282900 / TOWERLANE CENTRE (ROXY/CIBC/M&M) / REALSTREAM (AIRDRIE VILLAGE) INC / Improved Commercial - Retail - Strip Commercial]

Roll No: **282900** Address: 121 MAIN ST SW
 Legal: 8110225 1 2 Assigned To: BOYD, Mike CRL

Income Approach

SUMMARY Property Market Land Income Marshall & Swift Adjustment Supplementary

QK	Name	Impr. Value	Land Value	Total Value	Comment
206	CRL BL - Commercial	0	0	7,252,000	CRL BL (Original Baseline is \$7,748,000)
236	CRL INCR - Commercial	0	0	-7,252,000	CRL INCR (Original BL is \$7,748,000)

Property Manager [282900 / TOWERLANE CENTRE (ROXY/CIBC/M&M) / REALSTREAM (AIRDRIE VILLAGE) INC / Improved Commercial - Retail - Strip Commercial]

282900 Address: 121 MAIN ST SW
 Legal: 8110225 1 2 Assigned To: BOYD, Mike CRL

SUMMARY Property Market Land Income Marshall & Swift Adjustment Supplementary

Overview Summary Report Assessment Totals Reconciliation of Value Tax Totals Detailed Assessment Revisions

185% Show Data For All Years

Assessment Year: 2023						
Tax Status	Code	Description	Land	Impr.	Other	Assessment
T	206	CRL BL - Commercial	0	0	7,252,000	7,252,000
					+3.7%	+3.7%
EI	246	CRL INCR - Non-Profit	0	0	505,000	505,000
					+1.0%	+1.0%
Grand Total:			0	0	7,757,000	7,757,000
					+3.6%	+3.6%
Assessment Year: 2022						
Tax Status	Code	Description	Land	Impr.	Other	Assessment
T	206	CRL BL - Commercial	0	0	6,991,000	6,991,000
					-9.8%	-9.8%
EI	246	CRL INCR - Non-Profit	0	0	500,000	500,000
Grand Total:			0	0	7,491,000	7,491,000
					-7.6%	-7.6%
Assessment Year: 2021						
Tax Status	Code	Description	Land	Impr.	Other	Assessment
T	13	Commercial	0	0	7,748,440	7,748,440
					+6.7%	+6.7%
E	35	Non-Profit	0	0	356,560	356,560
					+4.2%	+4.2%
Grand Total:			0	0	8,105,000	8,105,000
					+6.6%	+6.6%



Stephen Utz, RPP, MCIP

Director, Strategic Growth and
Investment



Gillian Greene, AMAA

Non-Residential Senior
Assessor



Mike Boyd, AMAA

Non-Residential
Assessment Coordinator



Downtown Incentives Program

- \$2M reserve
- Council & Administrative Policies
- 8 Funding Streams
- Full program parameters
- Incentive Review Committee



Incentive streams

- Activation & Collaboration
- Beautification
- Downtown Business Organization Funding
- Environmental Site Assessments
- Expedited Development Permits
- Façade Improvement
- Parking Structure Subsidy
- Patios



2024 Program Outcomes

21

Approved applications

\$479,356

Allocated incentive funding

\$2,124,444

Total private investment



Airdrie } **downtown
differently**



Projects Completed & Planned

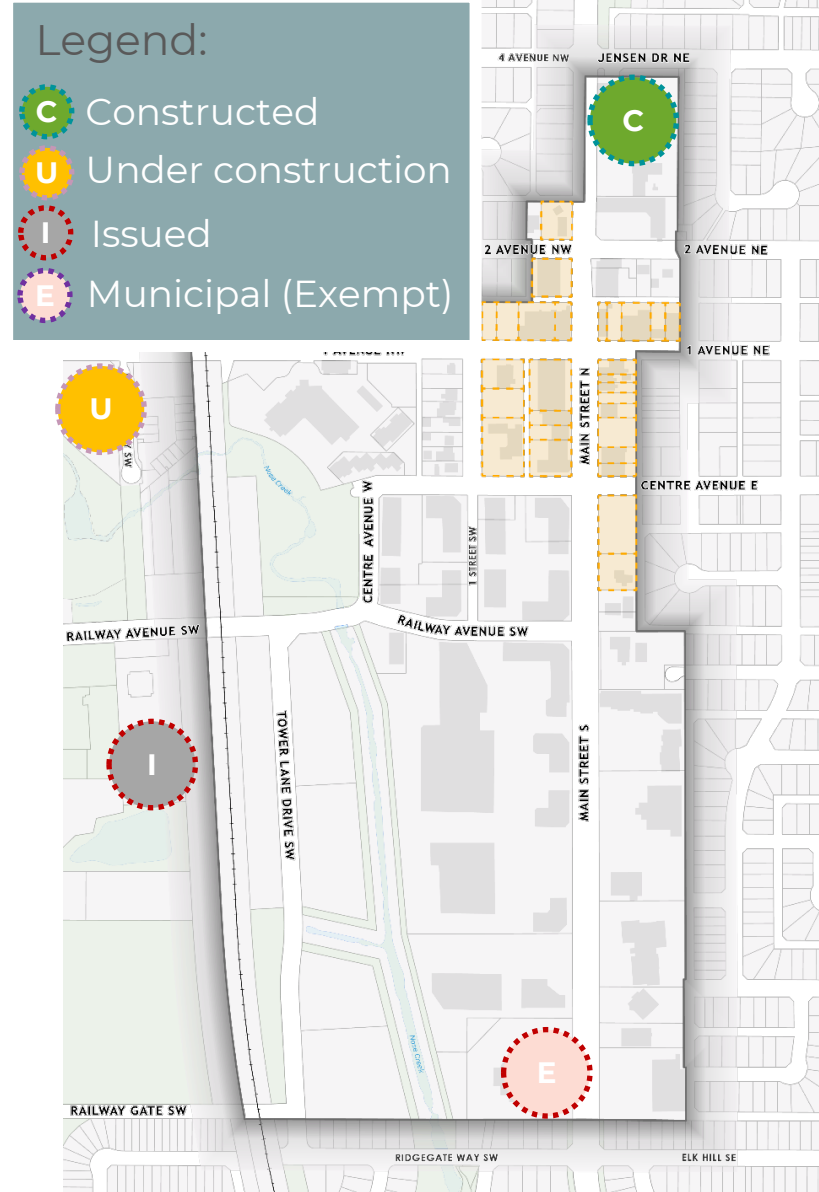
C Development of a two-storey office and retail plaza addition (\$4.8M).

U Development permit issued for multi-storey residential with live-work units.

E Construction underway for new civic development:

- multi-use facility;
- library; and,
- small co-operative or retail space

I New 40-unit apartment complex



Is it working?

2012 to 2022 (10 years)

- \$4.6M of new construction

2022 Baseline

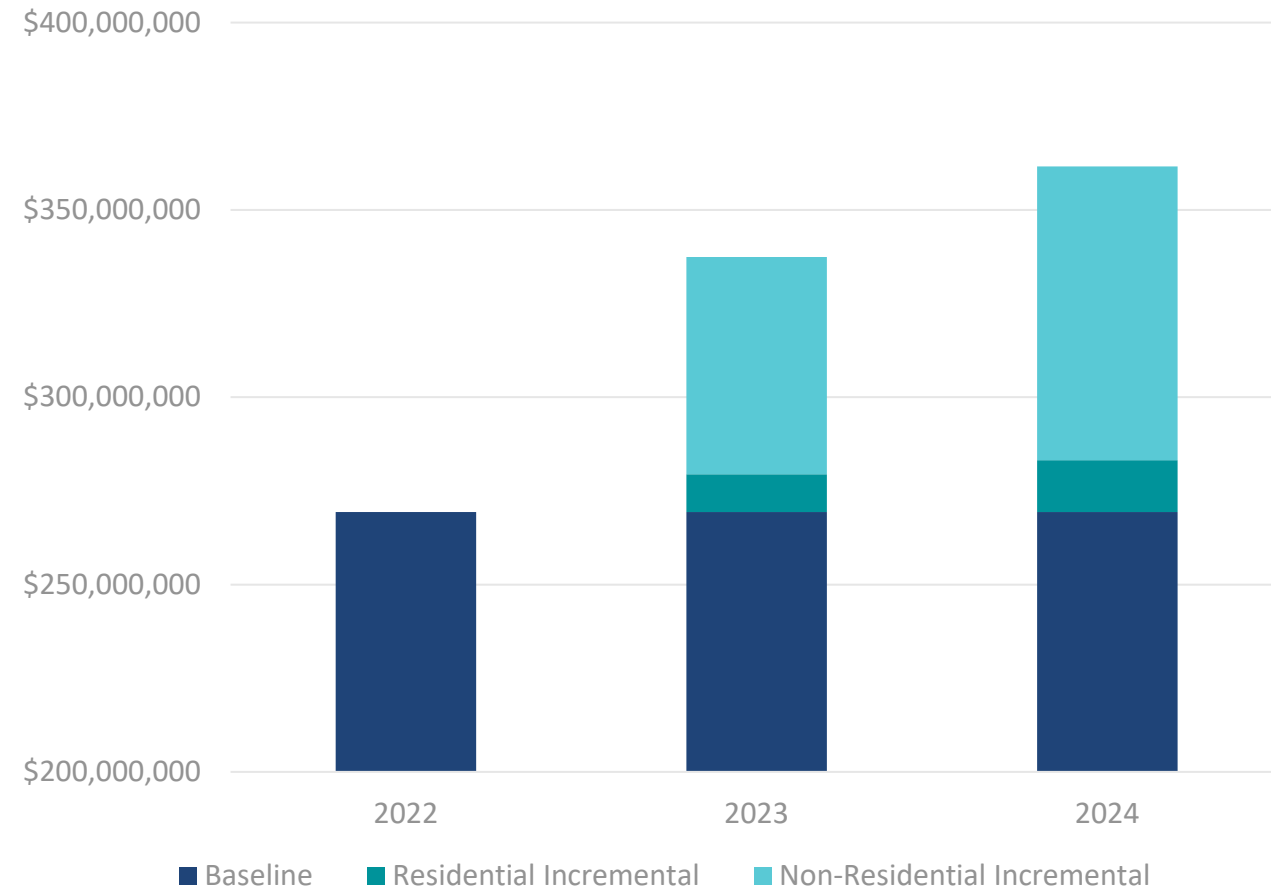
- Total assessed value: \$269.4 Million
 - Residential: \$63.7 Million
 - Non-Residential: \$205.7 Million

2023 Incremental

- Total incremental value: \$68 Million
 - Residential: \$10 Million
 - Non-Residential: \$58 Million

2024 Incremental

- Total incremental value: \$92.2 Million
 - Residential: \$13.8 Million
 - Non-Residential: \$78.4 Million



Government of Alberta CRL Contacts

Janice Romanyshyn

Executive Director, Grants and Education Property Tax Branch

janice.romanyshyn@gov.ab.ca

780.415.0833

Jason Cooper

Manager, Education Tax and Equalized Assessment

jason.f.cooper@gov.ab.ca

780.641.9913

We'd love to connect

Stephen Utz, RPP, MCIP
Director, Strategic Growth & Investment
stephen.utz@airdrie.ca
403.948.8800 ext. 8471

Gillian Greene, AMAA
Senior Assessor
gillian.greene@airdrie.ca
403.948.8800 ext. 8783

Mike Boyd, AMAA
Non-Residential Assessment Coordinator
mike.boyd@airdrie.ca
403.948.8800 ext. 8431

Adena Malyk, Ec.D
Downtown Revitalization Coordinator
adena.malyk@airdrie.ca
403.948.8800 ext. 8248