

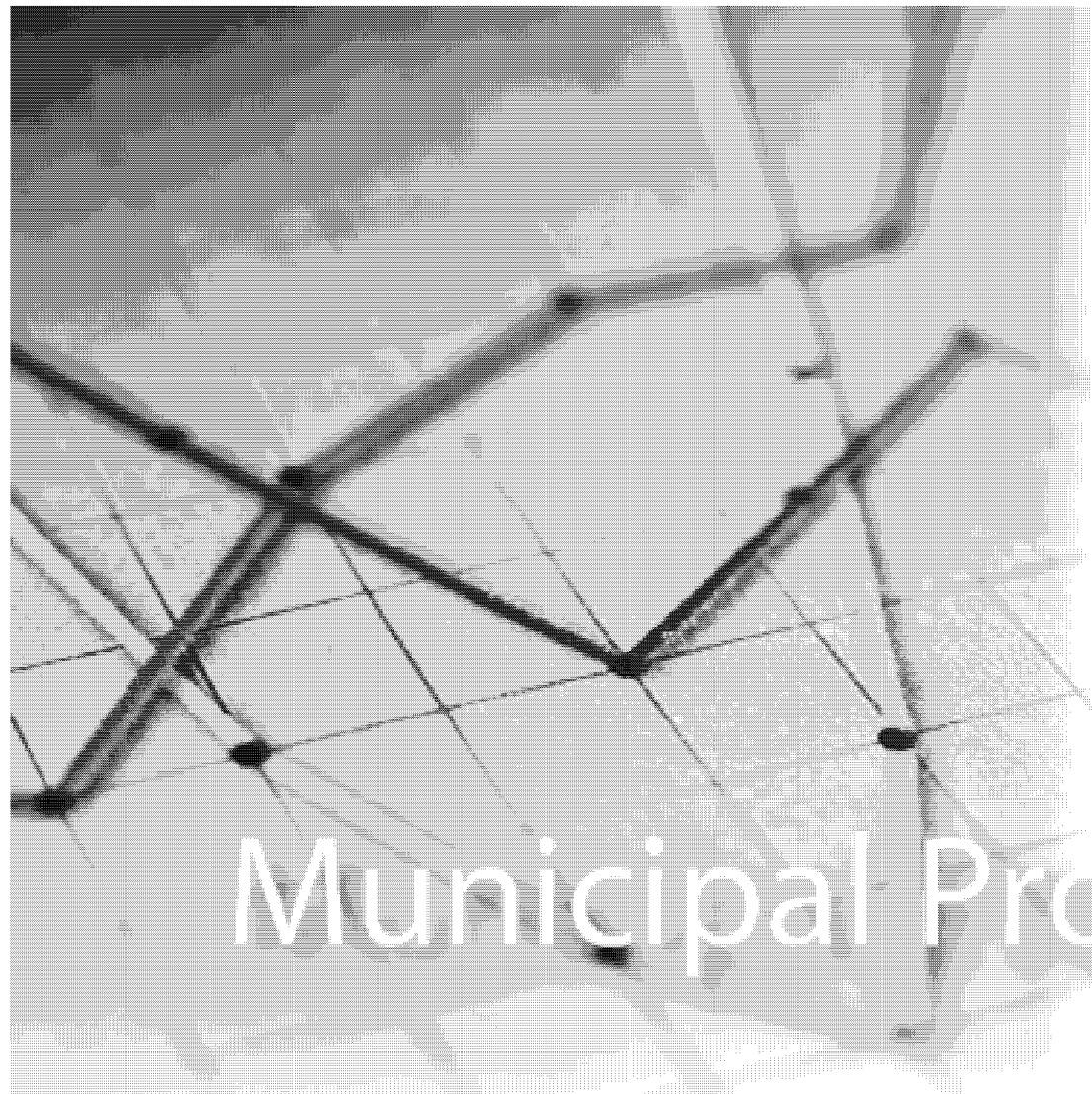
Municipal Study 2007

City of Greater Sudbury Comparison of Northern Municipalities

Presentation

- ❑ Provide an update on the 2007 Municipal Study
- ❑ 79 municipalities in the study
 - Presentation focuses on Northern municipalities
- ❑ Municipal Profile
- ❑ Municipal Financial Information
- ❑ Select User Fee
- ❑ Tax Policies, Tax Rates
- ❑ Comparison of Relative Taxes
- ❑ Water/Sewer Comparisons
- ❑ Taxes as a % of Income



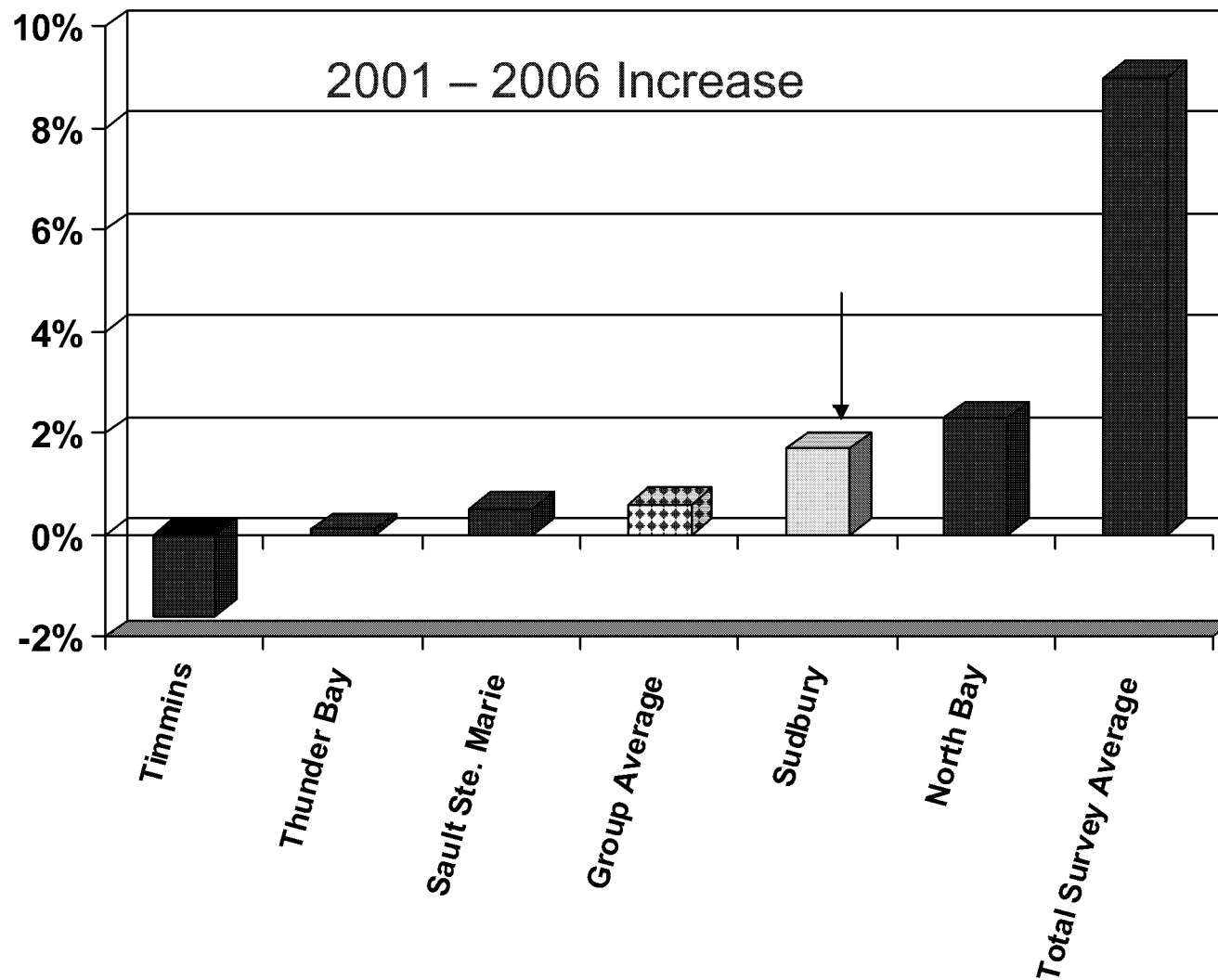


Municipal Profile

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Population Statistics



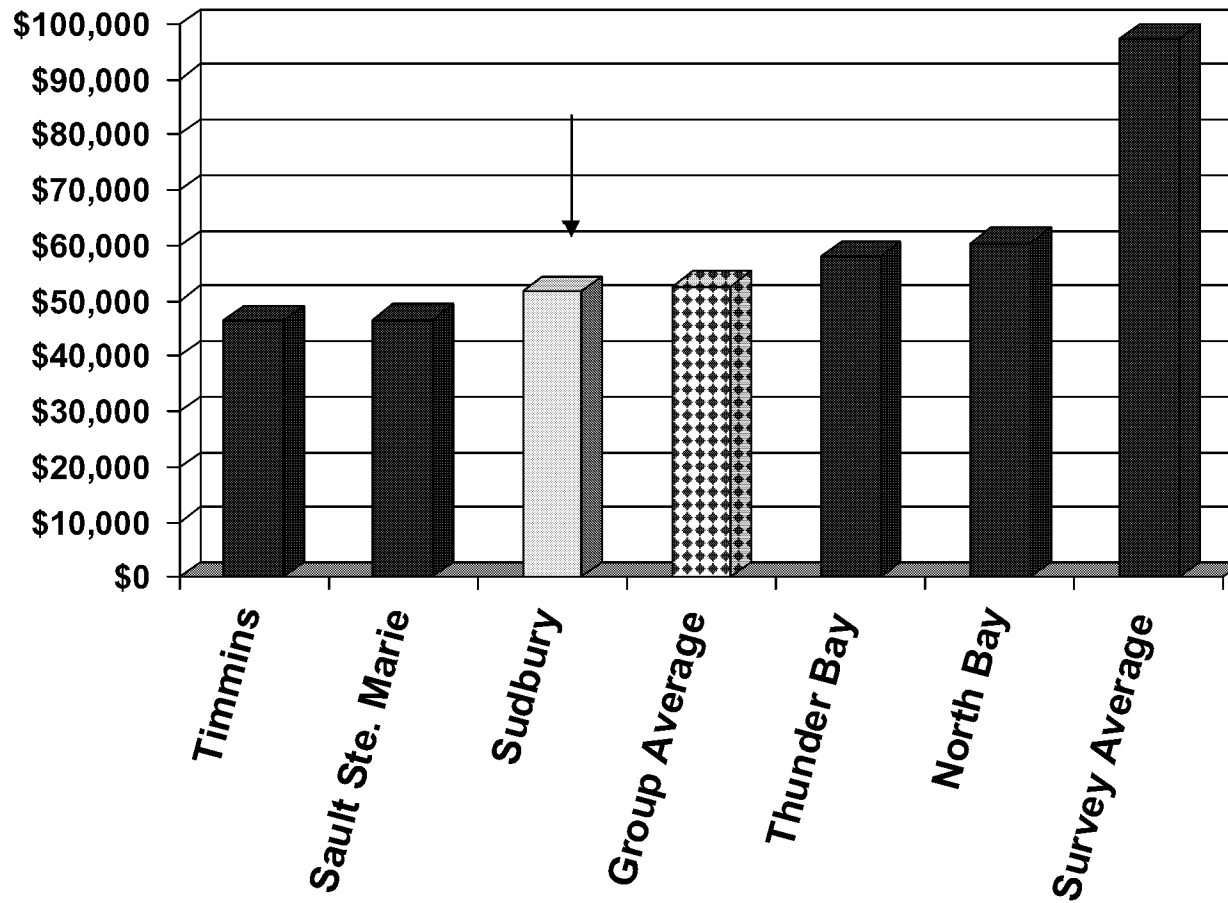
Sudbury's increase is 1.7% (01-06) compared to the group average of 0.6%

Source: Stats Canada

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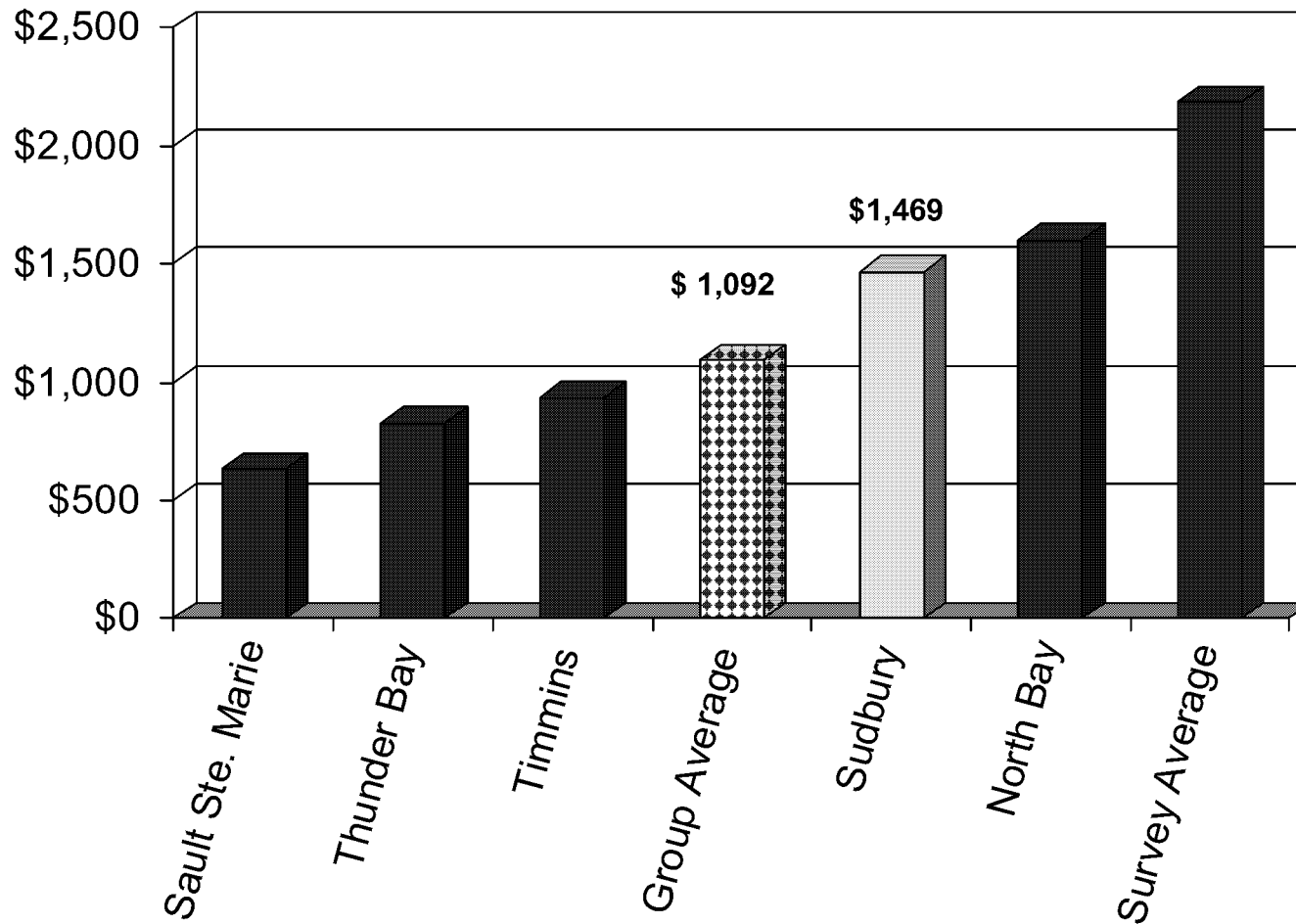
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2007 Unweighted Assessment per Capita



Sudbury's assessment of \$51,731 is very close to the Northern municipality group average of \$52,686

2006 Construction Value per Capita



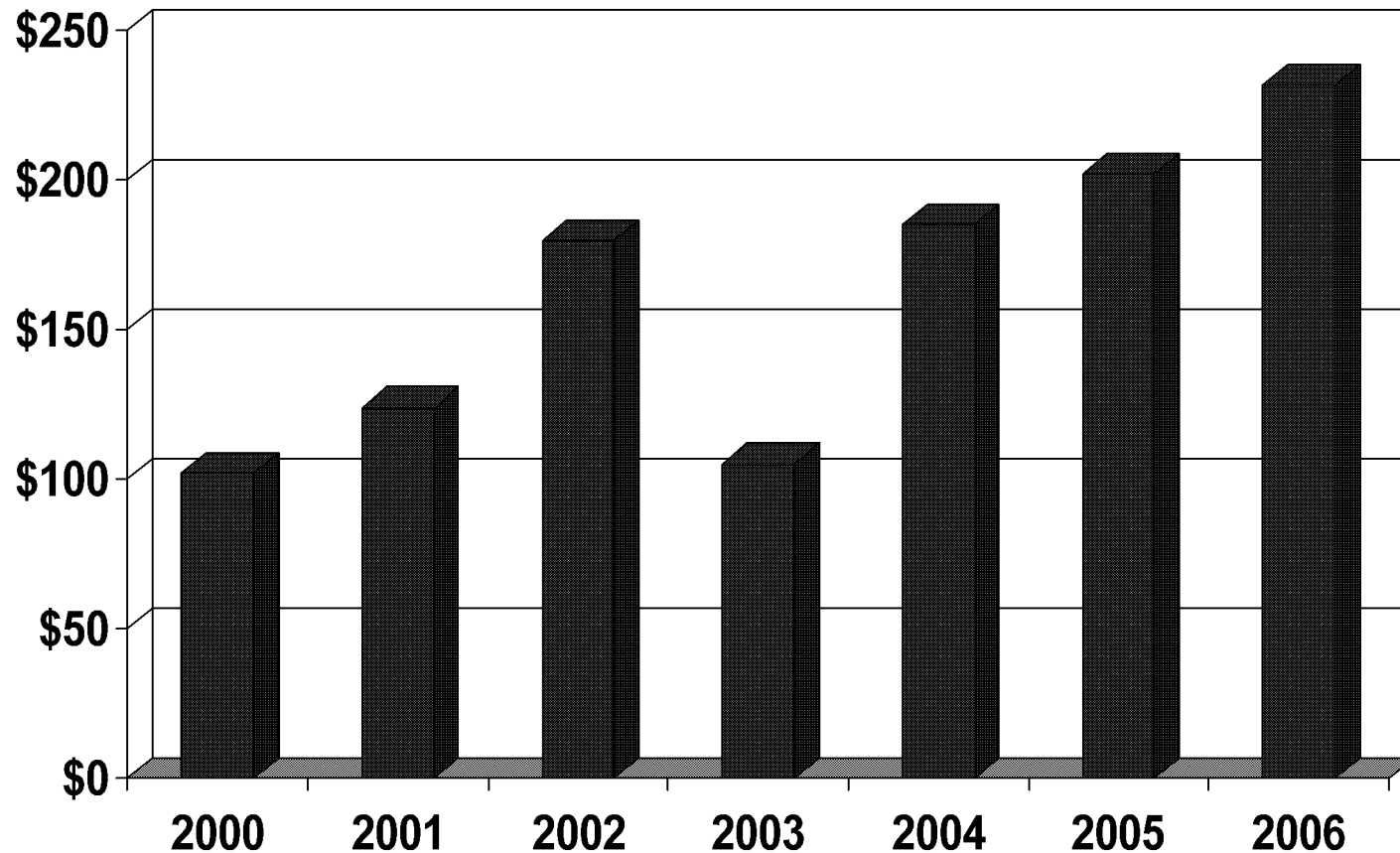
Building permit value per capita provides an indication of the relative activity in each municipality

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Building Permit Activity Trend

Sudbury Building Permit Construction Value (in millions)



Construction value has been trending upward since 2003

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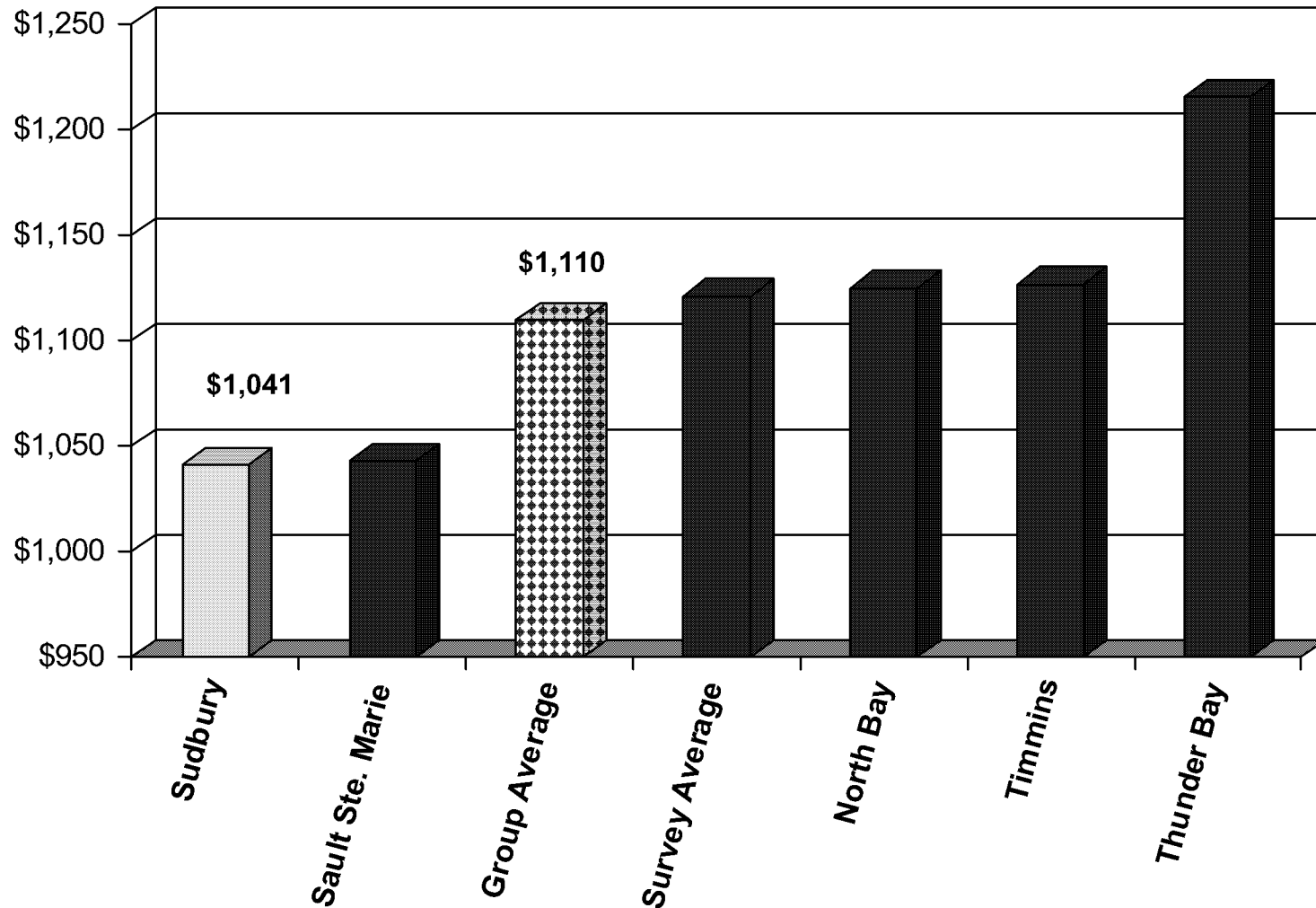


Municipal Financial Information

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Net Municipal Levy per Capita

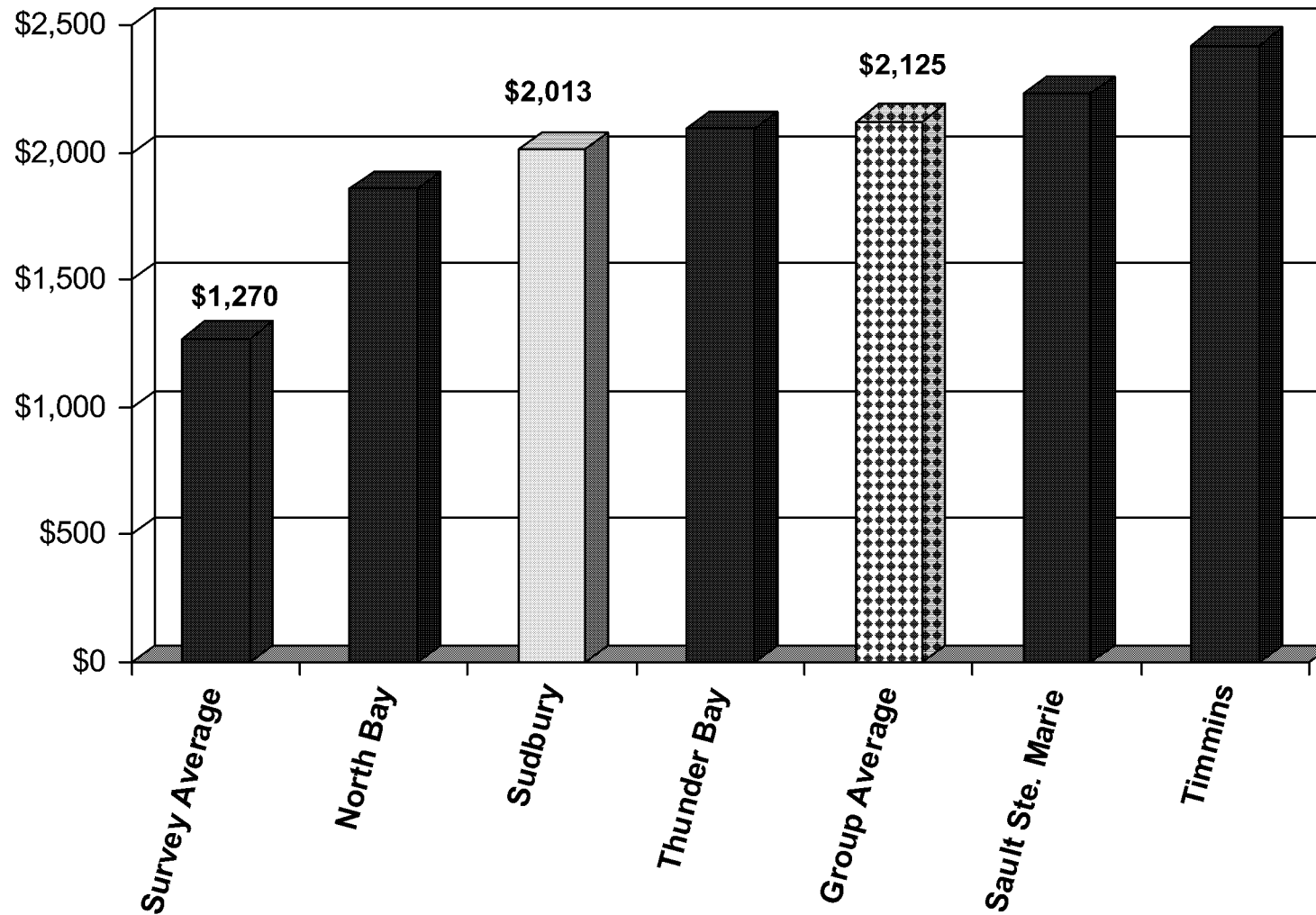


Below survey and group average and lower than all other northern municipalities in the Study

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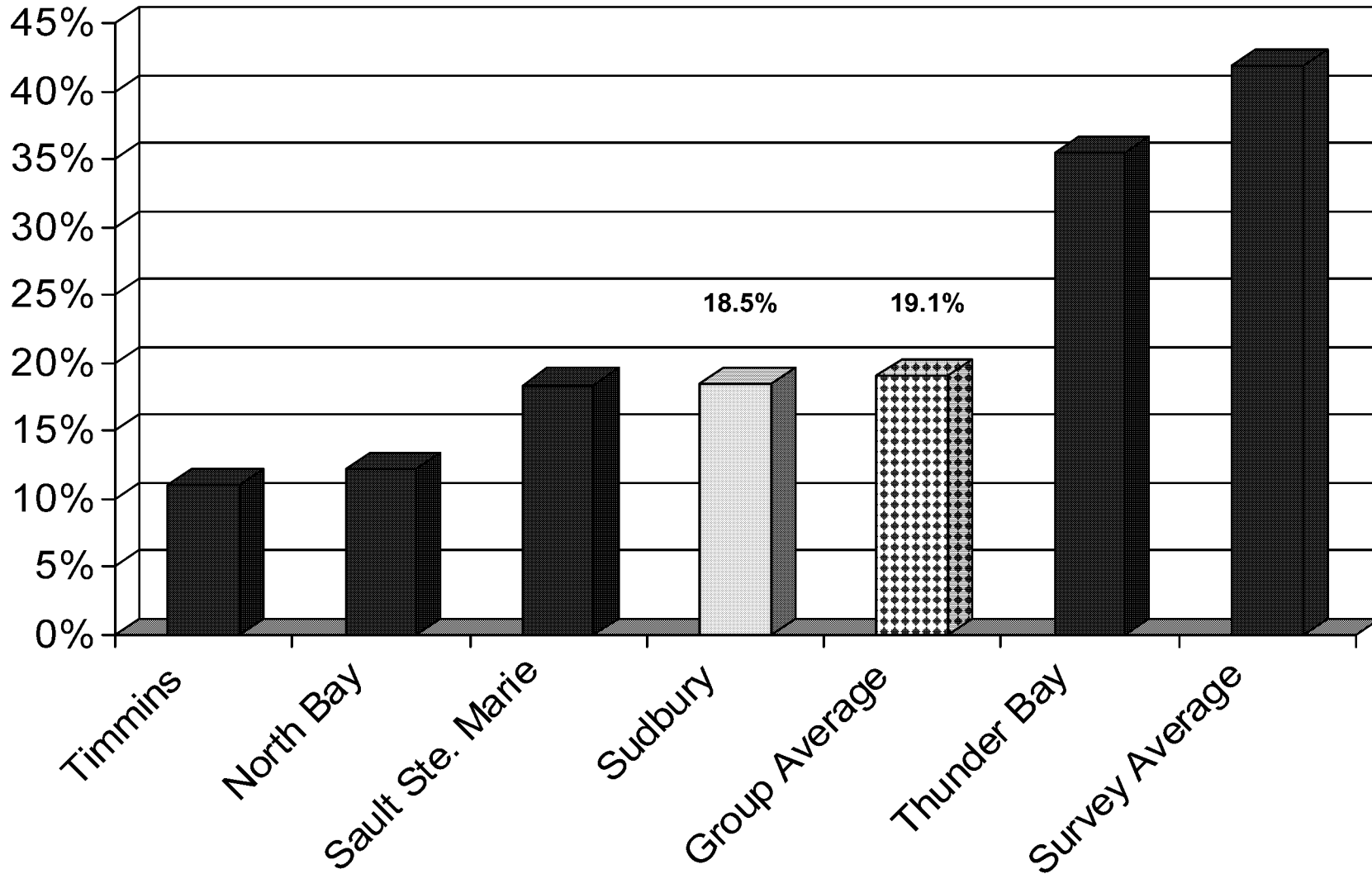
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Net Levy per \$100,000 Assessment



Reserves as a % of Total Expenditures

Source 2006 FIR



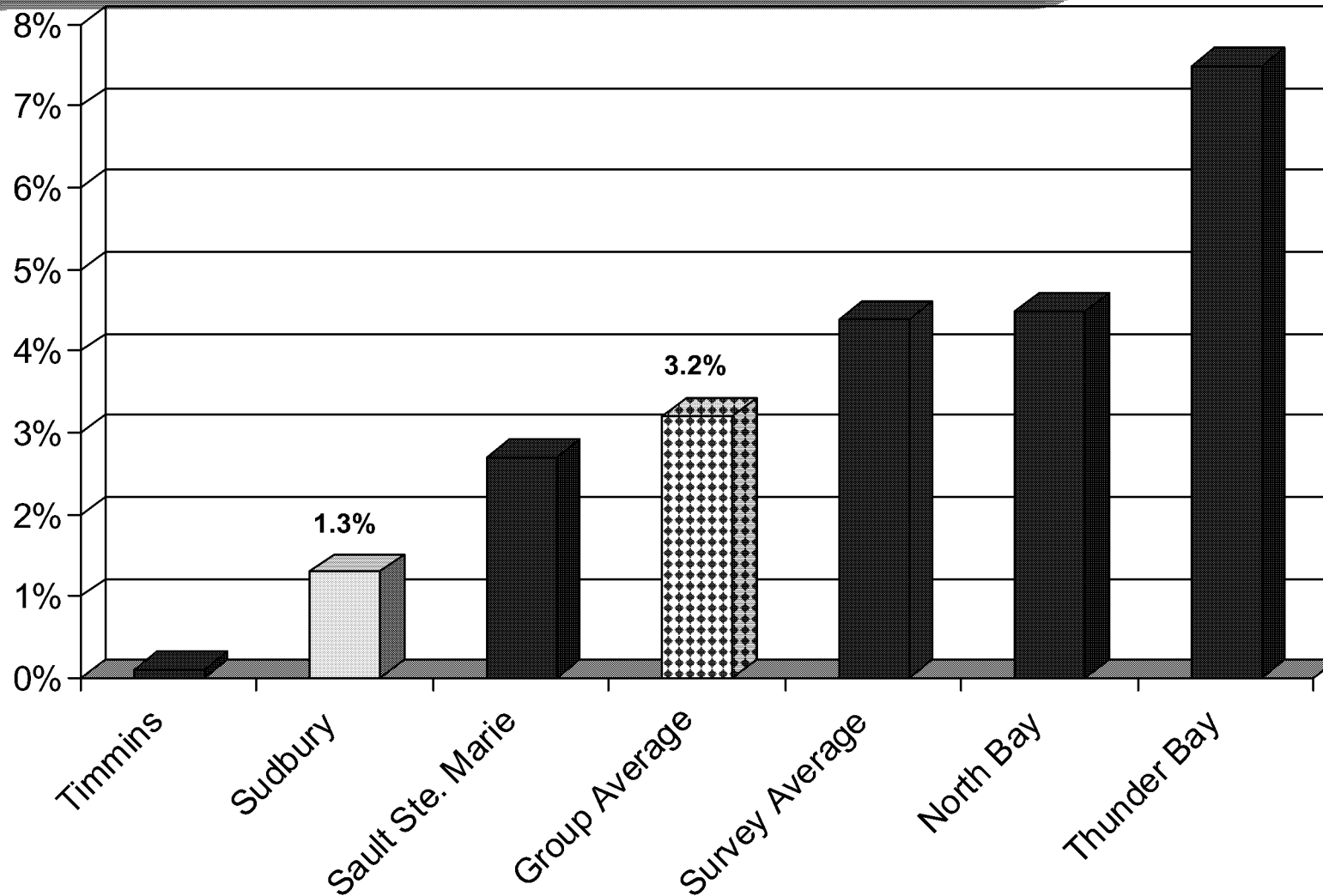
Lower than average reserves

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Debt Charges as a % of Total Expenditures

Source 2006 FIR

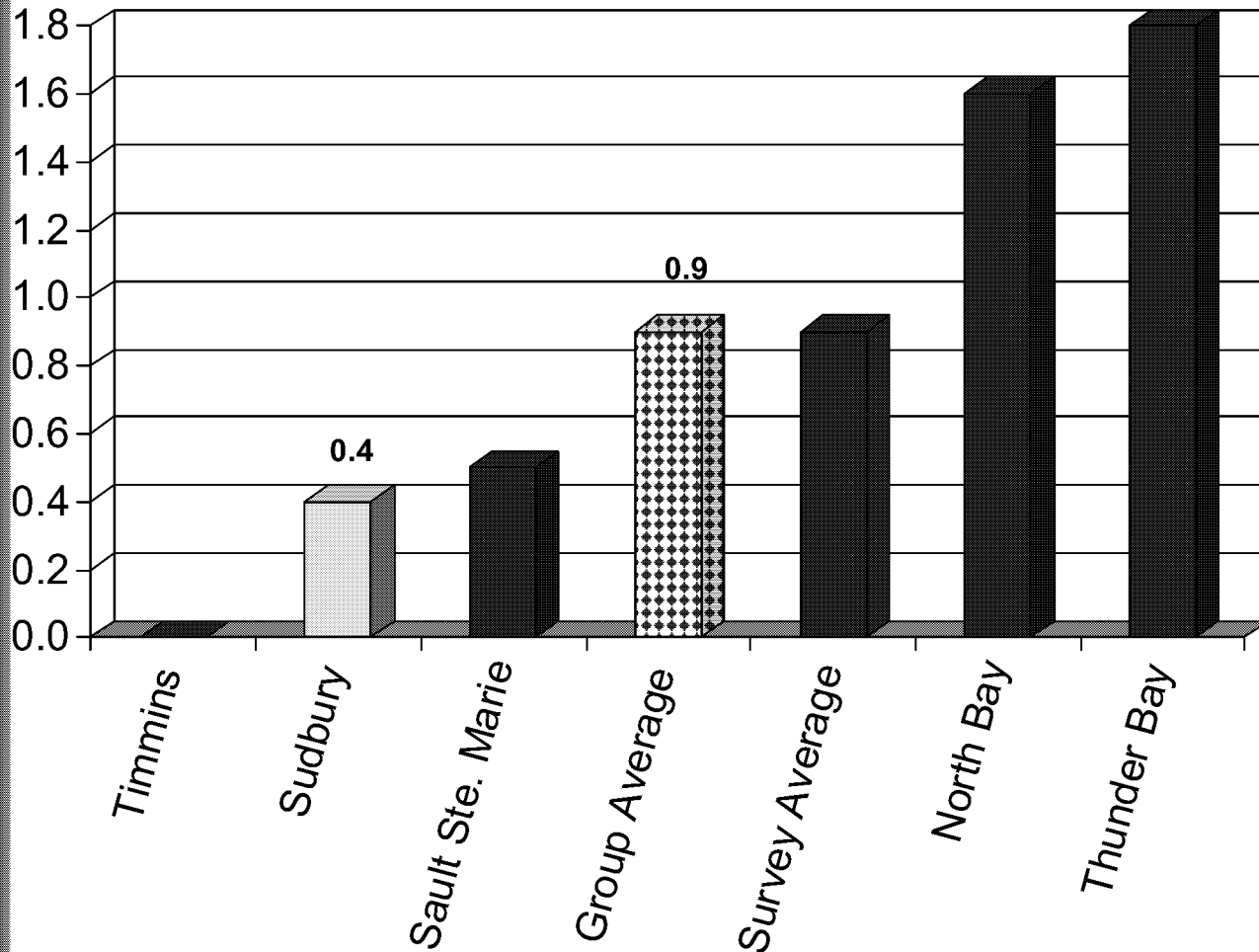


Debt in Sudbury is significantly lower than the group and survey average

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Outstanding Debt to Reserve Ratio



Recommended to have a ratio 1:1

For every dollar of reserves, the municipality has \$0.40 of debt - Sudbury's low level of debt places its debt to reserve ratio amongst the lowest in the survey

Source 2006 FIR

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Expenditures Per Capita

Services Per Capita	Sudbury	North Bay	Sault Ste. Marie	Thunder Bay	Timmins	Group Average	Total Survey Average
Assistance to the Aged	\$ 24	\$ 29	\$ 32	\$ 106	\$ 58	\$ 50	\$ 20
Fire	\$ 112	\$ 199	\$ 139	\$ 178	\$ 114	\$ 148	\$ 111
Transit	\$ 57	\$ 66	\$ 88	\$ 69	\$ 94	\$ 75	\$ 52
Police	\$ 235	\$ 250	\$ 266	\$ 249	N/A	\$ 250	\$ 220
Ambulance	\$ 52	\$ 30	\$ 20	\$ 52	\$ 111	\$ 53	\$ 52
Recreation Programming and Facilities (Combined)	\$ 65	\$ 68	\$ 92	\$ 70	\$ 79	\$ 75	\$ 68
Child Care	\$ 22	\$ 48	\$ 13	\$ 27	N/A	\$ 28	\$ 16
Social Housing	\$ 102	\$ 75	\$ 59	\$ 74	\$ 229	\$ 108	\$ 81
Waste Disposal	\$ 7	\$ (8)	\$ 9	\$ (8)	\$ 28	\$ 6	\$ 17
Planning & Zoning	\$ 17	\$ 20	\$ 4	\$ 11	\$ 15	\$ 13	\$ 19
Storm	\$ 12	\$ 12	\$ 11	\$ 6	\$ 4	\$ 9	\$ 13
Roadways	\$ 207	\$ 150	\$ 64	\$ 126		\$ 137	\$ 113
Recycling	\$ 30	\$ 23	\$ 34	\$ 9	\$ -	\$ 19	\$ 17
General Assistance	\$ 162	\$ 205	\$ 220	\$ 175	\$ 37	\$ 160	\$ 144
Winter Control	\$ 94	\$ 40	\$ 77	\$ 30	\$ 59	\$ 60	\$ 23
Waste Collection	\$ 26	\$ 15	\$ 14	\$ 29	\$ 19	\$ 21	\$ 16
Public Health	\$ 39	\$ 50	\$ 32	\$ 29	\$ 39	\$ 38	\$ 24
Library	\$ 43	\$ 35	\$ 32	\$ 43	\$ 29	\$ 36	\$ 36

Those services above the blue line
are below the group average

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Select MPMP Comparisons

Service MPMP	Sudbury	North Bay	Sault Ste. Marie	Thunder Bay	Timmins	Group Average	Total Survey Average
Transit Operating Costs Per Regular Service Passenger trip	\$ 3.15	\$ 2.17	\$ 5.76	\$ 4.34	\$ 5.33	\$ 4.15	\$ 4.63
Waste Disposal Costs Per Tonne	\$ 43	\$ 30	104	19	N/A	\$ 49	\$ 69
Roadways Operating Costs Per Lane Km	\$ 2,292	\$ 5,480	\$ 2,315	\$ 781	N/A	\$ 2,717	\$ 2,065
Fire Costs Per \$100,000 Assessment	\$ 1.82	\$ 2.82	\$ 2.54	\$ 3.05	N/A	\$ 2.56	\$ 1.21
Winter Control Operating Costs Per Lane Km	\$ 3,609	\$ 2,150	\$ 4,212	\$ 1,266	N/A	\$ 2,809	\$ 1,371
Waste Collection Cost Per Tonne	\$ 108	\$ 18	\$ 51	\$ 92	N/A	\$ 67	\$ 80
Recycling Costs Per Tonne	\$ 183	\$ 110	\$ 202	\$ 102	N/A	\$ 149	\$ 136

Those services above the blue line are below the group average

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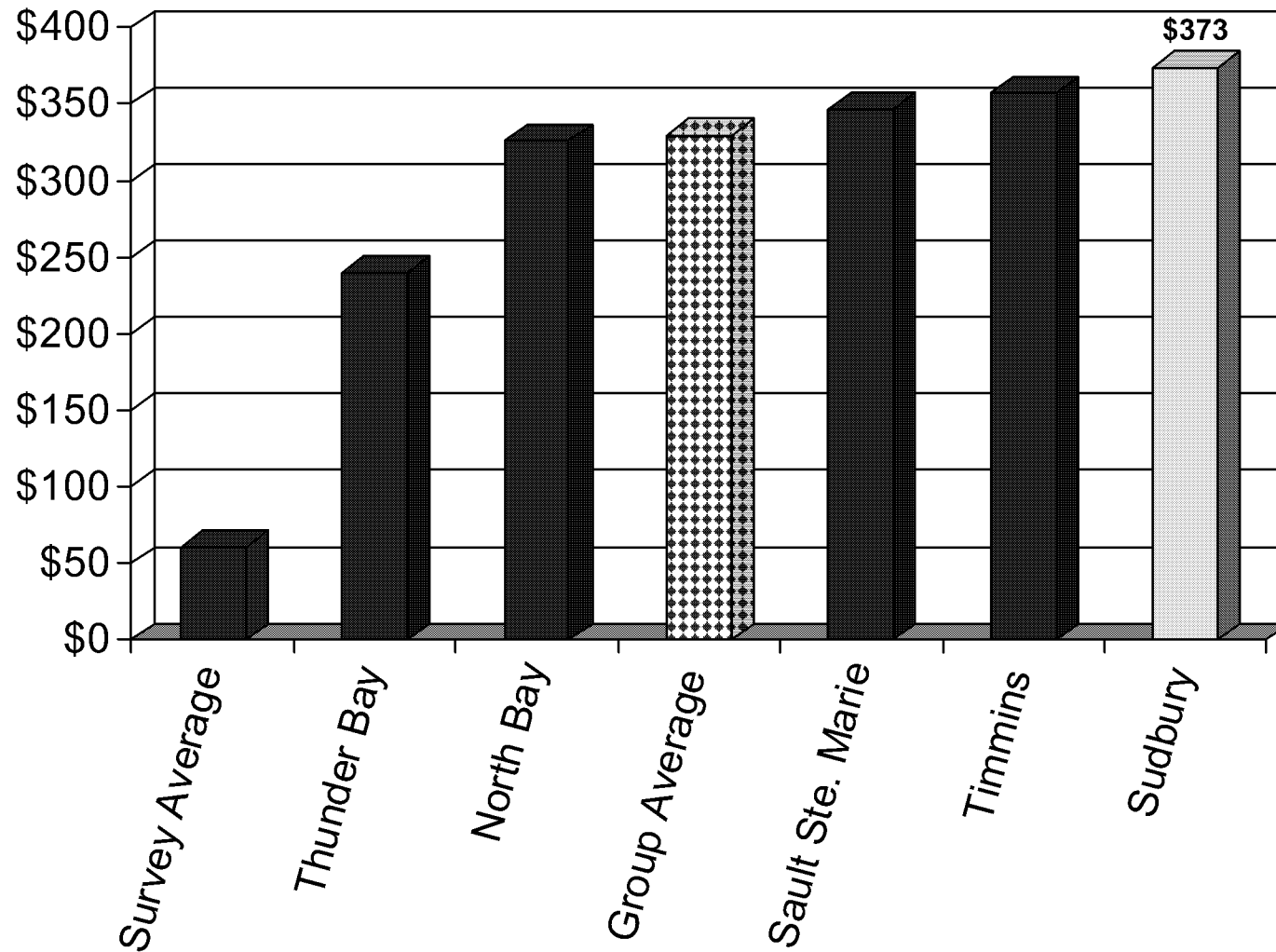
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Select User Fees as a % of Expenditures

Service	Sudbury	North Bay	Sault Ste. Marie	Thunder Bay	Timmins	Group Average	Survey Average
Planning & Zoning	16%	2%	0%	12%	7%	7%	31%
Transit	43%	54%	31%	44%	28%	40%	38%
Cemeteries	86%	N/A	52%	34%	65%	59%	49%
Recreation Facilities, Other	41%	32%	17%	40%	27%	31%	30%
Recreation Programming	14%	50%	14%	25%	78%	36%	61%
Waste Disposal	79%	122%	81%	133%	N/A	104%	51%

Those services above the blue line are HIGHER than the group average

OMPF Grant per Capita



Highest in the survey

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Development Charges – Single, Semi-Detached

Municipality	2006 Single Semi-Detached per unit
Sudbury	\$ 2,886
Group Average	\$ 3,405
North Bay	\$ 3,923
Survey Average	\$ 15,813
Sault Ste. Marie	none
Thunder Bay	none
Timmins	none

Amongst the lowest residential development charges in the survey



Tax Policies

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Summary of Tax Ratios - 2007

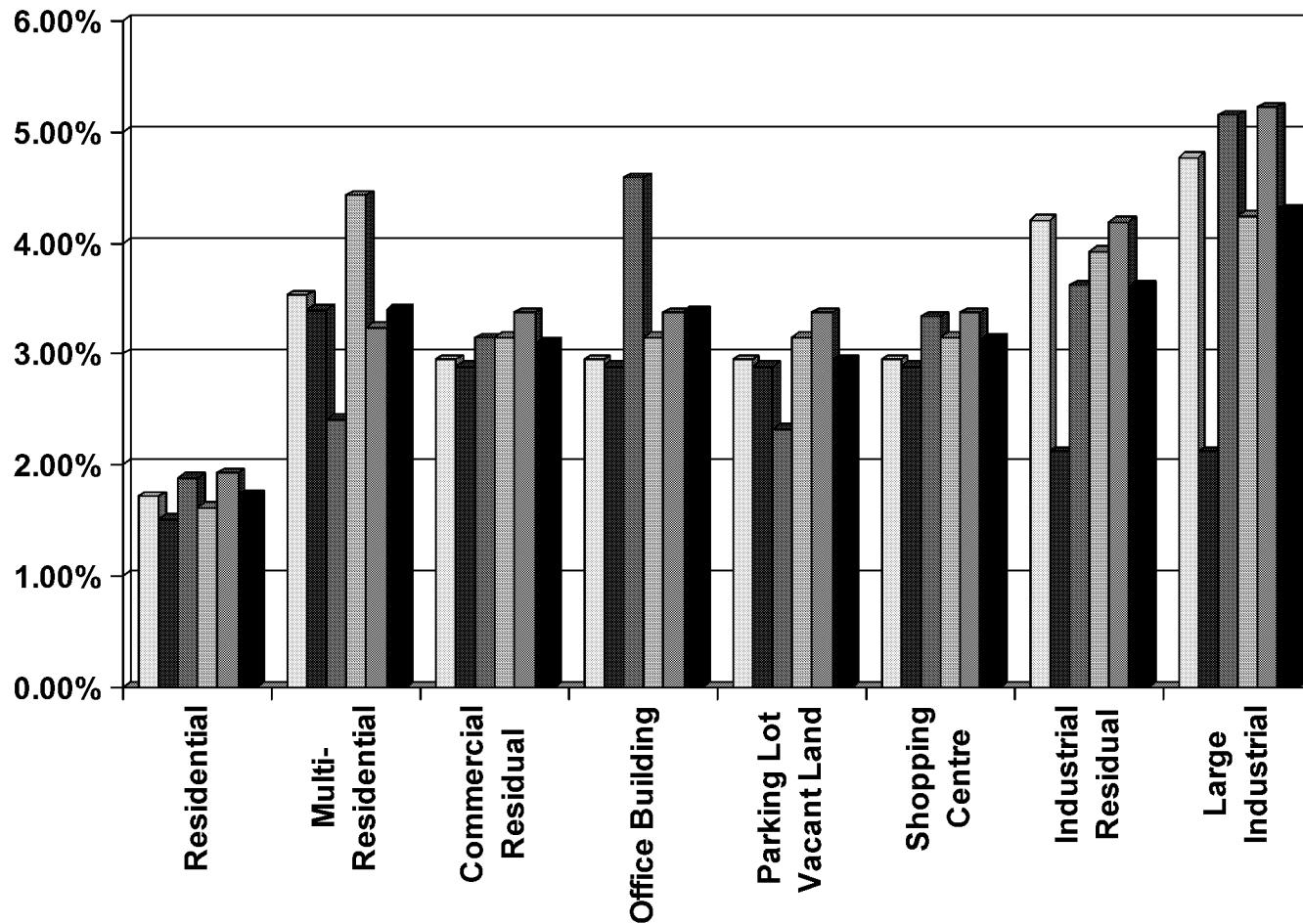
Property Type	Sudbury Ratio	North Bay	Sault Ste. Marie	Thunder Bay	Timmins	Northern Group Average	Survey Average
Multi-Residential	2.0591	2.2436	1.2829	2.7400	1.6816	2.0014	2.1175
Commercial	1.7206	1.9048	1.673	1.9527	1.7501	1.8002	1.7536
Industrial (Residual)	2.5596	1.4000	1.9251	2.4300	2.1783	2.0986	2.3034
Industrial (Large)	2.9012	1.4000	2.7431	2.6275	2.7114	2.4766	3.0009

Sudbury's:

- Multi-residential ratio is close to the Northern survey average
- Commercial ratio is lower than the Northern survey average
- Industrial ratio is higher than the Northern survey average

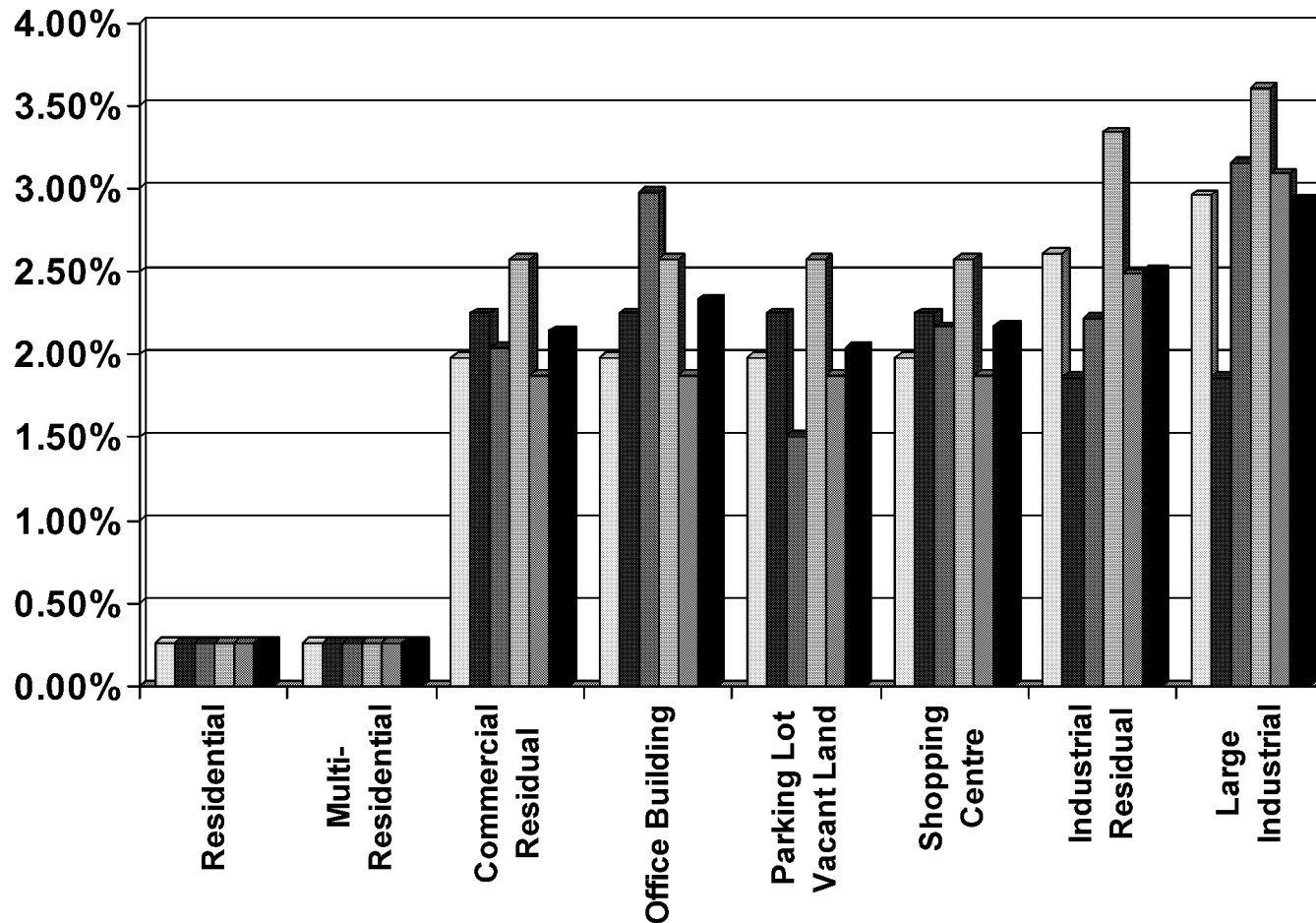
Municipal Tax Rates

Sudbury
 North Bay
 Sault Ste. Marie
 Thunder Bay
 Timmins
 Group Average



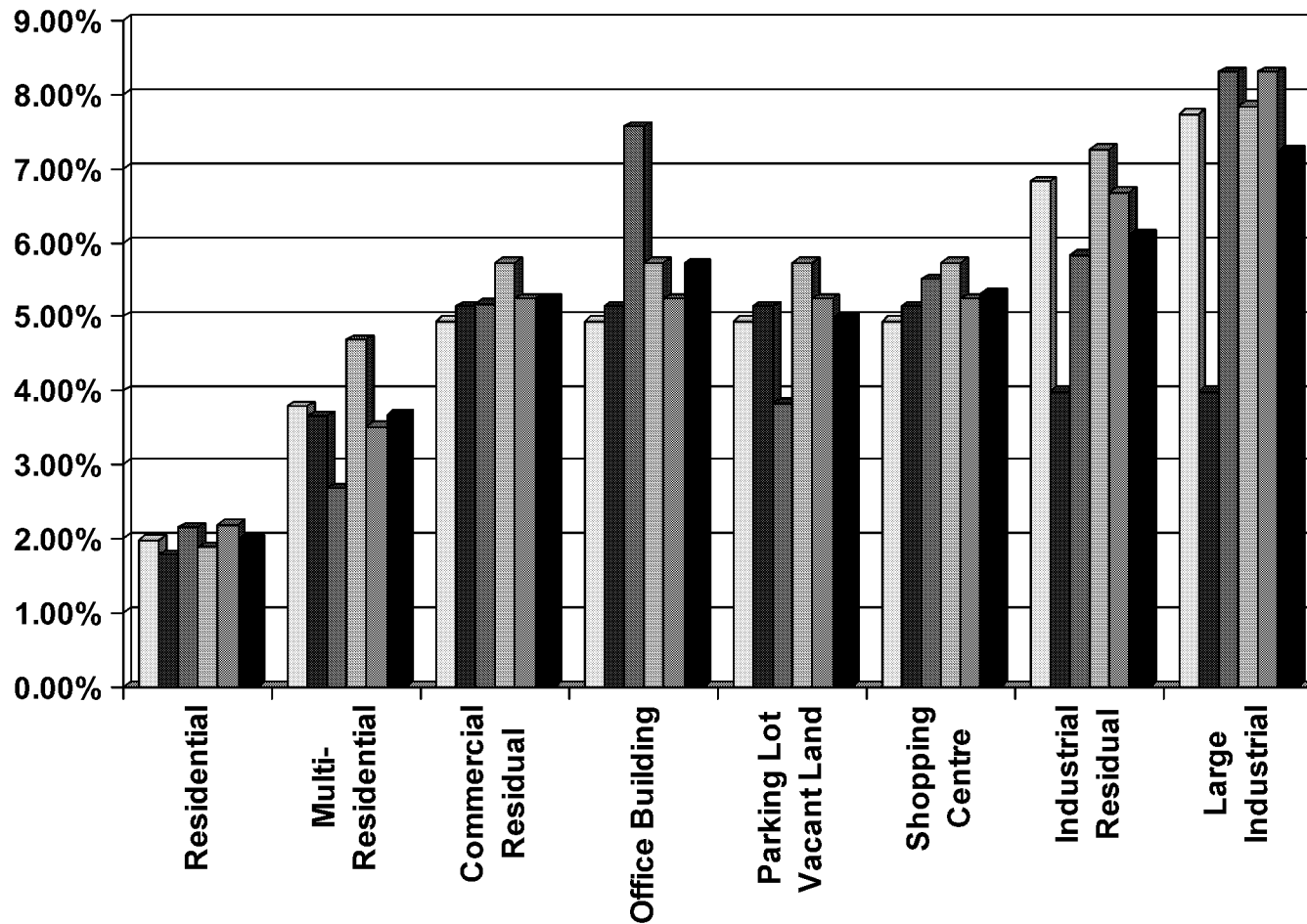
Education Tax Rates

Sudbury
 North Bay
 Sault Ste. Marie
 Thunder Bay
 Timmins
 Group Average



Total Tax Rates

Sudbury
 North Bay
 Sault Ste. Marie
 Thunder Bay
 Timmins
 Group Average





Comparison of Relative Taxes

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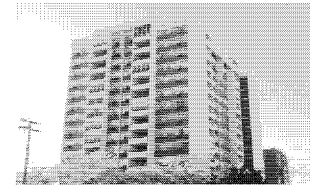
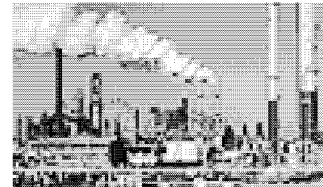
Property Types

- Detached Bungalow
- Senior Executive

- Neighbourhood Shopping
- Office Building
- Hotel
- Motel

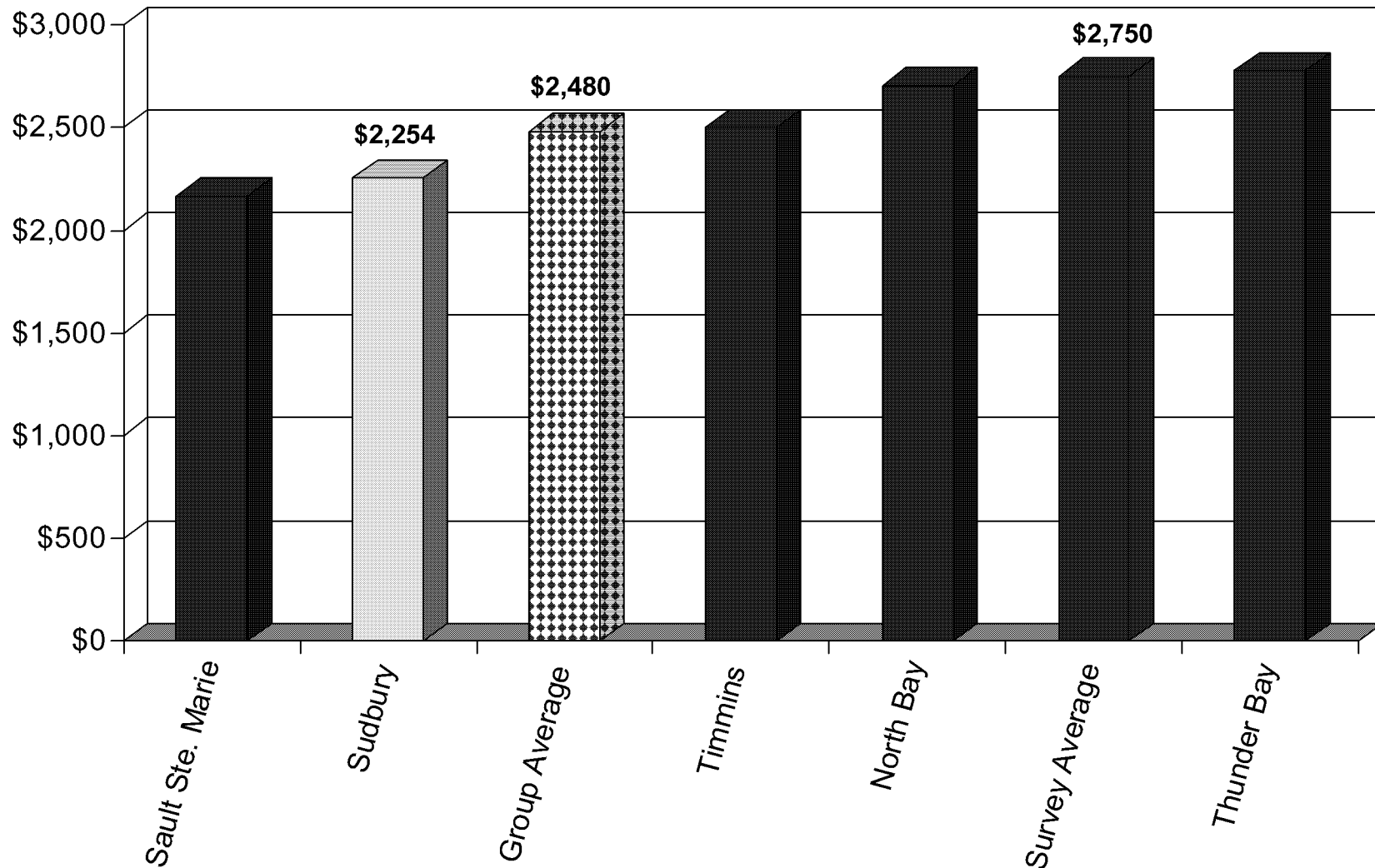
- Walk-up Apartment
- High-rise Apartment

- Vacant Land Industrial
- Large Industrial
- Standard Industrial

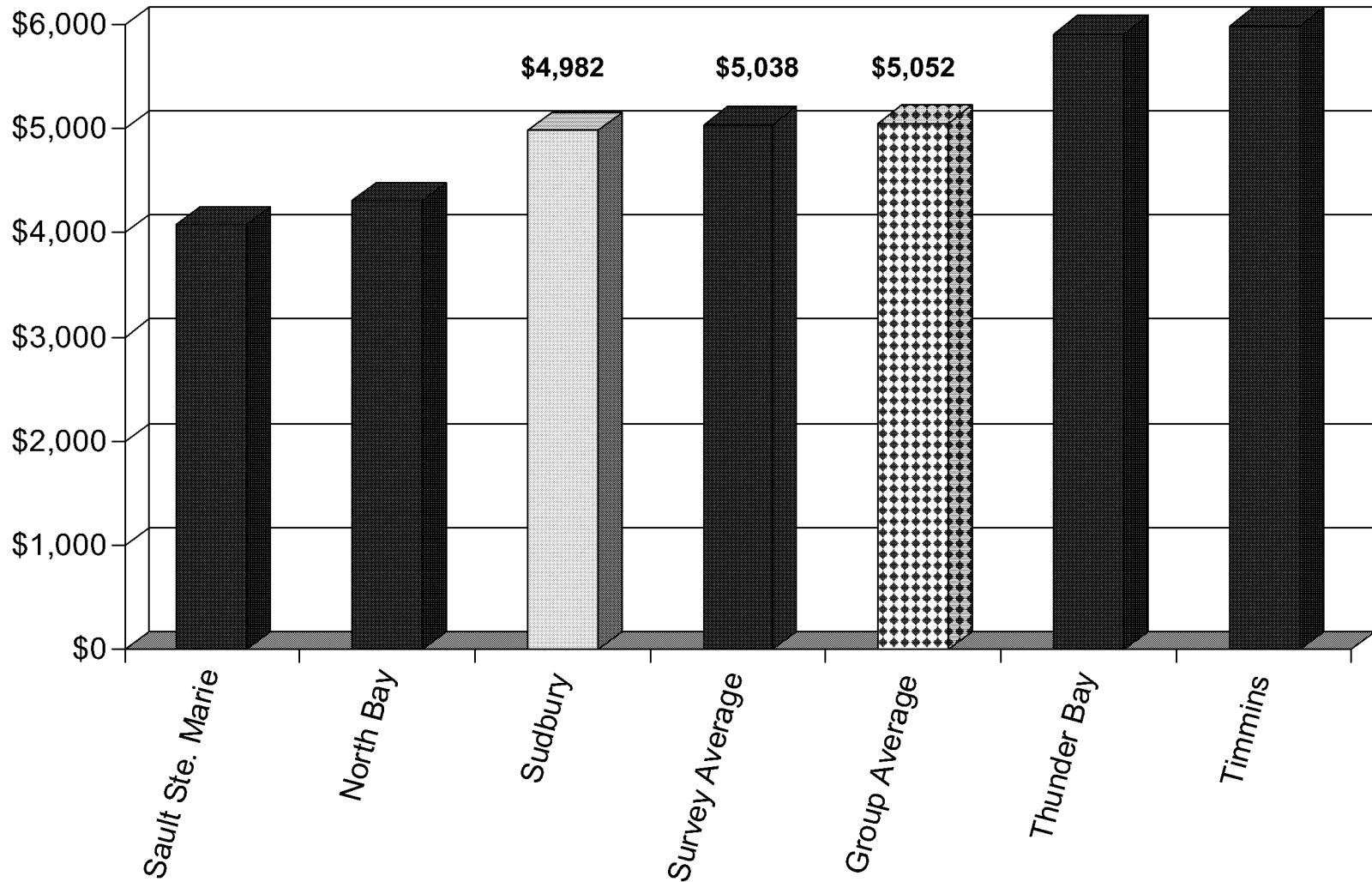


- Comparable properties are used across the 79 municipalities
- Multiple properties are included in each municipality
- Focus should be on the trends rather than the absolutes

Residential Detached Bungalow



Senior Executive Home

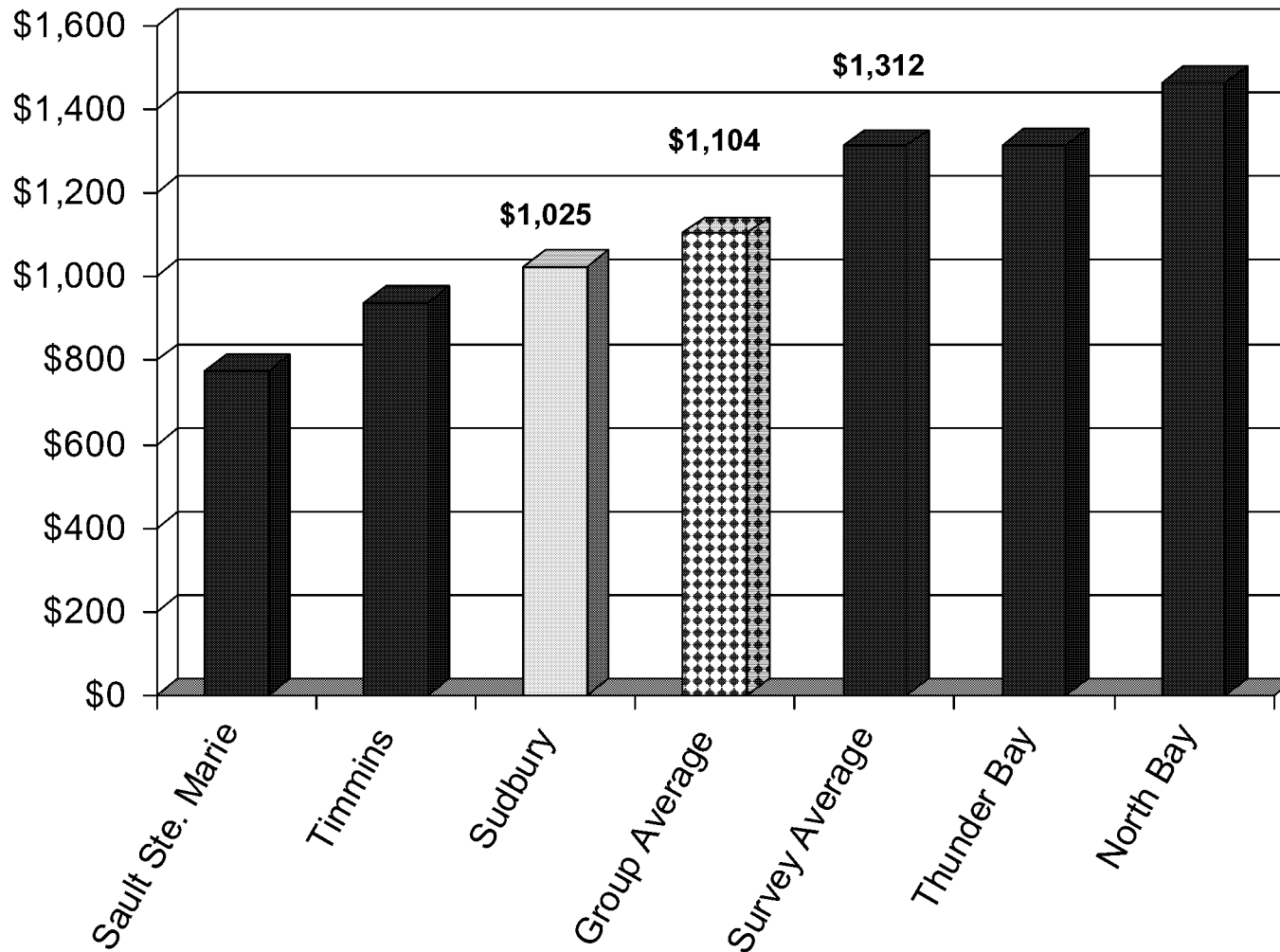


Residential - Summary

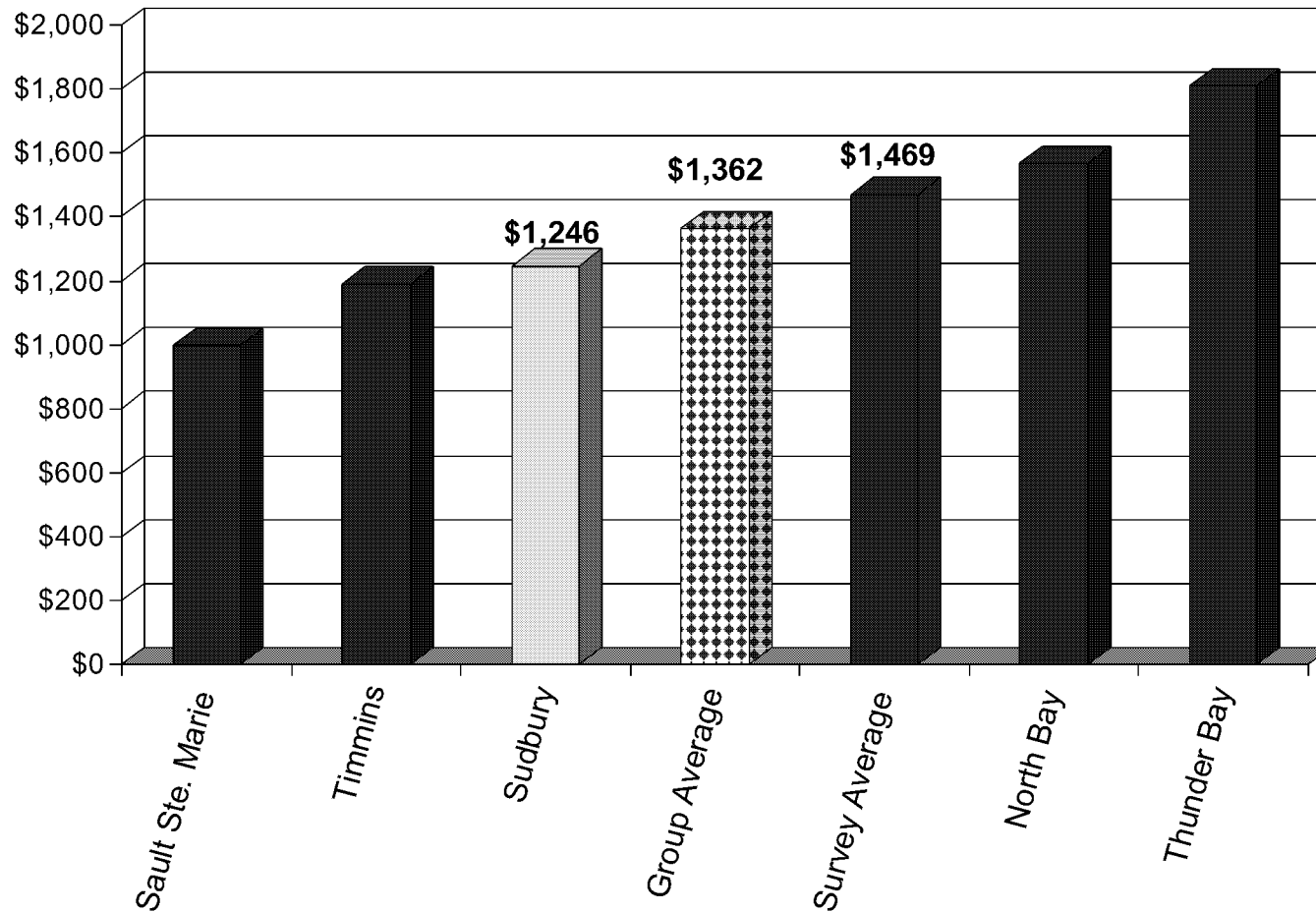
- ❑ In relation to the other Northern municipalities in the survey, Sudbury's relative tax position for the blended two residential classes is "low-mid"

low-mid

Multi-Residential Walk Up (per unit)



Multi-Residential Mid/High Rise (per unit)

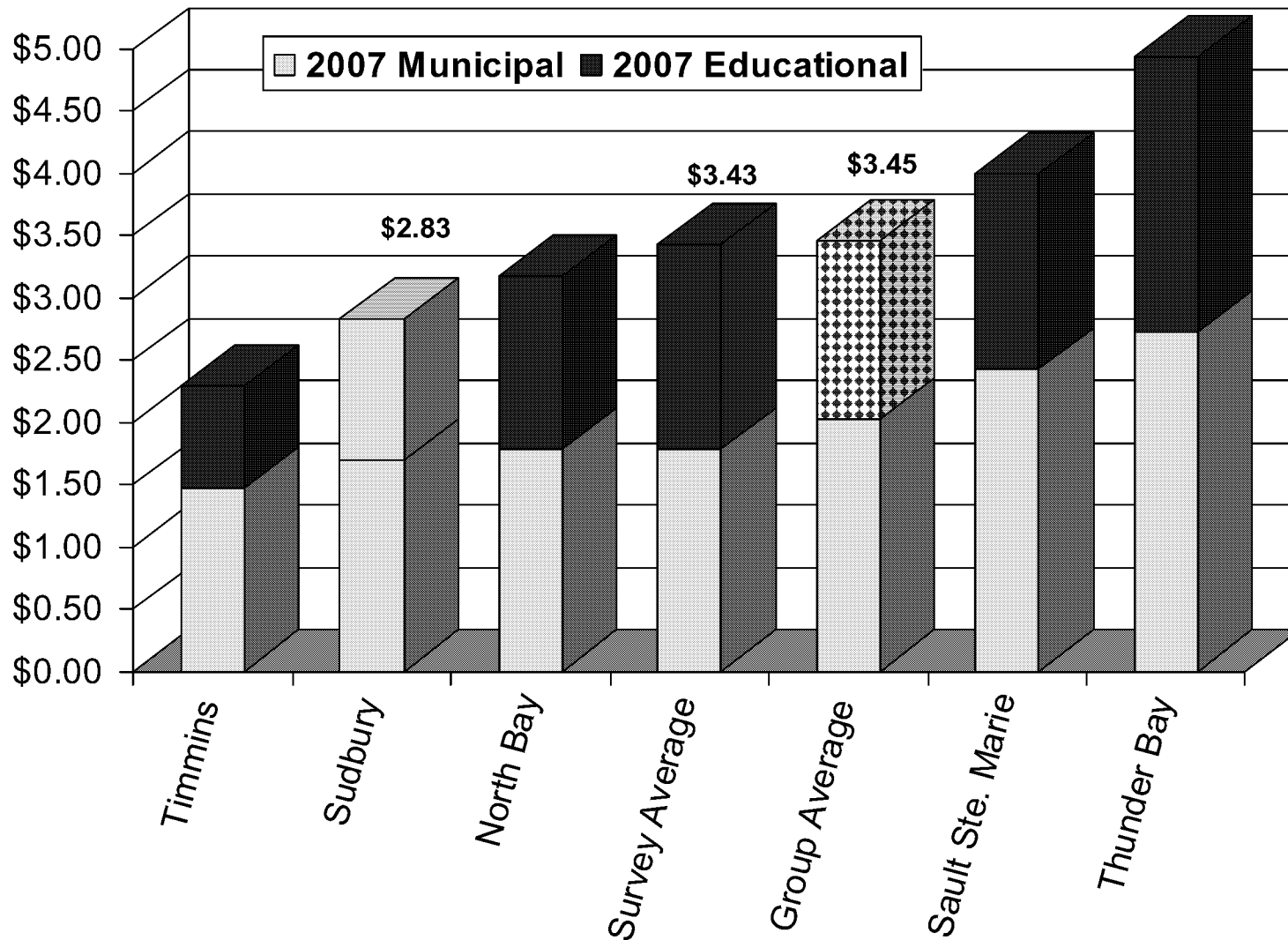


Multi-Residential - Summary

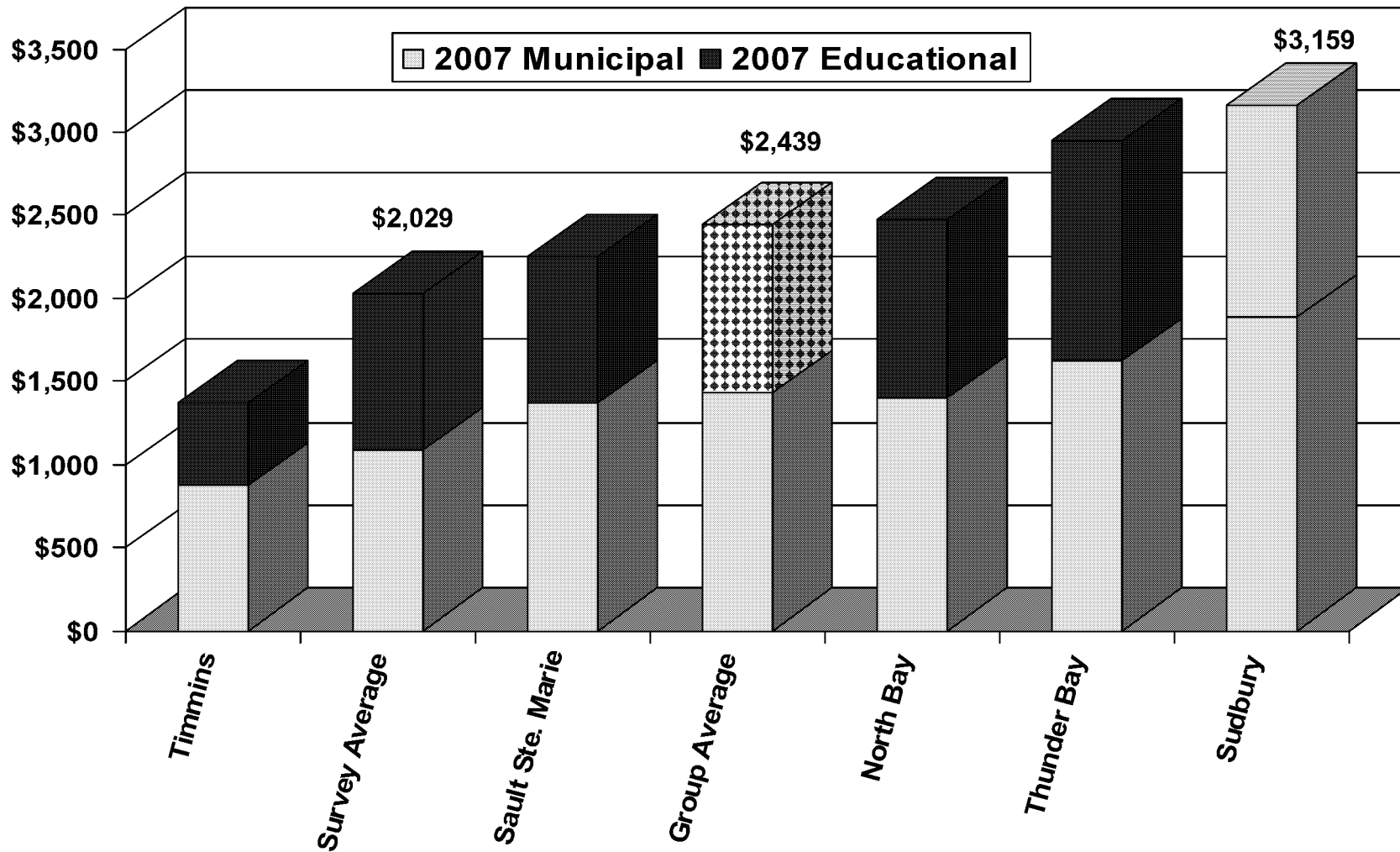
- ❑ In relation to the other Northern municipalities in the survey, Sudbury's relative tax position for the blended two multi-residential classes is "low"

low

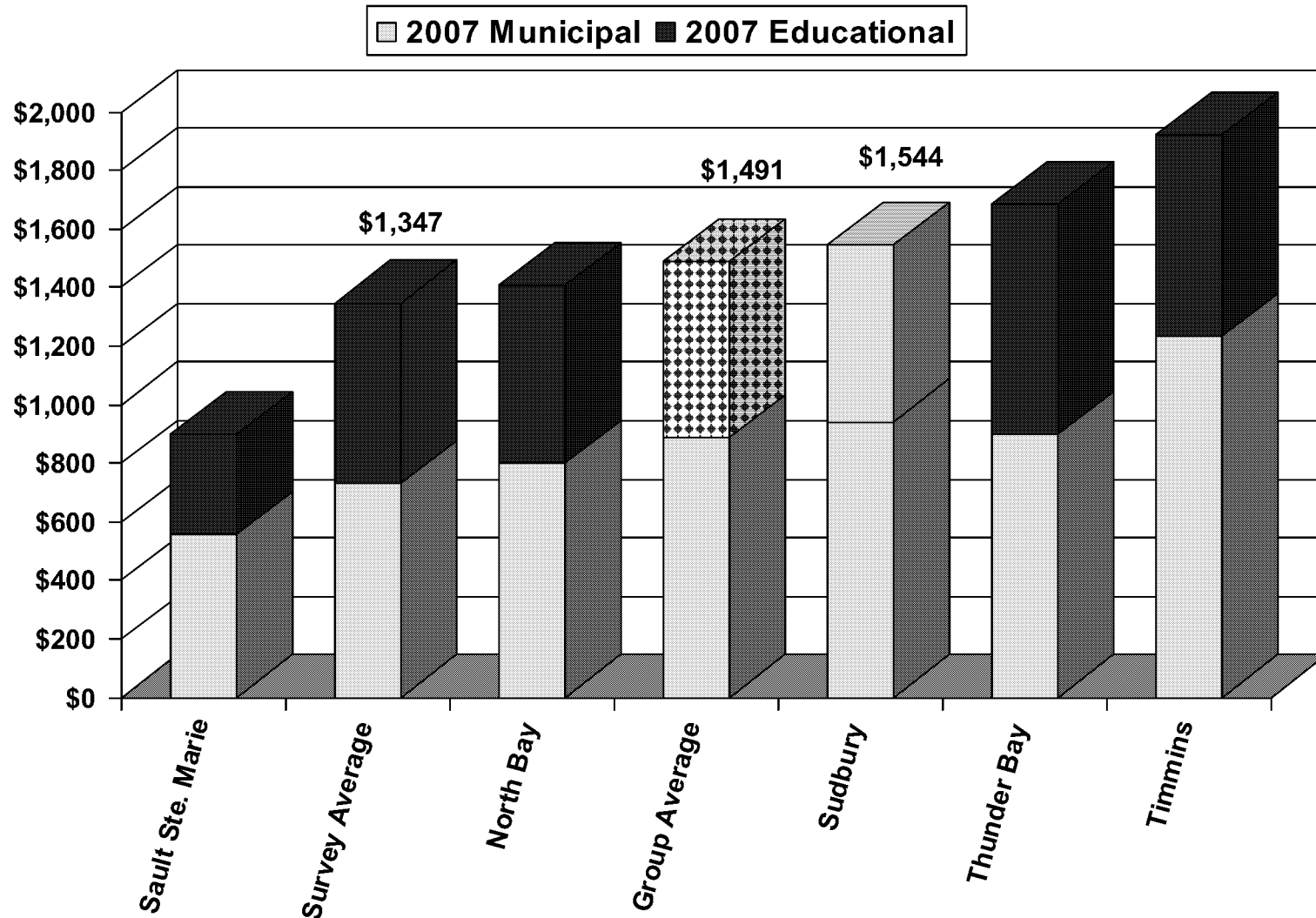
Neighbourhood Shopping(\$ per sq. ft.)



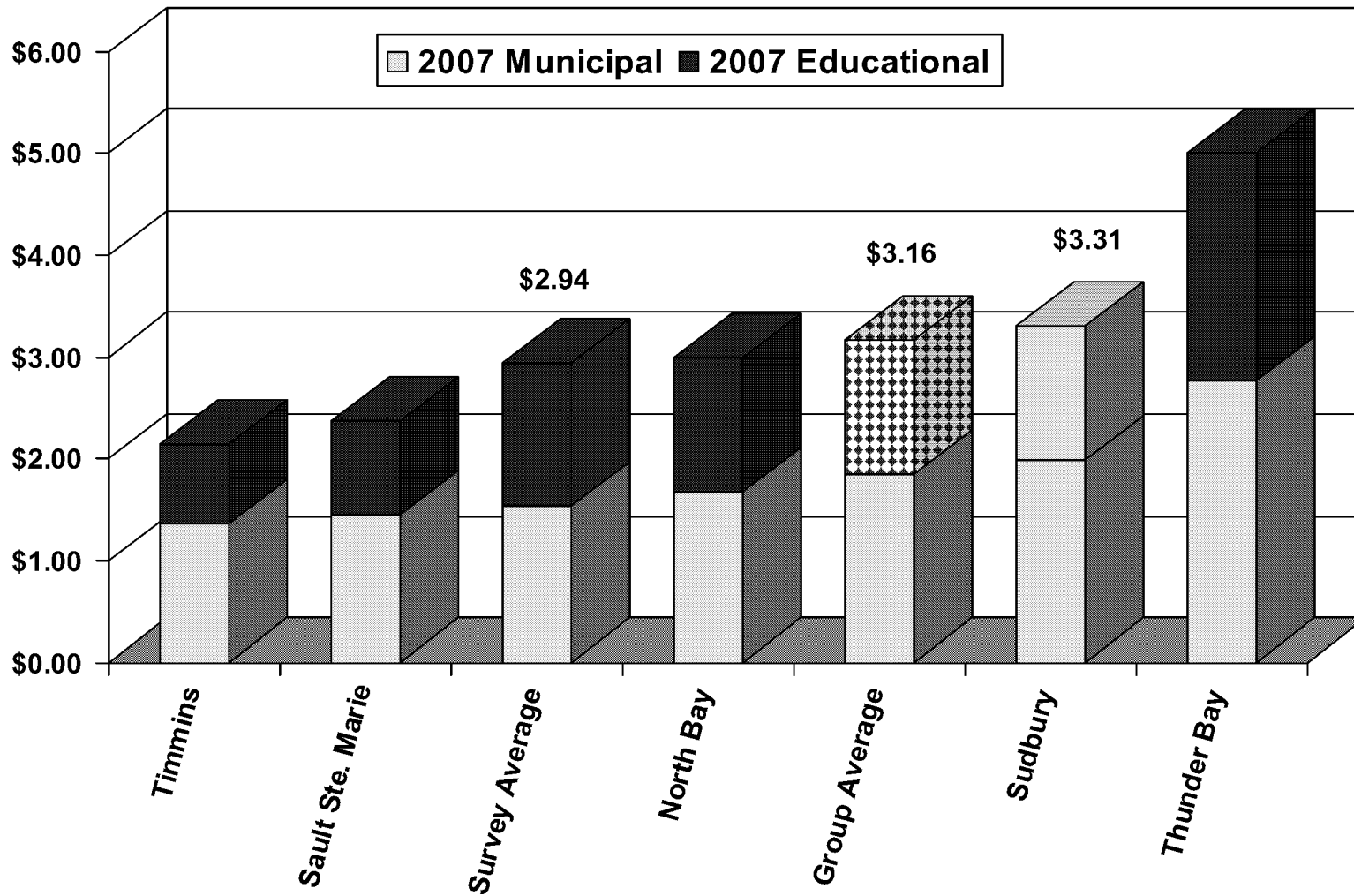
Hotel (\$ per unit)



Motel (\$ per unit)



Office (\$ per unit)



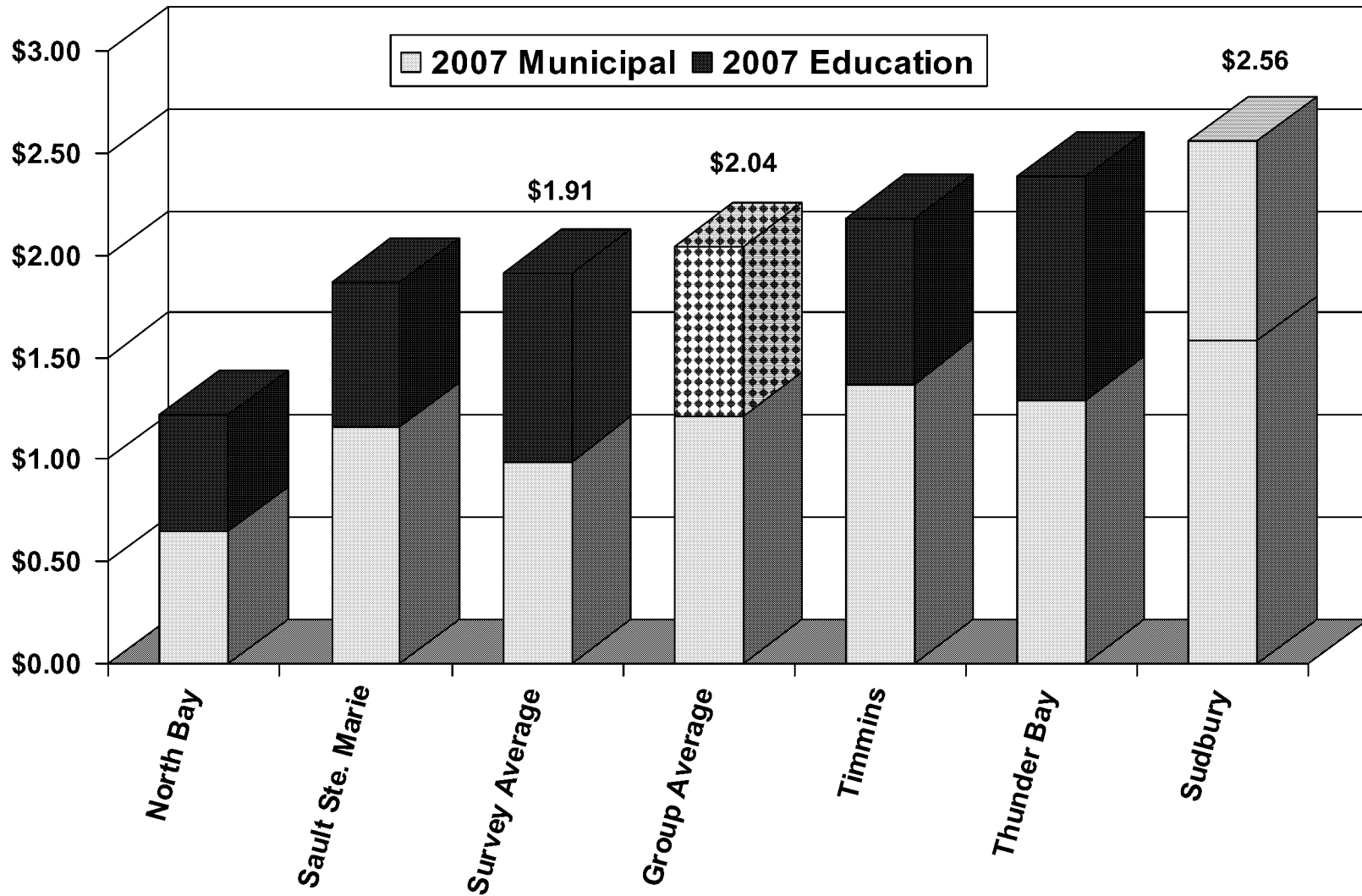
Commercial - Summary

- ❑ In relation to the other Northern municipalities in the survey, Sudbury's relative tax position

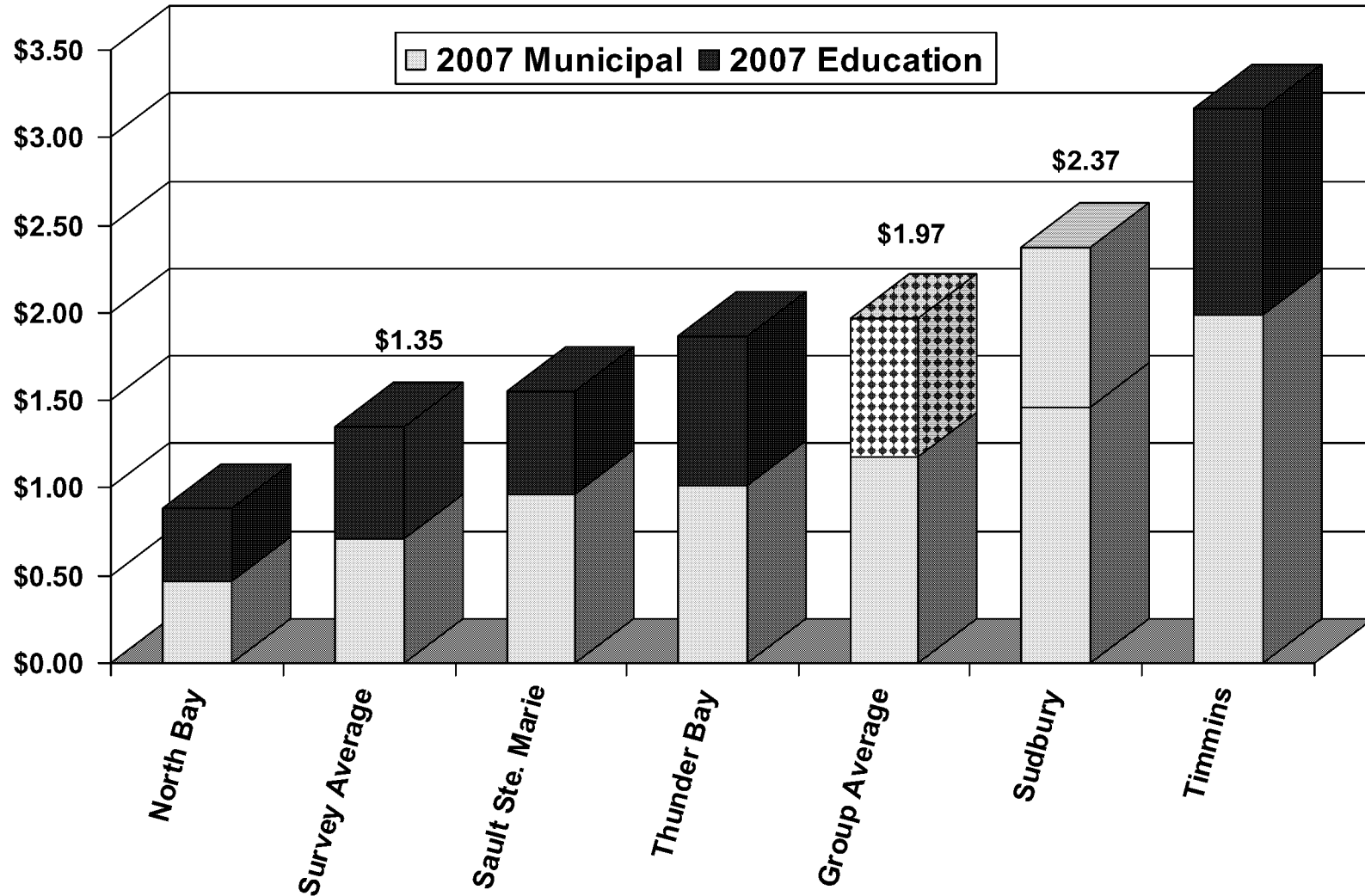
High	Office
Low	Neighbourhood Shopping
High	Hotel/Motel

|

Industrial Standard (\$ per sq. ft.)



Large Industrial (\$ per sq. ft.)



Industrial - Summary

- ❑ In relation to the other Northern municipalities in the survey, Sudbury's relative tax position for industrial classes are:

High

“Like” Property Comparison: Summary

Municipality	Residential	Multi-Residential	Commercial	Industrial
Sudbury Full Survey	low	low	mid-high	high
Sudbury Northern Municipalities	low-mid	low	mid-high	high



Comparison of Water/Sewer Costs

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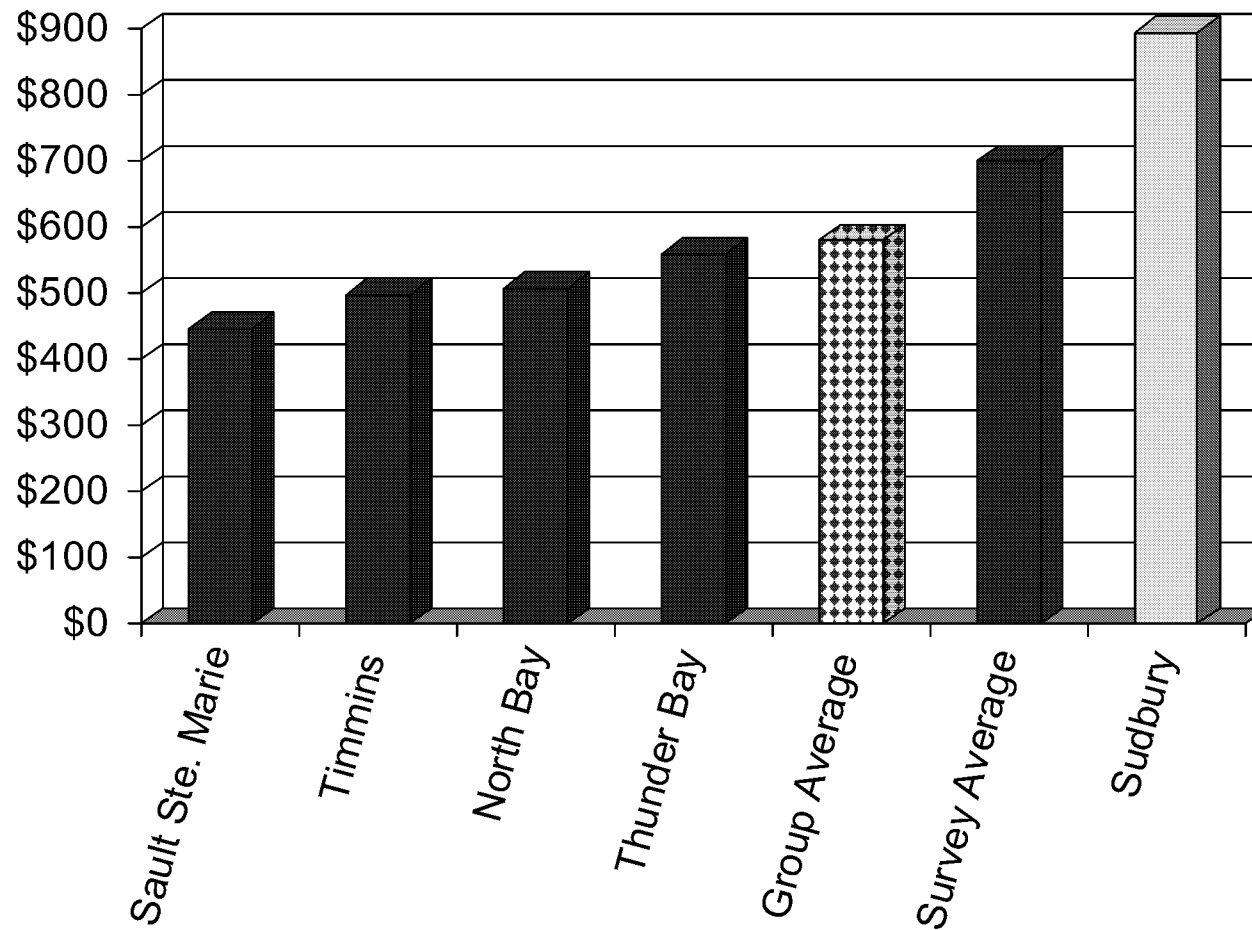
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Water/Sewer Cost Summary

Municipality - Water & Sewer Costs Volume Meter Size	Residential 300 m3 5/8"	Commercial 10,000 m3 2"	Industrial 30,000 m3 3"	Industrial 100,000 m3 4"	Industrial 500,000 m3 6"	Industrial 1,000,000 m3 6"
Sault Ste. Marie	\$ 446	\$ 13,911	\$ 38,892	\$ 125,963	\$ 622,867	\$ 1,243,862
Timmins	\$ 498	\$ 15,623	\$ 46,811	\$ 155,966	\$ 779,710	\$ 1,559,390
North Bay	\$ 509	\$ 12,942	\$ 35,240	\$ 113,281	\$ 559,230	\$ 1,116,666
Thunder Bay	\$ 560	\$ 8,436	\$ 25,260	\$ 84,141	\$ 420,605	\$ 841,185
Northern Group Average	\$ 503	\$ 12,728	\$ 36,551	\$ 119,838	\$ 595,603	\$ 1,190,276
Total Survey Average	\$ 700	\$ 18,598	\$ 54,745	\$ 176,558	\$ 871,665	\$ 1,724,486
Sudbury	\$ 894	\$ 20,178	\$ 59,195	\$ 192,499	\$ 949,271	\$ 1,891,950
% difference from Group Average	78%	59%	62%	61%	59%	59%

Sudbury's water/sewer costs are above the Northern and Group Average

Residential Water/Sewer Cost



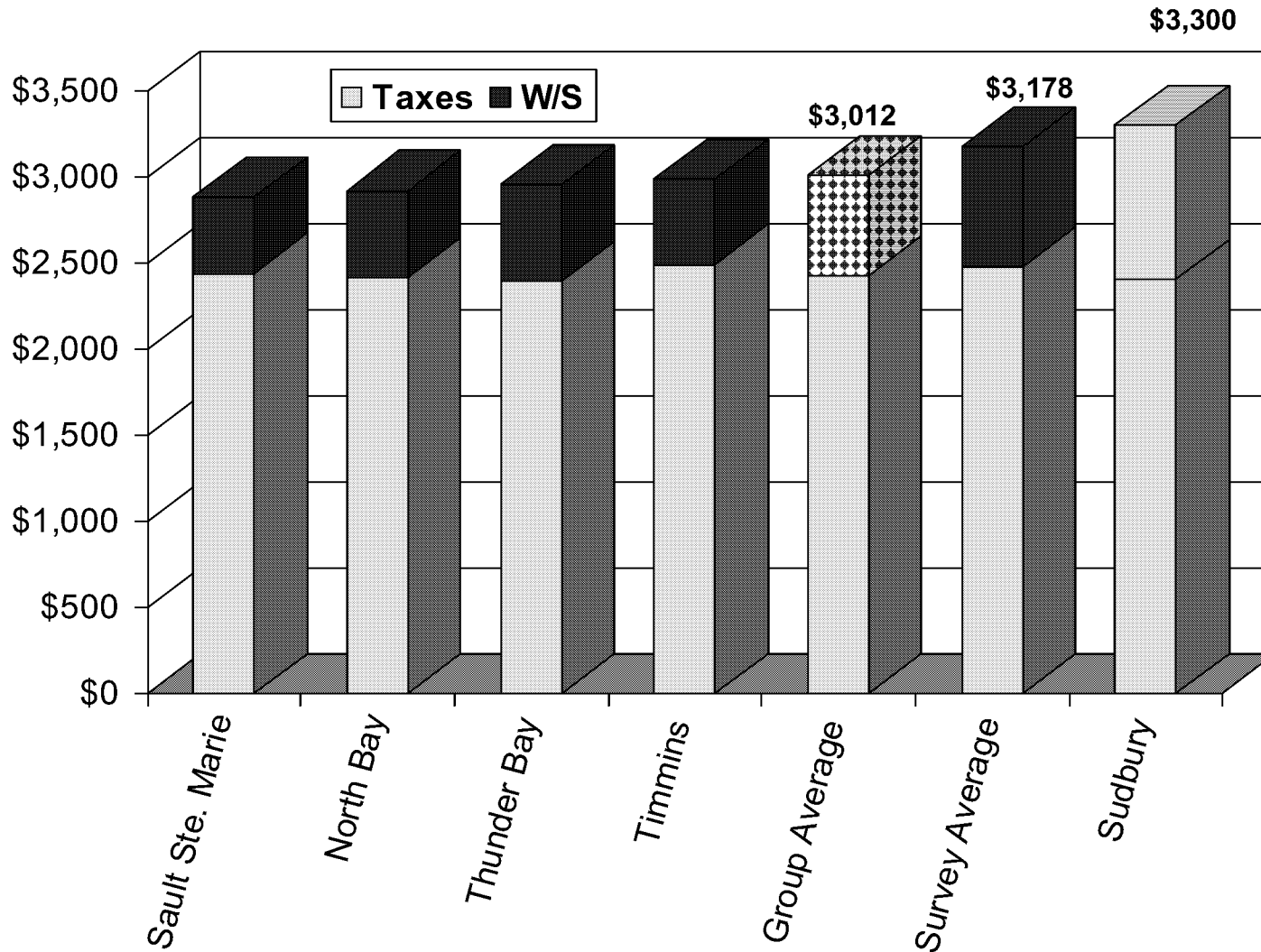
Sudbury's water/sewer cost of \$894 is above the survey average of \$700 and the Group average of \$581

Total survey ranged from \$319-\$1,215

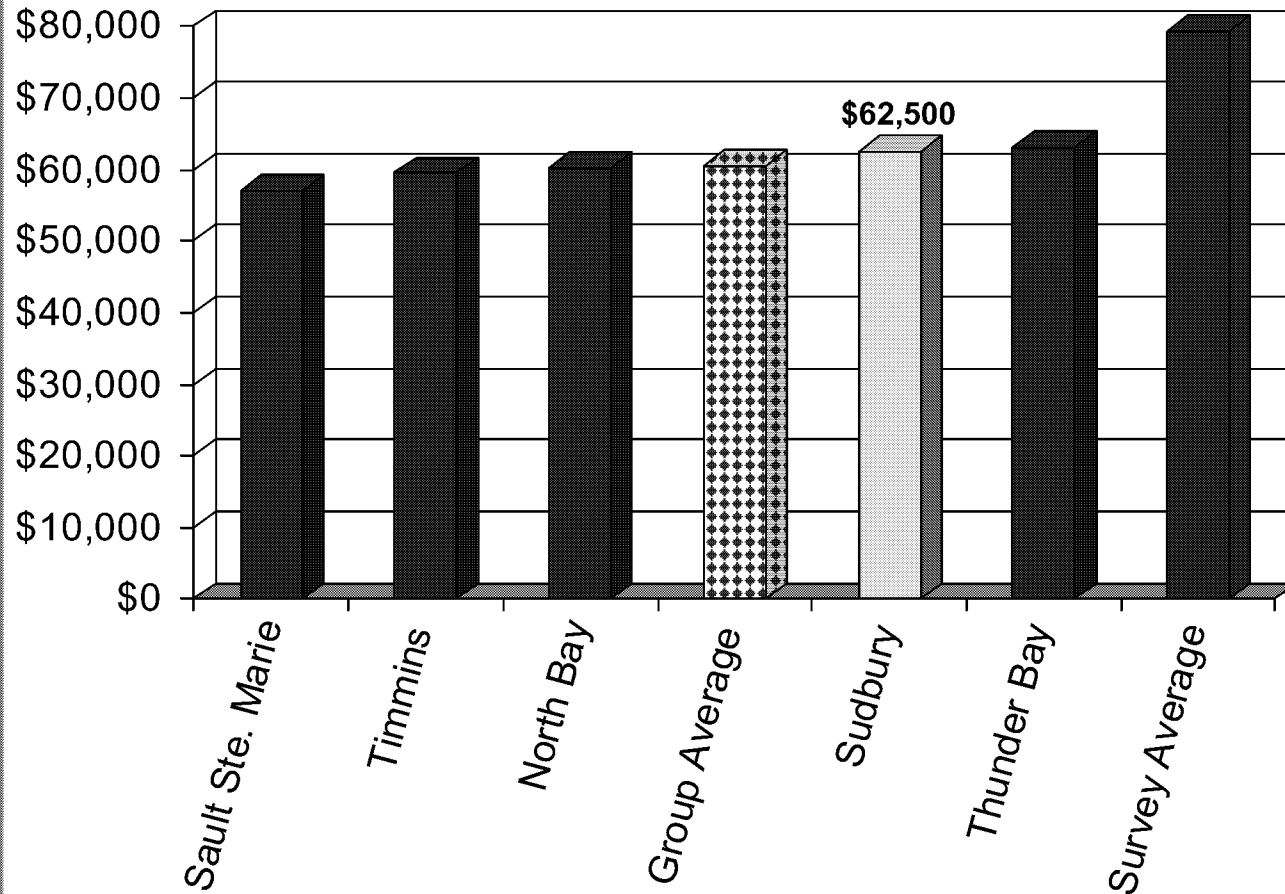


Taxes as a % of Income

Bungalow Taxes & Water/Sewer Rates

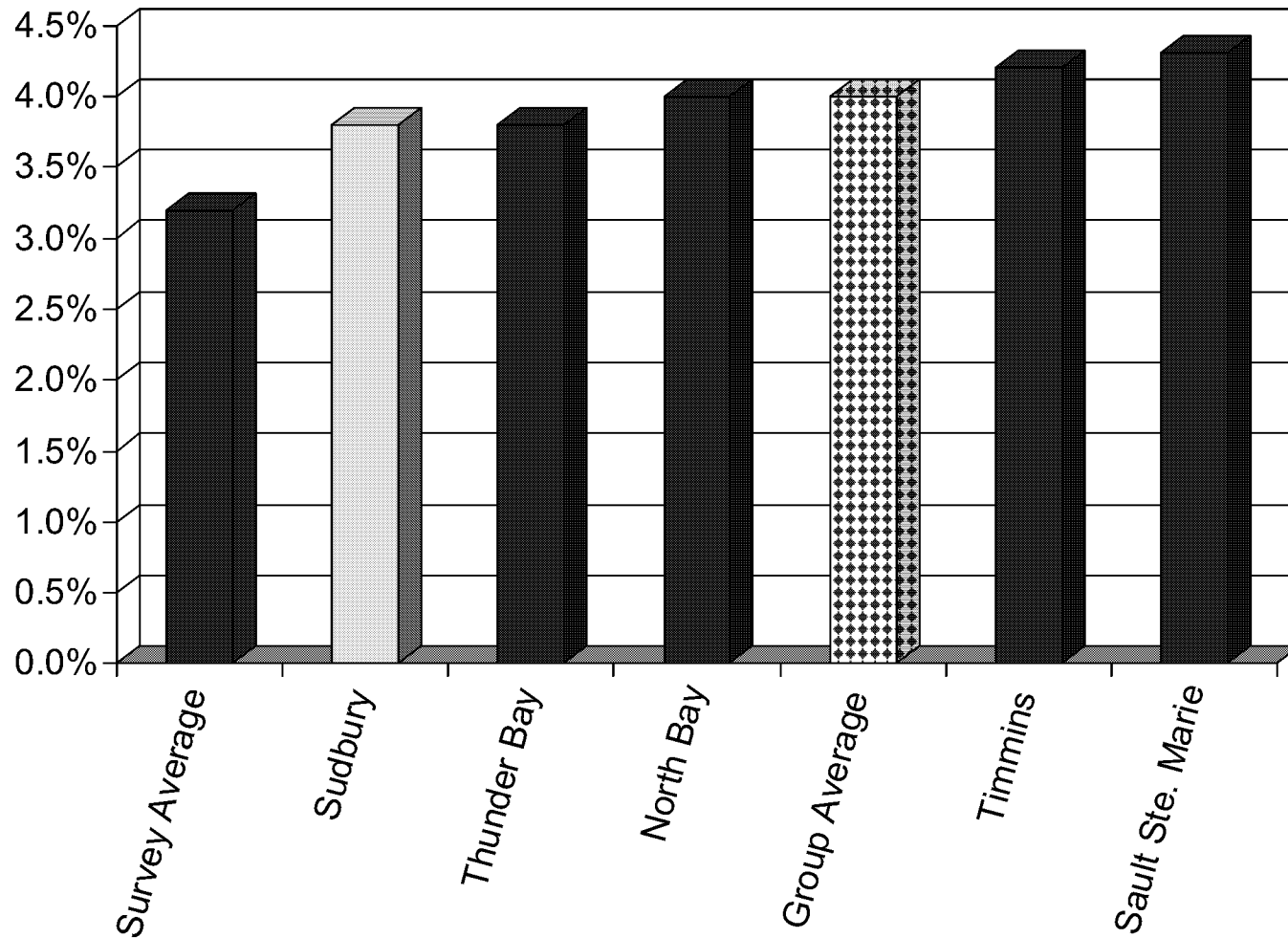


Average Household Income



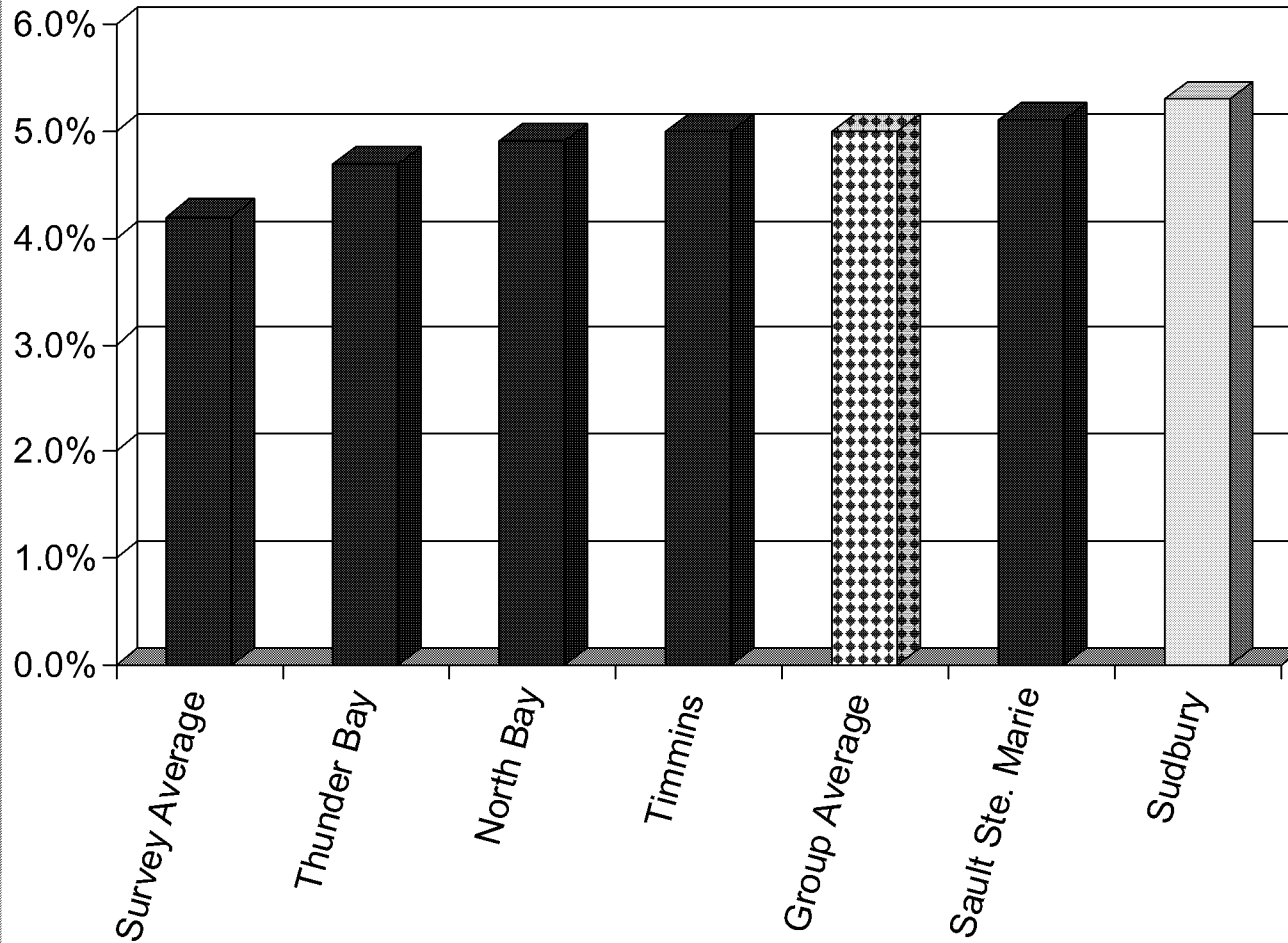
Sudbury's average household income is low in comparison to the total survey of 79 municipalities, but is above the group average for the Northern municipalities

Property Taxes as a % of Income



Sudbury's property taxes as a percentage of income (3.8%) is above the total survey average of 3.2% but below the Northern municipality average of 4.0%

Property Taxes + W/S as a % of Income



Sudbury's property taxes as a percentage of income (5.3%) is above the survey average of 4.2% and the group average of 5.0%

Sudbury Summary

- Unweighted assessment is below average - 4th lowest in the entire survey – this poses challenges in funding municipal programs and services
- Building permit activity higher than Northern average and trending upward
- Low net municipal levy per capita
- Relatively low reserves but also low debt
- Low relative tax burden in residential and multi-residential classes
- Mid-High relative tax burdens in commercial and industrial
- Water/Sewer rates ranked high in all categories
- Municipal burden as percentage of income is higher than average in Sudbury driven in part by higher water/sewer costs and lower relative income levels

