



2025 Budget Planning Meeting Agenda

Tuesday, January 14th, 2025 | 10:00am | Banff Rocky Mountain Resort

- 1. Call Meeting to Order**
- 2. Adoption of Agenda / Call For Additions**
- 3. 2025 Draft Budget Review**
 - a. 2025 GIA Review
- 4. Adjournment**



Agenda Item 3a. | 2025 Operating & Capital DRAFT Budget Review

Background

The 2025 Operating & Capital Draft Budget for Improvement District No. 9 (ID9) has been presented to Council, outlining a total operational budget increase of \$73,533, representing a 0.9% increase over the previous year's budget. Due to the unavailability of final property assessments at this time, estimations have been made based on anticipated increases of 10% for residential properties and 25% for commercial properties. These adjustments, alongside changes in the allocation between the ID9-controlled and provincially-controlled portions of the budget, result in a minimal impact on overall taxes for residents. Specifically, for properties with a combined 20.42% increase in assessed value, taxes will rise by only 0.42%.

Overview of the Budget

The proposed budget consists of two primary components for consideration:

1. ID9 Portion of the Budget: A decrease of 6.69% from 2024, resulting from a combination of cost-saving measures and a reduction in the funds required for local operations.
2. Provincially Controlled Portion: An increase of 4.97%, driven largely by provincial mandates and requirements that have seen an uptick in costs passed down to local jurisdictions.

The total operational budget for 2025 is proposed at a \$73,533 increase, which is a modest 0.9% rise over the 2024 budget, highlighting fiscal restraint while maintaining service levels.

Impact of Property Assessments

Because property assessments have not yet been finalized, estimations were made based on increases seen in the past (excluding Covid years):

1. Residential Assessments: Expected to rise by approximately 10%.
2. Commercial Assessments: Expected to increase by approximately 25%.

Given these projected increases in property values, the overall taxable base for the district is expected to rise significantly. However, the actual tax burden on individual properties will not follow this pattern directly.

Grant In Aid

The 2024 GIA total allocations were \$96,500.00 It was the goal of administration to not exceed that value as a total figure, and to not exceed the 2024 allocation for each recipient. Administration reviewed the packages and scored each applicant. From there, a proposed funding allocation was determined based on their score. From there, some applicants saw their recommended allocation lowered to ensure it did not exceed 2024 based on Council feedback.

There were 3 new agencies requesting funding this year. After review, it is the recommendation from Administration that one of the applicants does not qualify as they are a housing cooperative who does not meet the Provincial definition of low-income housing, despite their application. However, there is an additional \$2,310.00 in comparison to the 2024 budget that could be allocated to this applicant or any other applicant if it is the will of Council.

Tax Rate Implications

Despite the anticipated 20.42% increase in total assessed property values across the ID, the effective tax rate is expected to increase by only 0.42%. This relatively small increase in tax rates can be attributed to the following factors:

- Decreased ID9 portion: The ID9-controlled budget is reducing by 6.69%, easing the overall tax burden on residents.
- Changes in the Provincially Controlled Budget: While the provincial portion is increasing by 4.97%, the overall impact on taxes is minimized due to the significant shift in local control.

The slight rise in taxes can be seen as a reasonable response to maintaining services while minimizing financial strain on property owners.

Conclusion

The proposed 2025 budget for Improvement District No. 9 reflects careful planning and a balanced approach to fiscal management. While property assessments are anticipated to rise, the effect on taxes is minimized by a decrease in the ID9-controlled portion and a modest increase in the provincially controlled share. With a 0.42% increase in actual taxes for a 20.42% increase in assessed value, the financial impact on property owners is relatively small, especially considering the broader economic conditions and operational needs of the ID. This budget proposal provides a stable foundation for continued service delivery while being responsive to the financial challenges faced by both the council and the community.

Recommendations for Council Consideration

Comments and adjustments to the 2025 Budget as presented, with adjustments to account for final property assessments once available.

Grant In-Aid 2025 Summary & Recommendations

Organization	Category	Score	Project	Requested Grant	Funding Based on Score	Recommendation	2024 Reporting Included	Top-5 Council Priorities Relation	Considerations
Banff Elementary School	Education	77	Mountain Living/Nature Explorers Program & Playground Enhancement and Accessibility Project	\$ 35,000.00	\$ 26,950.00	\$ 22,800.00		No	
Banff Minor Hockey	Recreation/Sports	86	Player, coach, and referee development	\$ 4,000.00	\$ 3,440.00	\$ 3,440.00		No	Tourism Implications
Banff Public Library	All	84	Public Library Programs	\$ 20,000.00	\$ 16,800.00	\$ 16,600.00		Yes	
Biosphere Institute of the Bow Valley	Education	91	"Not the End of the World" Youth-run Community Event	\$ 5,000.00	\$ 4,550.00	\$ 4,500.00		Yes	
Canadian Rockies School Division	Education	77	Outdoor Programs	\$ 50,000.00	\$ 38,500.00	\$ 38,500.00		No	
Lake Louise Non-Profit Housing Co-op Association	Other (Housing)	0	Firesmart Acticity for Building Structure	\$ 50,000.00	\$ -	\$ -		No	Infrastructure Investment
Lake Louise to Banff Loppet & Relay	Recreation/Sports	94	Cross-Country Skiing Event	\$ 2,500.00	\$ 2,350.00	\$ 2,350.00		No	Tourism Implications
RCMP	Tourism	97	Enhanced Policing	\$ 11,960.00	\$ 11,601.20	\$ 6,000.00		Yes	Tourism Implications
				\$ 178,460.00	\$ 104,191.20	\$ 94,190.00			

ID9 Grant In Aid Spending Summary

	2024	2023	2022	2020
\$	96,500.00	129,676.00	115,700.00	194,600.00

\$ 2,310.00

Improvement District No. 9, Banff National Park
2025 Capital and Operating Financial 5 Year Budget Plans for Ministerial Approval

Legend

Copy from previous year
 Use most recent financial statement
 Will automatically carry from Budget Detail

Operating Financial Plan		2024 BUDGET							2024 TYO ACTUAL							2025							2026							2027							2028							2029																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
4020200100	Property Taxes (Residential & Commercial)	\$	5,286,000	\$	7,215,560.76	\$	5,969,890	\$	7,560,161	\$	7,635,263	\$	7,635,263	\$	7,712,121	\$	7,789,242	\$	7,866,363	\$	7,943,484	\$	8,020,605	\$	8,097,726	\$	8,174,847	\$	8,251,968	\$	8,329,089	\$	8,406,210	\$	8,483,331	\$	8,560,452	\$	8,637,573	\$	8,714,694	\$	8,791,815	\$	8,868,936	\$	8,946,057	\$	9,023,178	\$	9,100,299	\$	9,177,420	\$	9,254,541	\$	9,331,662	\$	9,408,783	\$	9,485,904	\$	9,563,025	\$	9,640,146	\$	9,717,267	\$	9,794,388	\$	9,871,509	\$	9,948,630	\$	10,025,751	\$	10,102,872	\$	10,180,000	\$	10,257,119	\$	10,334,238	\$	10,411,357	\$	10,488,476	\$	10,565,595	\$	10,642,714	\$	10,719,833	\$	10,796,952	\$	10,874,071	\$	10,951,190	\$	11,028,309	\$	11,105,428	\$	11,182,547	\$	11,259,666	\$	11,336,785	\$	11,413,904	\$	11,491,023	\$	11,568,142	\$	11,645,261	\$	11,722,380	\$	11,799,500	\$	11,876,619	\$	11,953,738	\$	12,030,857	\$	12,107,976	\$	12,185,095	\$	12,262,214	\$	12,339,333	\$	12,416,452	\$	12,493,571	\$	12,570,690	\$	12,647,809	\$	12,724,928	\$	12,802,047	\$	12,879,166	\$	12,956,285	\$	13,033,404	\$	13,110,523	\$	13,187,642	\$	13,264,761	\$	13,341,880	\$	13,419,000	\$	13,496,119	\$	13,573,238	\$	13,650,357	\$	13,727,476	\$	13,804,595	\$	13,881,714	\$	13,958,833	\$	14,035,952	\$	14,113,071	\$	14,190,190	\$	14,267,309	\$	14,344,428	\$	14,421,547	\$	14,498,666	\$	14,575,785	\$	14,652,904	\$	14,730,023	\$	14,807,142	\$	14,884,261	\$	14,961,380	\$	15,038,500	\$	15,115,619	\$	15,192,738	\$	15,269,857	\$	15,346,976	\$	15,424,095	\$	15,501,214	\$	15,578,333	\$	15,655,452	\$	15,732,571	\$	15,809,690	\$	15,886,809	\$	15,963,928	\$	16,041,047	\$	16,118,166	\$	16,195,285	\$	16,272,404	\$	16,349,523	\$	16,426,642	\$	16,503,761	\$	16,580,880	\$	16,658,000	\$	16,735,119	\$	16,812,238	\$	16,889,357	\$	16,966,476	\$	17,043,595	\$	17,120,714	\$	17,197,833	\$	17,274,952	\$	17,352,071	\$	17,429,190	\$	17,506,309	\$	17,583,428	\$	17,660,547	\$	17,737,666	\$	17,814,785	\$	17,891,904	\$	17,969,023	\$	18,046,142	\$	18,123,261	\$	18,200,380	\$	18,277,500	\$	18,354,619	\$	18,431,738	\$	18,508,857	\$	18,585,976	\$	18,663,095	\$	18,740,214	\$	18,817,333	\$	18,894,452	\$	18,971,571	\$	19,048,690	\$	19,125,809	\$	19,202,928	\$	19,280,047	\$	19,357,166	\$	19,434,285	\$	19,511,404	\$	19,588,523	\$	19,665,642	\$	19,742,761	\$	19,819,880	\$	19,897,000	\$	19,974,119	\$	20,051,238	\$	20,128,357	\$	20,205,476	\$	20,282,595	\$	20,359,714	\$	20,436,833	\$	20,513,952	\$	20,591,071	\$	20,668,190	\$	20,745,309	\$	20,822,428	\$	20,899,547	\$	20,976,666	\$	21,053,785	\$	21,130,904	\$	21,208,023	\$	21,285,142	\$	21,362,261	\$	21,439,380	\$	21,516,500	\$	21,593,619	\$	21,670,738	\$	21,747,857	\$	21,824,976	\$	21,902,095	\$	21,979,214	\$	22,056,333	\$	22,133,452	\$	22,210,571	\$	22,287,690	\$	22,364,809	\$	22,441,928	\$	22,519,047	\$	22,596,166	\$	22,673,285	\$	22,750,404	\$	22,827,523	\$	22,904,642	\$	22,981,761	\$	23,058,880	\$	23,136,000	\$	23,213,119	\$	23,290,238	\$	23,367,357	\$	23,444,476	\$	23,521,595	\$	23,598,714	\$	23,675,833	\$	23,752,952	\$	23,830,071	\$	23,907,190	\$	23,984,309	\$	24,061,428	\$	24,138,547	\$	24,215,666	\$	24,292,785	\$	24,369,904	\$	24,447,023	\$	24,524,142	\$	24,601,261	\$	24,678,380	\$	24,755,500	\$	24,832,619	\$	24,909,738	\$	24,986,857	\$	25,063,976	\$	25,141,095	\$	25,218,214	\$	25,295,333	\$	25,372,452	\$	25,449,571	\$	25,526,690	\$	25,603,809	\$	25,680,928	\$	25,758,047	\$	25,835,166	\$	25,912,285	\$	25,989,404	\$	26,066,523	\$	26,143,642	\$	26,220,761	\$	26,297,880	\$	26,375,000	\$	26,452,119	\$	26,529,238	\$	26,606,357	\$	26,683,476	\$	26,760,595	\$	26,837,714	\$	26,914,833	\$	26,991,952	\$	27,069,071	\$	27,146,190	\$	27,223,309	\$	27,300,428	\$	27,377,547	\$	27,454,666	\$	27,531,785	\$	27,608,904	\$	27,686,023	\$	27,763,142	\$	27,840,261	\$	27,917,380	\$	27,994,500	\$	28,071,619	\$	28,148,738	\$	28,225,857	\$	28,302,976	\$	28,380,095	\$	28,457,214	\$	28,534,333	\$	28,611,452	\$	28,688,571	\$	28,765,690	\$	28,842,809	\$	28,919,928	\$	29,000,047	\$	29,077,166	\$	29,154,285	\$	29,231,404	\$	29,308,523	\$	29,385,642	\$	29,462,761	\$	29,539,880	\$	29,617,000	\$	29,694,119	\$	29,771,238	\$	29,848,357	\$	29,925,476	\$	30,002,595	\$	30,079,714	\$	30,156,833	\$	30,233,952	\$	30,311,071	\$	30,388,190	\$	30,465,309	\$	30,542,428	\$	30,619,547	\$	30,696,666	\$	30,773,785	\$	30,850,904	\$	30,928,023	\$	31,005,142	\$	31,082,261	\$	31,159,380	\$	31,236,500	\$	31,313,619	\$	31,390,738	\$	31,467,857	\$	31,544,976	\$	31,622,095	\$	31,699,214	\$	31,776,333	\$	31,853,452	\$	31,930,571	\$	32,007,690	\$	32,084,809	\$	32,161,928	\$	32,239,047	\$	32,316,166	\$	32,393,285	\$	32,470,404	\$	32,547,523	\$	32,624,642	\$	32,701,761	\$	32,778,880	\$	32,856,000	\$	32,933,119	\$	33,010,238	\$	33,087,357	\$	33,164,476	\$	33,241,595	\$	33,318,714	\$	33,395,833	\$	33,472,952	\$	33,550,071	\$	33,627,190	\$	33,704,309	\$	33,781,428	\$	33,858,547	\$	33,935,666	\$	34,012,785	\$	34,089,904	\$	34,167,023	\$	34,244,142	\$	34,321,261	\$	34,398,380	\$	34,475,500	\$	34,552,619	\$	34,629,738	\$	34,706,857	\$	34,783,976	\$	34,861,095	\$	34,938,214	\$	35,015,333	\$	35,092,452	\$	35,169,571	\$	35,246,690	\$	35,323,809	\$	35,400,928	\$	35,478,047	\$	35,555,166	\$	35,632,285	\$	35,709,404	\$	35,786,523	\$	35,863,642	\$	35,940,761	\$	36,017,880	\$	36,095,000	\$	36,172,119	\$	36,249,238	\$	36,326,357	\$	36,403,476	\$	36,480,595	\$	36,557,714	\$	36,634,833	\$	36,711,952	\$	36,789,071	\$	36,866,190	\$	36,943,309	\$	37,020,428	\$	37,097,547	\$	37,174,666	\$	37,251,785	\$	37,328,904	\$	37,406,023	\$	37,483,142	\$	37,560,261	\$	37,637,380	\$	37,714,500	\$	37,791,619	\$	37,868,738	\$	37,945,857	\$	38,022,976	\$	38,100,095	\$	38,177,214	\$	38,254,333	\$	38,331,452	\$	38,408,571	\$	38,485,690	\$	38,562,809	\$	38,639,928	\$	38,717,047	\$	38,794,166	\$	38,871,285	\$	38,948,404	\$	39,025,523	\$	39,102,642	\$	39,179,761	\$	39,256,880	\$	39,334,000	\$	39,411,119	\$	39,488,238	\$	39,565,357	\$	39,642,476	\$	39,719,595	\$	39,796,714	\$	39,873,833	\$	39,950,952	\$	40,028,071	\$	40,105,190	\$	40,182,309	\$	40,259,428	\$	40,336,547	\$	40,413,666	\$	40,490,785	\$	40,567,904	\$	40,645,023	\$	40,722,142	\$	40,799,261	\$	40,876,380	\$	40,953,500	\$	41,030,619	\$	41,107,738	\$	41,184,857	\$	41,261,976	\$	41,339,095	\$	41,416,214	\$	41,493,333	\$	41,570,452	\$	41,647,571	\$	41,724,690	\$	41,801,809	\$	41,878,928	\$	41,956,047	\$	42,033,166	\$	42,110,285	\$	42,187,404	\$	42,264,523	\$	42,341,642	\$	42,418,761	\$	42,495,880	\$	42,573,000	\$	42,650,119	\$	42,727,238	\$	42,804,357	\$	42,881,476	\$	42,958,595	\$	43,035,714	\$	43,112,833	\$	43,189,952	\$	43,267,071	\$	43,344,190	\$	43,421,309	\$	43,498,428	\$	43,575,547	\$	43,652,666	\$	43,729,785	\$	43,806,904	\$	43,884,023	\$	43,961,142	\$	44,038,261	\$	44,115,380	\$	44,192,500	\$	44,269,619	\$	44,346,738	\$	44,423,857	\$	44,500,976	\$	44,578,095	\$	44,655,214	\$	44,732,333	\$	44,809,452	\$	44,886,571	\$	44,963,690	\$	45,040,809	\$	45,117,928	\$	45,195,047	\$	45,272,166	\$	45,349,285	\$	45,426,404	\$	45,503,523	\$	45,580,642	\$	45,657,761	\$	45,734,880	\$	45,812,000	\$	45,889,119	\$	45,966,238	\$	46,043,357	\$	46,120,476	\$	46,197,595	\$	46,274,714	\$	46,351,833	\$	46,428,952	\$	46,506,071	\$	46,583,190	\$	46,660,309	\$	46,737,428	\$	46,814,547	\$	46,891,666	\$	46,968,785	\$	47,045,904	\$	47,123,023	\$	47,200,142	\$	47,277,261	\$	47,354,380	\$	47,431,500	\$	47,508,619	\$	47,585,738	\$	47,662,857	\$	47,740,976	\$	47,818,095	\$	47,895,214	\$	47,972,333	\$	48,049,452	\$	48,126,571	\$	48,203,690	\$	48,280,809	\$	48,357,928	\$	48,435,047	\$	48,512,166	\$	48,589,285	\$	48,666,404	\$	48,743,523	\$	48,820,642	\$	48,897,761	\$	48,974,880	\$	49,052,000	\$	49,129,119	\$	49,206,238	\$	49,283,357	\$	49,360,476

**Improvement District No. 9, Banff National Park
Estimated Property Tax Changes - 2025**

Legend

Fill with complete roll numbers from Frank

Roll #	Type	Owner	Where	Assessment		Property Taxes		Tax \$ Value Change	Tax % Change	Assessment % Change
				Estimated 2025	2024	2025	2024			
				\$ 7,809,012.50	\$ 6,247,210.00	\$ 47,193.17	\$ 45,275.18	\$ 1,917.99	4.24%	25.00%
				\$ 1,118,689.00	\$ 1,016,990.00	\$ 6,760.71	\$ 7,370.40	\$ (609.68)	-8.27%	10.00%
				\$ 8,927,701.50	\$ 7,264,200.00	\$ 53,953.89	\$ 52,645.58	\$ 1,308.31	2.49%	22.90%
				\$ 30,808,337.50	\$ 24,646,670.00	\$ 186,187.85	\$ 178,620.94	\$ 7,566.91	4.24%	25.00%
				\$ 792,946.00	\$ 720,860.00	\$ 4,792.11	\$ 5,224.26	\$ (432.15)	-8.27%	10.00%
				\$ 733,964.00	\$ 667,240.00	\$ 4,435.66	\$ 4,835.66	\$ (400.01)	-8.27%	10.00%
				\$ 2,441,637.00	\$ 2,219,670.00	\$ 14,755.85	\$ 16,086.54	\$ (1,330.69)	-8.27%	10.00%
				\$ 11,000.00	\$ 10,000.00	\$ 66.48	\$ 72.47	\$ (5.99)	-8.27%	10.00%
				\$ 1,909,171.00	\$ 1,735,610.00	\$ 11,537.93	\$ 12,578.42	\$ (1,040.50)	-8.27%	10.00%
				\$ 989,439.00	\$ 899,490.00	\$ 5,979.60	\$ 6,518.84	\$ (539.24)	-8.27%	10.00%
				\$ 5,038,407.00	\$ 4,580,370.00	\$ 30,449.23	\$ 33,195.15	\$ (2,745.92)	-8.27%	10.00%
				\$ 42,724,901.50	\$ 35,479,910.00	\$ 258,204.69	\$ 257,132.30	\$ 1,072.40	0.42%	20.42%
				\$ 5,722,024.00	\$ 5,201,840.00	\$ 17,419.34	\$ 17,013.10	\$ 406.24	2.39%	10.00%

Tax Notice Breakdown

		2025 Budget	2024 Budget	Change
ID9 Controlled & Approved	ID9 Component	\$ 1,613,463.78	\$ 1,963,791.00	-17.84%
	Fire	\$ 1,278,574.41	\$ 1,301,425.62	-1.76%
	RCMP	\$ 6,000.00	\$ 6,000.00	0.00%
	Recreation	\$ 750,372.08	\$ 750,372.08	0.00%
	Transit	\$ 690,590.00	\$ 588,058.00	17.44%
	Other Grants	\$ 284,870.24	\$ 293,100.00	-2.81%
		\$ 4,623,870.50	\$ 4,902,746.70	-5.69%
	Increase over previous year	\$ (278,876.20)		
Provincially Controlled	School/Education	\$ 3,196,766.34	\$ 3,044,539.37	5.00%
	RCMP	\$ 132,069.00	\$ 132,069.00	0.00%
	Seniors Housing	\$ 136,569.95	\$ 124,154.50	10.00%
	Designated Industrial	\$ 2,883.74	\$ 3,215.00	-10.30%
		\$ 3,468,289.03	\$ 3,303,977.87	4.97%
	Increase over previous year	\$ 164,311.16		

Mill Rate Increase	Municipal	ASFF	Seniors Housing	Total
Residential	0%	-4%	-18%	-3.28%
Commercial	-29%	-13%	-18%	-22.53%

**Improvement District No. 9, Banff National Park
Assessment Totals - 2025**

CODE	DESCRIPTION	2025				2024			
		Municipal Tax	Education Tax	DIP	Senior Fdn Tax	Municipal Tax	Education Tax	DIP	Senior Fdn Tax
10	Residential	\$ 113,991,790				\$ 103,628,900			
13	Vacant Residential	\$ 10,971,136				\$ 9,973,760			
14	Federal Govt Residential	\$ 27,492,058				\$ 26,253,100			
	ASFF Exempt Federal Govt Residential	\$ 732,633	\$ 28,224,691		\$ 25,658,810	\$ 666,030			
20	Commercial	\$ 923,144,725				\$ 738,515,780			
35	National Park Land	\$ 199,166,000				\$ 199,166			
40	Federal Non Residential	\$ 93,935,390				\$ 93,935,390			
	ASFF Exempt Federal Non Residential	\$ 1,340,530	\$ 95,275,920		\$ 95,275,920	\$ 1,340,530			
50	Linear (Power & Pipe lines)	\$ 34,003,070				\$ 34,003,070			
	ASFF Exempt Linear	\$ 4,440,850	\$ 38,443,920		\$ 29,562,220	\$ 4,440,850			
60	DIP	\$ 212,080				\$ 212,080			
61	CBC	\$ 85,280				\$ 85,280			
70	Exempt residential	\$ 8,944,830				\$ 8,944,830			
80	Exempt Non residential	\$ 26,901,980				\$ 26,901,980			
	TOTALS	\$ 1,445,362,352				\$ 1,049,100,746			
	Residential	\$ 152,454,984				\$ 139,855,760			
	Non-Residential	\$ 1,256,327,925				\$ 872,732,146			
	Total Taxable	\$ 1,408,782,909			1.25	\$ 1,012,587,906			
	Non-Taxable	\$ 35,846,810				\$ 35,846,810			
		\$ 1,444,629,719				\$ 1,048,434,716			
		\$ 38,656,000.00							
		\$ 31,047,355.00							
		\$ 7,608,645.00							
						Non-residential	\$ 833,990,866.00		
						Linear	\$ 34,088,350.00		

Legend
 Fill with data from Frank
 Fill with specific roll number data from Frank
 Fill with data from GaA

These Assessment Totals Carry Forward to the Mill Rate Calculation

These Assessment Totals Carry Forward to the Mill Rate Calculation

\$ 152,454,984

\$ 1,051,380,545

\$ 0.0746

2883.7376