

MINUTES OF THE BOARD OF REVISION HELD TUESDAY NOVEMBER 18, 2025 AT 6:00 P.M. IN THE COUNCIL CHAMBERS, NEEPAWA MUNICIPAL OFFICE, 275 HAMILTON ST., NEEPAWA, MB

Present: Chair Brian Hedley, Board Members: Murray Parrott, Dave Clark, Darryl Gerrard, Marijka Kostenchuk, Jason Nadeau, Yvonne Sisley and Secretary Colleen Synchyshyn

Guests: Bhaveshkumar Patel (via Zoom), Isaac Evans & Lisa Pottinger – Assessment Services, Municipal Relations, Denis Saquet, Kara Sylvester

1. Call to Order

Resolution No: 2025-234

Nadeau/Parrott

BE IT RESOLVED THAT we do now call this Board of Revision to order at 6:00 p.m.

Carried

2. Appeals

2.1 Appeal #1/26 – Roll #1450 Lilyfield Properties Inc @ 23 Howden Ave. – Appeal Withdrawn

2.2 Appeal #2/26 – Roll 175435 AspenLea Inc. @ 20 Westcreek Cres. – Appeal Withdrawn

The following individuals were affirmed by Secretary Synchyshyn to provide evidence to appeal #3/26:

- Isaac Evans, Assessment Services
- Bhaveshkumar Patel – Appellant

2.3 Appeal #3/26 – Roll 175100 – 10055396 Manitoba Ltd. @ 160 Main St. W

- Appeal #3/26 was read into the record, appealing the assessed value of \$1,937,200.
- On behalf of Assessment Services, Mr. Evans laid out information to quantify the assessed value based on using the income approach. Examples were also given if the cost approach was used, which would have resulted in a higher assessed value.
- Mr. Patel expressed his concerns regarding the Prairie Donair side of his business, which has not been successful insofar as restaurant operations and he wanted to ensure that his property was not over-assessed insofar as the restaurant.
- Mr. Evans clarified that by using the income approach for assessing the property, the assessment is based on sales and not replacement cost.
- After both parties summarized their information, Chair Hedley concluded the hearing, declaring that all evidence had been heard & the parties were free to go.

3. Resolution

3.1 Appeal #3/26 Roll 175100 – 10055396 Manitoba Ltd @ 160 Main St. W

Resolution No: 2025-235

Sisley/Parrott

BE IT RESOLVED THAT in regards to Application No. 03/26, Roll #175100, the Board of Revision of the Town of Neepawa hereby confirms the assessment of \$1,937,200.

Carried

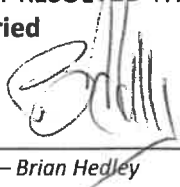
4. Adjournment

Resolution No: 2025-236

Nadeau/Kostenchuk

BE IT RESOLVED THAT we do now adjourn this Board of Revision at 6:53 p.m.

Carried



Chair – Brian Hedley



Secretary – Colleen Synchyshyn