

MEETING AGENDA

TOPIC

TIME (EST)/SPEAKER

Registration - Coffee & Tea	8:00 A.M. - 8:30 A.M.
Welcome & Opening Remarks	8:30 A.M. - 8:35 A.M. Jessica Martini, M.I.M.A., & Debbie Simone, M.I.M.A. Districts 3 & 4 Directors
Greetings & Update from Partners in Assessment & Taxation	8:35 A.M. - 9:30 A.M. • Chantelle MacMillan Director, Complex Property Tax, Ryan • Steven Radenic, M.I.M.A., CMRP, CMM III, PLE Supervisor, Assessment Base Management, Town of Milton • Carmelo Lipsi, Hons. BA, M.I.M.A., Chief Valuation & Operating Officer, MPAC
Networking Break - Coffee and Tea	9:30 A.M. - 10:00 A.M.
Economic & Real Estate Update	10:00 A.M. - 10:45 A.M. Ben Haythornthwaite, Director of Market Analytics, CoStar
IMA Ethics	10:45 A.M. - 12:10 P.M. Drew Samuels, M.I.M.A. IMA President
Networking Lunch	12:10 P.M. - 1:10 P.M.
IMA Update and Districts Elections	1:10 P.M. - 1:30 P.M. Ejona Balashi, B.A., CMP, SFC IMA Executive Director
Roadway & Infrastructure Projects, Kihl Construction	1:30 P.M. - 2:15 P.M. Michael DeMichele Project Manager/Owner - KiHL Construction Management
Networking Break - Coffee and Tea	2:15 P.M. - 2:30 P.M.
Metrolinx	2:30 P.M. - 3:30 P.M. Kanivanan Chinniah, Vice President, Planning & Monika Wyrzykowska, Director, Municipal Relations - Metrolinx
Raffle, Closing Remarks & Adjourn	3:30 P.M. - 4:00 P.M.



Districts 3 & 4

Combined Meeting

Venu Event Space 2800 Hwy 7

Vaughan, ON

Complimentary parking is available onsite.

*Please note that while there are payment booths,
attendees do not need to pay for parking*



DATE

Thursday May 7, 2026



TIME

8:00 A.M. - 4:00 P.M.
EST



COST

Early Bird until April 7, 2026
\$95 Member
\$125 Non-Member

Rate as of April 8:
\$115 Member
\$145 Non-Member



LOCATION

Venu Event Space 2800 Hwy
7 Vaughan, ON

Northwest corner of
Creditstone Rd and Highway
7, East of Jane Street



CPD

4.0 Learning
1.5 Ethics

REGISTER NOW

THE SPEAKER LINEUP



Carmelo Lipsi, Hons. BA, M.I.M.A.,

Chief Valuation & Operating Officer, Municipal Property Assessment Corporation (MPAC)

With over 30 years of extensive experience in property assessment, Carmelo demonstrates exceptional skills in valuation, operations, and strategy development. Leading a geographically dispersed team of over 1,000 professionals, he is responsible for the delivery of core valuation products and services to over 5.7 million properties in Ontario. His accountability also includes the Valuation Data Services and Valuation Operations Analytics units. With a commitment to modernization and innovation, Carmelo excels in multi-dimensional leadership roles and is recognized for being highly motivated and solution-oriented in executing strategic objectives.

He recently served as the Vice-President of the Human Resources department in 2024 and 2025, where he led a broad range of strategic and operational initiatives to future-proof the delivery of human resources services with MPAC's commitment to AI and a skills-based organization.

He also led the Municipal and Stakeholder Relations and the creation and oversight of the Valuation Customer Experience teams at MPAC. During that time, he provided executive leadership to strengthen MPAC's relationship with Ontario's 444 municipalities while improving service delivery. His contributions were widely recognized, and he was a frequent presenter at major municipal conferences where he represented MPAC's commitment to municipal collaboration and service excellence.

Carmelo holds an Honours BA and a M.I.M.A. designation from the Institute of Municipal Assessors.



Ben Haythornthwaite

Director of Market Analytics, CoSta

Ben Haythornthwaite joined CoStar in early 2024 as Director of Market Analytics, focusing on the Greater Toronto Area and the Greater Golden Horseshoe. He has over a decade of experience spanning residential and commercial brokerage, appraisal, investment management, advisory, and analytics. Before joining CoStar, Ben managed the global real estate analytics team at a large institutional investment manager, overseeing reporting and providing insights on over \$20 billion in real estate assets worldwide. He is a member of the Royal Institute of Chartered Surveyors, holds a degree in Property Economics from the Dublin Institute of Technology, and a Data Science in Real Estate certification from the Massachusetts Institute of Technology.



Ejona Balashi, B.A., CMP, SFC

IMA Executive Director

Ejona brings over 15 years of executive experience in Canadian and International membership-based associations. She has held Marketing and Business Development Director, COO and Executive Director roles in a variety of settings; including health care, strategic planning, PR and performance and learning. She has also led advocacy initiatives as a registered lobbyist with both provincial and federal governments. One of her proudest accomplishments is leading an association with 10,000 members worldwide.



**Steven Radenic,
M.I.M.A., CMRP,
CMM III, PLE**

Supervisor, Assessment Base
Management, Town of Milton

Steven is the Supervisor of Assessment Base Management for the Town of Milton, where he is responsible for guiding the development, maintenance, and analysis of the municipal property assessment base in support of taxation, planning, and organizational decision-making. He began his career in the assessment and taxation field with the City of Edmonton as a Property Assessor, where he earned the Accredited Municipal Assessor of Alberta designation. Steven also currently serves as President of the Ontario Municipal Tax and Revenue Association (OMTRA).

Since returning to Ontario, Steven has continued to expand his professional credentials, earning the M.I.M.A. from the Institute of Municipal Assessors, the Professional Land Economist qualification from the Association of Ontario Land Economists, and the Certified Municipal Manager title through the Ontario Municipal Management Institute. He has also received the Certified Municipal Revenue Professional designation from OMTRA.

In addition to his municipal leadership roles, Steven is an Adjunct Professor at Seneca Polytechnic, where he teaches Municipal Revenue Administration and contributes to the development of future professionals in the industry.



**Chantelle MacMillan-
Zembik**

Director in Ryan's Complex
Property Tax

Chantelle MacMillan-Zembik is a Director in Ryan's Complex Property Tax practice based in Toronto, where she specializes in property assessment appeals, litigation strategy, and advisory services across a wide range of asset classes. With over a decade of experience in property tax and valuation, Chantelle represents clients throughout Ontario and across Canada in complex assessment matters before the Ontario Assessment Review Board.

Prior to joining Ryan, Chantelle held senior roles with leading property tax and real estate advisory firms, and earlier in her career worked directly with the Municipal Property Assessment Corporation ("MPAC"), providing her with a well-rounded perspective on both the assessment and advocacy sides of the industry. Chantelle is actively involved in the property tax community. She currently serves as Chair of Education and Curriculum for the Ontario Chapter of the Canadian Property Tax Association (CPTA), where she is responsible for developing and delivering educational programming to industry professionals. She is also a frequent speaker and moderator at industry events, including those hosted by the Institute of Municipal Assessors.

Chantelle brings a well-rounded perspective, with experience spanning both the assessment environment and professional advisory roles. Her practice focuses on navigating complex legal and valuation issues, supporting equitable assessment outcomes, and providing strategic guidance to clients through all stages of the appeal process.

In addition to her professional practice, Chantelle is a part-time professor at Durham College, where she teaches in the Paralegal program, and is committed to mentoring the next generation of practitioners. She is licensed by the Law Society of Ontario and is currently pursuing her AIMA designation.



**Drew Samuels,
M.I.M.A.**

IMA President 2025-26 &
Director of Litigation and
Administration at DuCharme,
McMillen & Associates
Canada,

Drew Samuels has been a Licensed Paralegal with the Law Society of Ontario since 2011. He is the Director of Litigation and Administration at DuCharme, McMillen & Associates Canada, Ltd. where he provides strategic litigation expertise and legal advice on a wide array of legal issues regarding litigation strategy at court, appeal preparation, and presentation before the Assessment Review Board. Drew is responsible for the coordination and advocacy of property tax appeals and his experience also includes appearing as a Licensed Paralegal before the Assessment Review Board, the Landlord and Tenant Board, the Small Claims Court, and the Ontario Court of Justice. He graduated from Carleton University with two degrees, Criminology and Psychology, and has a Paralegal graduate certificate from Durham College. He has an Executive Certificate in Conflict Management from the University of Windsor, and he holds a Qualified Mediator designation with the Alternative Dispute Resolution Institute of Ontario.



Kanivanan Chinniah,

Vice President, Planning at
Metrolinx

Kanivanan Chinniah, Vice President, Planning at Metrolinx
Since March 2026, Kanivanan oversees the Planning department at Metrolinx, including the regional transit plan, early transit project evaluation through a business case framework and policy and program implementation for fare and service integration.
He previously held the role of Vice President, Stakeholder Relations responsible for public affairs and municipal government relations across the 110 upper-, lower- and single-tier municipalities in the GO Transit service area, and also held the role of Vice President, Rapid Transit Head Sponsor responsible for managing requirements and benefits across four light rail projects, bus rapid transit and GO Bus infrastructure.
Before joining Metrolinx, Kanivanan served as a member of the political staff in the Government of Ontario, including as Director of Policy to the Minister of Transportation and Deputy Director of Policy to the President of the Treasury Board.
Kanivanan holds a Bachelor of Arts in Economics from Queen's University in Kingston.



Michael DeMichele

Project Manager/Owner
KiHL Construction Management

Michael is a Professional Civil Engineer in good standing and member of the Professional Engineers of Ontario (PEO) with extensive knowledge in design, construction, and maintenance, progressive experience and responsibility in both field and office assignments. Michael has worked in the engineering field for almost 40 years in both the Public and Private sector. He has experience in the project management of construction and design projects. Michael has held many positions in his career as a Project Manager/Project Engineer/Head, Corridor Management/Area Contracts Engineer/Regional Maintenance Engineer. Michael processes extensive experience working and liaising with various government agencies, municipalities, utility companies, property owners, special interest groups, and the general public.



Monika Wyrzykowska,

Director, Municipal Relations,
Metrolinx

Monika Wyrzykowska leads the Municipal Relations function at Metrolinx, with accountability for sustained engagement and partnership with municipalities and regional counterparts in the planning, delivery, and operation of regional transit. Her mandate focuses on strengthening intergovernmental relationships, clarifying governance and accountability frameworks, and supporting the resolution of complex issues related to infrastructure development and operations.

Prior to joining Metrolinx in May 2025, she served as Senior Director, Transportation and Infrastructure Policy at the Toronto Region Board of Trade, where she led regional transportation and infrastructure advocacy, including directing the Congestion Task Force and delivering the Breaking Gridlock Action Plan.

Monika has also held a number of roles at the Ontario Ministry of Transportation, including Director, Agencies Oversight Branch, with responsibility for governance and oversight of the Ministry's relationships with Metrolinx, the Ontario Northland Transportation Commission (ONTC), and the Owen Sound Transportation Company (OSTC), encompassing passenger and freight rail, bus, and ferry services.

She holds an M.A. from the Munk School of Global Affairs and a B.A. in European Studies and Economics, both from the University of Toronto.