



CITYPLACE AND FORT YORK BIA
82 Queens Wharf Rd., 2nd Floor, Toronto, ON M5V 0P2
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www.cityplacefortyorkbia.com
@CPFYBIA

As a member of the CityPlace and Fort York BIA, you are invited to attend our

2023 ANNUAL GENERAL MEETING

Tuesday, November 21, 2023 at 10:00 AM
Hunters Landing, 82 Fort York Blvd., Toronto, ON M5V 4A6

Agenda

1. Call to Order, Introductions, Opening Remarks and Land Acknowledgement
2. Voting Protocols
3. Declaration of Conflict of Interest
4. Approval of 2022 Annual General Meeting Minutes
5. Auditor's 2022 Report
6. Appointment of Auditor for 2023
7. Review of 2023 Accomplishments
8. Proposed Program and Budget for 2024 (see over)
9. New Business
10. Adjournment

The purpose of this meeting is to approve the BIA's budget and proposed activities for 2024 (see over). This program is paid for by a special levy charged to you and other commercial and industrial property owners and non-residential tenants of such properties. As a BIA member, the best way to participate in your BIA's decisions on your behalf is to get involved. A copy of the complete proposed budget and audited financial statements will be available to you upon pre-registration.

The BIA Annual General Meeting will be in person. **To attend, pre-registration is required. Deadline to pre-register: Wednesday November 15, 2023 at 5PM.** To register, please contact the BIA at info@cityplacefortyorkbia.com.

If you are a voting member, we will subsequently contact you for proof of BIA membership (photo ID and either a business card, utility bill with business name/tenant name and address, or City of Toronto property tax bill). Per The City of Toronto Municipal Code, Chapter 19, Business Improvement Area, only members of the BIA and their legal representatives (proof required) are eligible to vote at the AGM. A "person" is defined by Chapter 19 to include "a corporation and the heirs, executors, administrators or other legal representatives of a person to whom the context can apply according to the law." **No person in attendance shall have more than one vote.**

Please forward a copy of this notice to your commercial tenants.

For more information, please contact Mary Fragedakis at info@cityplacefortyorkbia.com.

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**CityPlace and Fort York BIA
 2024 BIA Budget**

Summary of Revenues and Expenditures	2023 Approved Budget	2023 Projected Actual	2024 Proposed Budget
	Column A	Column B	Column C
Revenues			
BIA Levy (includes 10% provision)	447,299	447,299	447,298
Grants	62,000		62,000
Signature Events Revenue (input details in event worksheets)	40,000		40,000
Other Festival Revenue	7,000		
Other Revenue	7,500		7,500
Total Revenue	563,799	447,299	556,798
Expenditures (includes 1.76% HST)			
General and Administrative	117,351	88,094	118,628
Streetscape Improvements	186,500	68,500	141,500
Streetscape Improvements - City Loan Payment			
Amenity and Maintenance	63,500	34,805	86,000
Promotion and Communication	78,500	41,250	93,500
Festivals and Events	117,250	30,601	118,250
Provision for Tax Appeal Expenditures (10%)	40,664	(1,087)	40,663
Total Expenditures	603,765	262,163	598,541
Net Revenue / (Deficit) (O) = (F) - (N)	(39,966)	185,136	(41,743)

Summary of Accumulated Surplus	2023 Approved Budget	2023 Projected Actual	2024 Proposed Budget
Beginning Balance	596,493	596,493	781,629
Change in Accumulated Surplus	(39,966)	185,136	(41,743)
Ending Balance	556,527	781,629	739,886