



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

2024 ANNUAL GENERAL MEETING

Tuesday, November 26, 2024 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 2023 Annual General Meeting Minutes
5. Auditor's 2023 Report
6. Appointment of Auditor for 2024
7. Approval of Streetscape Master Plan
8. Review of 2024 Accomplishments
9. Proposed Program and Budget for 2025 (see over)
10. New Business
11. Adjournment

The purpose of this meeting is to approve the BIA's budget and proposed activities for 2025 (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 20, 2024 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
2025 BIA Budget**

Summary of Revenues and Expenditures	2024 Approved Budget	2024 Projected Actual	2025 Proposed Budget	
	Column A	Column B	Column C	
Revenues				
BIA Levy (includes 10% provision)	447,298	447,298	447,298	(A)
Grants	62,000	82,500	82,500	(B)
Signature Events Revenue (input details in event worksheets)	40,000			(C)
Other Festival Revenue				(D)
Other Revenue	7,500			(E)
Total Revenue	556,798	529,798	529,798	(F)
Expenditures (includes 1.76% HST)				
General and Administrative	118,628	100,813	123,910	(G)
Streetscape Improvements	141,500	35,500	157,500	(H)
Streetscape Improvements - City Loan Payment				(I)
Amenity and Maintenance	86,000	58,158	95,148	(J)
Promotion and Communication	93,500	45,740	103,800	(K)
Festivals and Events	118,250	67,229	127,440	(L)
Provision for Tax Appeal Expenditures (10%)	40,663	1,551	40,663	(M)
Total Expenditures	598,541	308,992	648,461	(N)
Net Revenue / (Deficit) (O) = (F) - (N)	(41,743)	220,806	(118,663)	(O)

Summary of Accumulated Surplus	2024 Approved Budget	2024 Projected Actual	2025 Proposed Budget	
Beginning Balance	762,613	762,613	983,419	(P)
Change in Accumulated Surplus	(41,743)	220,806	(118,663)	(Q)
Ending Balance	720,870	983,419	864,755	(R)