



As a member of The Waterfront BIA, you are invited to attend our

ANNUAL GENERAL MEETING
Thursday, January 28, 2021 at 9:00am to 10:00am

ONLINE VIA ZOOM & TELECONFERENCE

REGISTER BY JANUARY 26, 2021 by emailing
oliver@waterfrontbia.com, calling (416) 845-0084

The purpose of this meeting is to approve the BIA budget and general program for 2021. This program is paid for by a special levy charged to you as well as other commercial and industrial property owners, and non-residential tenants of such properties. As a member of the BIA, the best way to participate in decision making is to get involved, so we encourage you to be active and participate in BIA meetings. If you wish to obtain a copy of the complete proposed budget or audited financial statement, please contact the BIA. Please forward a copy of this notice to your commercial/industrial tenants. For more information and to register, please contact Oliver Hierlihy at (416) 845-0084, oliver@waterfrontbia.com

AGENDA

1. Call to Order, Land Acknowledgment, and Opening Remarks – Kevin Currie, Chair, Board of Management
2. Overview of electronic meeting protocols, how voting works, and recording of the meeting notice
3. Declaration of Conflict of Interest
4. Introduction of Board, Expansion Steering Committee, and WBIA Staff
5. Approval of 2019 Annual General Meeting Minutes
6. Treasurer's 2020 Report – Beverly Tay, Treasurer
7. Auditor's 2019 Report – Rafiq Dosani, Auditor
8. Appointment of Auditor for 2020
9. 2020 Summary – Tim Kocur, Executive Director
10. 2021 Activity Plan – Tim Kocur, Executive Director
11. Motion to add four new board positions to include additional expansion area representatives
12. Proposed Budget for 2021 (see attached)
13. New Business

You are encouraged to register as soon as possible, no later than January 26, 2021 by emailing
oliver@waterfrontbia.com or calling (416) 845-0084

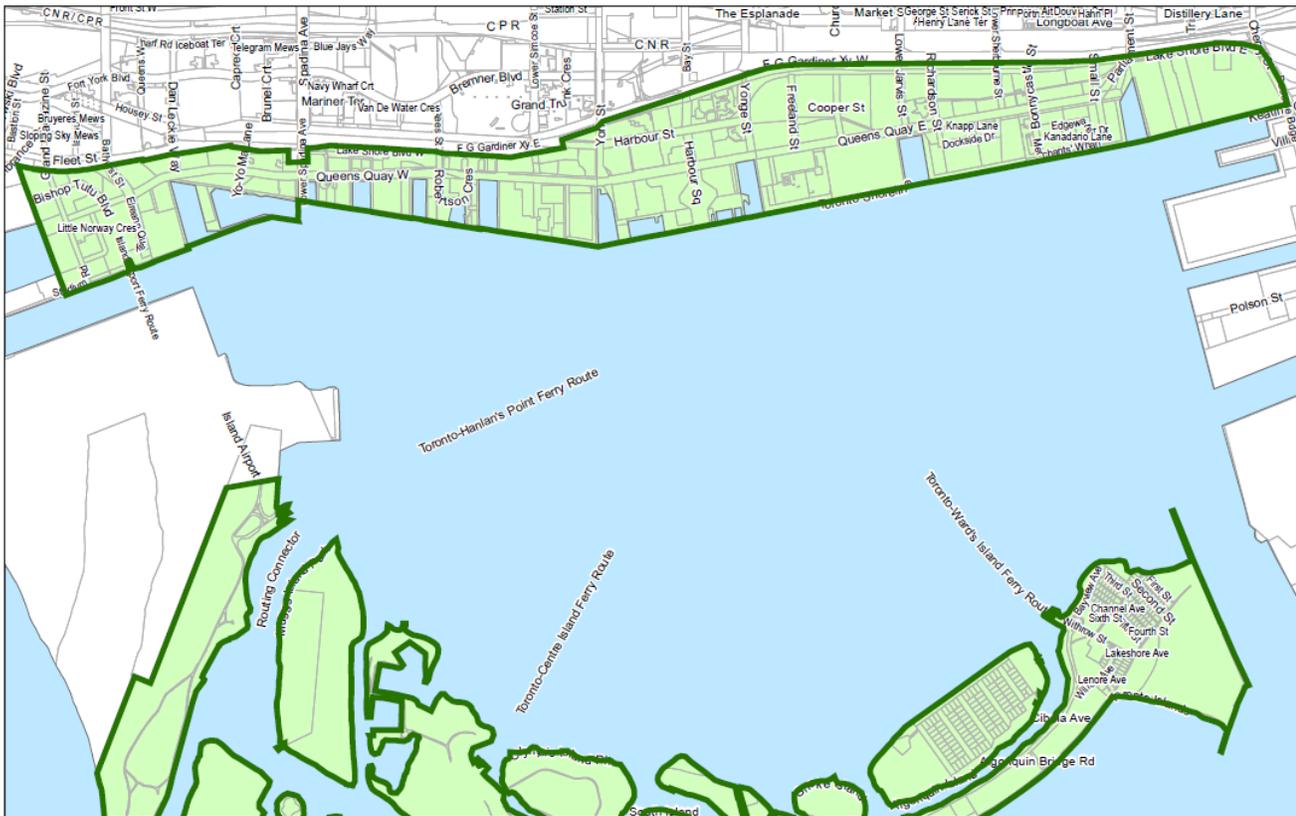
Proof of BIA membership may be required. If requested, please be prepared to email photo ID and either a business card, utility bill showing business/tenant name and address, or your City of Toronto property tax bill.

Only members of the BIA, and legal representatives of BIA members (proof required), are eligible to vote at the Annual General Meeting. The City of Toronto Municipal Code, Chapter 19, states that Business Improvement Area Members are defined as "all persons who own rateable property in a business property class and all persons who are non-residential tenants of rateable property in a business property class in a business improvement area."

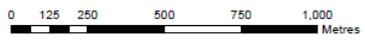
A "person" is defined by Chapter 19 to include "a corporation and the heirs, executors, administrators or other legal representatives of a person to whom the context can apply according to the law."
No person in attendance shall have more than one vote.

Please note: As per the amended City of Toronto Municipal Code Chapter 19, adopted by City Council at its meeting on July 4-7, 2017, designates are no longer eligible to vote on behalf of BIA members at annual general meetings. Therefore, a designate form has not been included in your AGM notice package.

The Waterfront Business Improvement Area



 The Waterfront BIA Boundaries



Prepared for Economic Development
May 2019
File: waterfront_propexp_letter_201905.mxd

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The Waterfront BIA
2021 BIA Budget

Summary of Revenues and Expenditures	2020 Approved Budget	2020 Projected Actual	2021 Proposed Budget	
	Column A	Column B	Column C	
Revenues				
BIA Levy (includes 10% provision)	1,289,413	1,289,413	1,690,875	(A)
Grants	5,000	25,000		(B)
Signature Events Revenue (input details in event worksheets)				(C)
Other Festival Revenue	17,500			(D)
Other Revenue	10,000	22,177	50,000	(E)
Total Revenue	1,321,913	1,336,590	1,740,875	(F)
Expenditures (includes 1.76% HST)				
General and Administrative	517,430	496,293	587,372	(G)
Streetscape Improvements	321,750	21,979	364,901	(H)
Streetscape Improvements - City Loan Payment				(I)
Amenity and Maintenance	155,000	154,853	230,000	(J)
Promotion and Communication	346,000	283,887	415,000	(K)
Festivals and Events	262,640	272,072	672,640	(L)
Provision for Tax Appeal Expenditures (10%)	117,219	(36,313)	153,716	(M)
Total Expenditures	1,720,039	1,192,771	2,423,629	(N)
Net Revenue / (Deficit) (O) = (F) - (N)	(398,126)	143,819	(682,754)	(O)

Summary of Accumulated Surplus	2020 Approved Budget	2020 Projected Actual	2021 Proposed Budget	
Beginning Balance	1,126,672	1,126,672	1,270,491	(P)
Change in Accumulated Surplus	(398,126)	143,819	(682,754)	(Q)
Ending Balance	728,546	1,270,491	587,737	(R)