



WATERFRONT BIA

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

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

ONLINE VIA ZOOM & TELECONFERENCE

REGISTER BY OCTOBER 26, 2021, by emailing
dorsa@waterfrontbia.com, calling (647) 271-0246

The purpose of this meeting is to approve the BIA budget and general program for 2022. 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 Dorsa Alizadeh-Shabani at (647) 271-0246, dorsa@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 and WBIA Staff
5. Approval of 2020 Annual General Meeting Minutes
6. Treasurer's 2021 Report – Beverly Tay, Treasurer
7. Auditor's 2020 Report – Rafiq Dosani, Auditor
8. Appointment of Auditor for 2021
9. 2021 Summary – Tim Kocur, Executive Director
10. 2022 Activity Plan – Tim Kocur, Executive Director
11. Proposed Budget for 2022 (see attached)
12. New Business

You are encouraged to register as soon as possible, no later than October 26, 2021, by emailing dorsa@waterfrontbia.com or calling (647) 271-0246

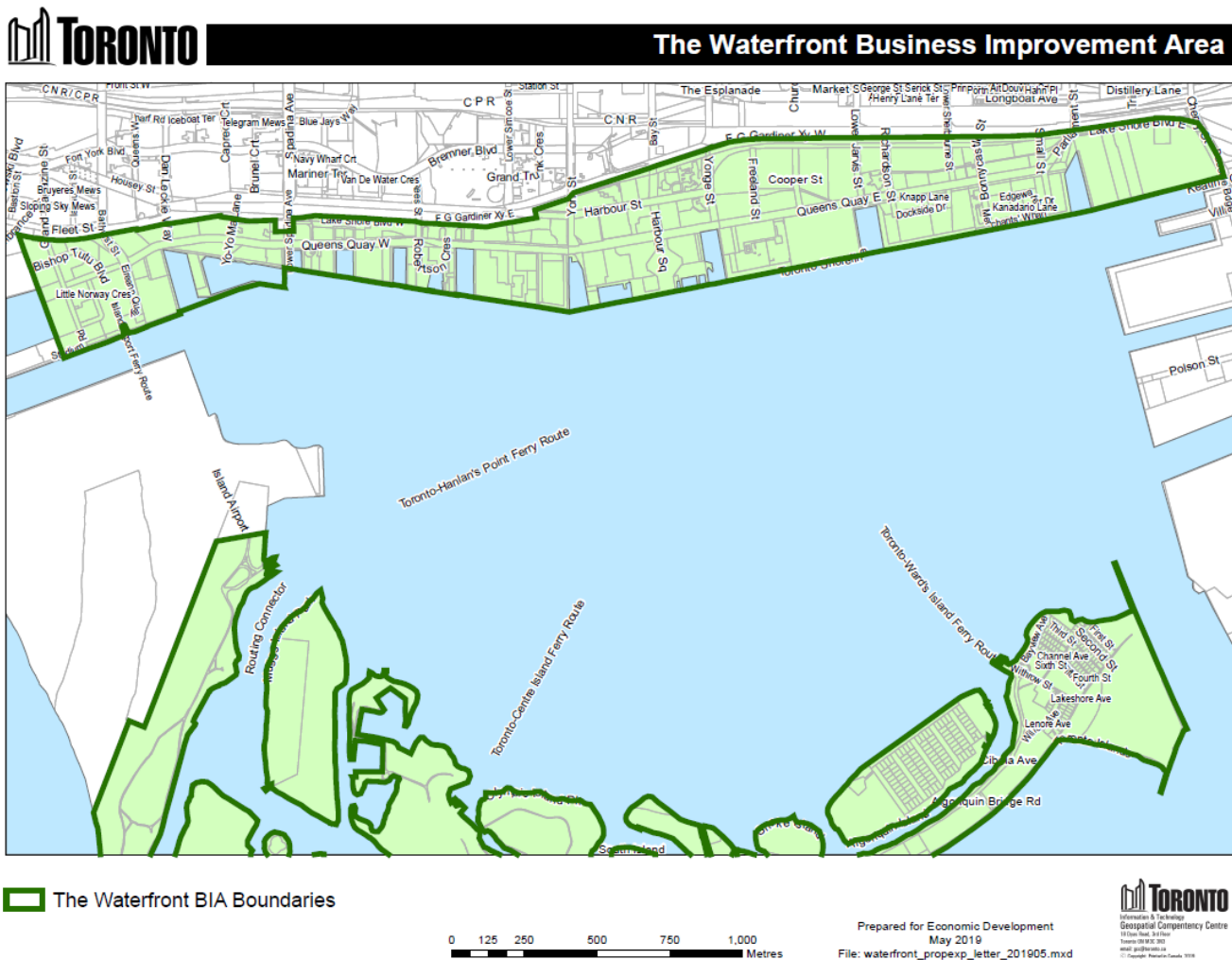
Proof of BIA membership may be required. If requested, please be prepared to email photo ID and either a business card, utility bill showing business/tenant name and address, or your City of Toronto property tax bill.

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 BIA
2022 BIA Budget

Summary of Revenues and Expenditures			
	2021 Approved Budget	2021 Projected Actual	2022 Proposed Budget
	Column A	Column B	Column C
Revenues			
BIA Levy (includes 10% provision)	1,690,875	1,690,875	1,890,913 (A)
Grants		54,509	50,000 (B)
Signature Events Revenue (input details in event worksheets)			(C)
Other Festival Revenue			(D)
Other Revenue	50,000	42,990	2,500 (E)
Total Revenue	1,740,875	1,788,374	1,943,413 (F)
Expenditures (includes 1.76% HST)			
General and Administrative	587,372	617,172	709,850 (G)
Streetscape Improvements	364,901	139,950	407,451 (H)
Streetscape Improvements - City Loan Payment			(I)
Amenity and Maintenance	230,000	226,666	220,000 (J)
Promotion and Communication	415,000	353,925	335,000 (K)
Festivals and Events	672,640	544,892	612,640 (L)
Provision for Tax Appeal Expenditures (10%)	153,716	126,691	171,901 (M)
Total Expenditures	2,423,629	2,009,296	2,456,842 (N)
Net Revenue / (Deficit) (O) = (F) - (N)	(682,754)	(220,922)	(513,429) (O)
Summary of Accumulated Surplus			
	2021 Approved Budget	2021 Projected Actual	2022 Proposed Budget
Beginning Balance	1,245,710	1,245,710	1,024,788 (P)
Change in Accumulated Surplus	(682,754)	(220,922)	(513,429) (Q)
Ending Balance	562,956	1,024,788	511,359 (R)