



As a member of the Midtown Yonge Business Improvement Area, you are invited to attend its

## **2020 ANNUAL GENERAL MEETING**

Monday November 23rd, 2020  
6:45pm Log-In; 7:00pm Meeting Start

### **Virtual Meeting Via Zoom**

#### Agenda

1. Call to Order, Board Member Introductions, Opening Remarks
2. Electronic meeting, recording of the meeting and voting protocols
3. Declaration of Conflict of Interest
4. Approval of 2019 Annual General Meeting Minutes
5. Auditor's 2019 Report
6. Appointment of Auditor to prepare 2020 Audited Financial Statements
7. 2020 Review
8. Proposed Program and Budget for 2021 (see over)
9. New Business
10. Adjournment

The purpose of this meeting is to approve the BIA's budget and general program for 2021 (see over). This program is paid for by a special levy charged to you as well as other commercial property owners, and non-residential tenants of such properties. If you wish to obtain a copy of the proposed 2021 budget and 2019 audited financial statement, please contact the BIA.

**Due to COVID-19, this year's AGM will be held virtually via Zoom. BIA members will be able to attend by logging-in online or calling-in. Members wishing to attend must pre-register with proof of membership. Photo identification will be required as part of the registration process, in addition to:**

**For Business Owners: A business card, or other proof of tenancy.**

**For Property Owners: A property tax bill or other proof of ownership.**

**Once registered, you will be provided with the login/call-in details and copies of the meeting documents (2021 proposed budget and 2019 audited financial statement)**

Please contact the BIA pre-register prior to 4:00 pm. on 2020. If you do not have computer BIA Coordinator, at 647-545-1105, to register.

[info@midtownyongebia.com](mailto:info@midtownyongebia.com) to Wednesday, November 18th, access, please call Henry Byres,

*Please be advised that 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.*

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Midtown Yonge BIA  
2021 BIA Budget

Summary of Revenues and Expenditures	2020 Approved Budget	2020 Projected Actual	2021 Proposed Budget	
	Column A	Column B	Column C	
<b>Revenues</b>				
BIA Levy (includes 10% provision)	185,214	185,214	163,824	(A)
Grants		3,750	3,750	(B)
Signature Events Revenue (input details in event worksheets)				(C)
Other Festival Revenue				(D)
Other Revenue				(E)
<b>Total Revenue</b>	<b>185,214</b>	<b>188,964</b>	<b>167,574</b>	(F)
<b>Expenditures</b> (includes 1.76% HST)				
General and Administrative	45,774	42,156	37,932	(G)
Streetscape Improvements	20,000		10,000	(H)
Streetscape Improvements - City Loan Payment				(I)
Amenity and Maintenance	32,500	30,101	45,000	(J)
Promotion and Communication	24,900	22,500	52,800	(K)
Festivals and Events	15,000	8,500	13,500	(L)
Provision for Tax Appeal Expenditures (10%)	16,838	10,671	14,893	(M)
<b>Total Expenditures</b>	<b>155,012</b>	<b>113,928</b>	<b>174,125</b>	(N)
<b>Net Revenue / (Deficit)</b> (O) = (F) - (N)	<b>30,202</b>	<b>75,036</b>	<b>(6,551)</b>	(O)