



As a member of the Wexford Heights BIA, you are invited to attend our

ANNUAL GENERAL MEETING

Monday, November 5th, 2018 @ 6:00PM
Wexford Heights United Church
2102 Lawrence Ave. E. (at Ellington)
(downstairs Ryerson Hall)

AGENDA

1. Call to Order, Introductions and Opening Remarks
2. Declaration of Conflict of Interest
3. Approval of 2017 Annual General Meeting Minutes
4. Auditor's 2017 Report
5. Appointment of Auditor for 2018
6. Sub-Committee Reports:
7. Proposed Program and Budget for 2019 (see over)
8. Board Elections (2019-2022 Term)
9. New Business
10. Adjournment

The purpose of this meeting is to decide on the BIA's program and budget for 2019 (see over). 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 the decisions your BIA is making on your behalf is to get involved.

If you are interested in joining the BIA Board of Management, or if you wish to obtain a copy of the complete proposed budget and audited financial statement, please contact the BIA.

Please forward a copy of this notice to your non-residential tenants.

For more information contact Linda Raeside (BIA Co-ordinator) at 416-288-1718 or email wexfordbia@rogers.com.

Proof of BIA membership will be required. Please bring 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

WEXFORD HEIGHTS BUSINESS IMPROVEMENT AREA

1720 Lawrence Ave East Suite 102 Scarborough Ontario M1R 2Y1 416-288-1718

wexfordbia@rogers.com | www.wexfordbia.ca | www.tasteoflawrence.com





**Wexford Heights BIA
2019 BIA Budget**

Summary of Revenues and Expenditures	2018 Approved Budget	2018 Projected Actual	2019 Proposed Budget	
	Column A	Column B	Column C	
Revenues				
BIA Levy (includes 10% provision)	220,337	220,337	231,069	(A)
Grants	10,000			(B)
Donations & Sponsorships	60,000	56,700	60,000	(C)
Festival Revenues	105,000	115,860	115,000	(D)
Other Revenue (please insert a description)				(E)
Total Revenue	395,337	392,897	406,069	(F)
Expenditures (includes 1.76% HST)				
General and Administrative	71,720	75,837	76,278	(G)
Streetscape Improvements	20,000		65,000	(H)
Streetscape Improvements - City Loan Payment				(I)
Amenity and Maintenance	53,000	55,702	57,500	(J)
Promotion and Communication	6,500	5,000	21,500	(K)
Festivals and Events	240,100	223,676	241,700	(L)
Provision for Tax Appeal Expenditures	20,031	9,685	21,006	(M)
Total Expenditures	411,351	369,900	482,984	(N)
Net Revenue / (Deficit) (O) = (F) - (N)	(16,014)	22,997	(76,915)	(O)

Summary of Accumulated Surplus	2018 Approved Budget	2018 Projected Actual	2019 Proposed Budget	
Beginning Balance	125,024	125,024	148,021	(P)
Change in Accumulated Surplus	(16,014)	22,997	(76,915)	(Q)
Ending Balance	109,010	148,021	71,106	(R)

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