



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

ANNUAL GENERAL MEETING

Thursday, December 2nd, 2021
Virtual Meeting via Zoom
@ 7:00pm

Note: Please contact the BIA for registration details

AGENDA

1. Call to Order, Introductions and Opening Remarks
2. Establishment of Virtual Meeting Protocols
3. Declaration of Conflict of Interest
4. Approval of 2020 Annual General Meeting Minutes
5. Auditor's 2020 Report
6. Appointment of Auditor for 2021
7. Sub-Committee Reports:
8. Proposed Program and Budget for 2022 (see over)
9. New Business
10. Adjournment

The purpose of this meeting is to decide on the BIA's program and budget for 2022 (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 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.

You are encouraged to register immediately but please RSVP no later than **Friday, November 26th, 2021**.

General Meeting Procedures:

To be eligible to vote, photo identification will be required and:

- For Business Operators: A business card, or other proof of tenancy.
- For Property Owners: A property tax bill or other proof of ownership

In accordance with The City of Toronto Municipal Code, Chapter 19, Business Improvement Area, only members of the proposed BIA and their legal representatives (proof required), are eligible to vote at the General Meeting. No person in attendance shall have more than one vote.

For more information and to RSVP, please contact Linda Raeside, Coordinator, at 416-288-1718 or via email at wexfordbia@rogers.com.

Visit our website at www.wexfordbia.ca for information updates

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





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**Wexford Heights 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)	242,331	242,331	242,331	(A)
Grants		12,500	6,000	(B)
Signature Events Revenue (input details in event worksheets)			180,000	(C)
Other Festival Revenue				(D)
Other Revenue		750		(E)
Total Revenue	242,331	255,581	428,331	(F)
Expenditures (includes 1.76% HST)				
General and Administrative	78,039	76,863	69,420	(G)
Streetscape Improvements	200,000		200,000	(H)
Streetscape Improvements - City Loan Payment				(I)
Amenity and Maintenance	69,000	69,484	67,000	(J)
Promotion and Communication	26,000	9,781	28,500	(K)
Festivals and Events	12,000	10,460	238,100	(L)
Provision for Tax Appeal Expenditures (10%)	22,030	(4,708)	22,030	(M)
Total Expenditures	407,069	161,880	625,050	(N)
Net Revenue / (Deficit) (O) = (F) - (N)	(164,738)	93,701	(196,719)	(O)

Summary of Accumulated Surplus	2021 Approved Budget	2021 Projected Actual	2022 Proposed Budget	
Beginning Balance	160,460	160,460	254,161	(P)
Change in Accumulated Surplus	(164,738)	93,701	(196,719)	(Q)
Ending Balance	(4,278)	254,161	57,442	(R)

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