



As a member of the Liberty Village BIA, you are invited to attend our

ANNUAL GENERAL MEETING
Monday, November 27th, 2023
4:00 pm (ET) Virtual Meeting: [Zoom](#)
[Registration Link](#)

AGENDA

1. Call to Order, Introductions, Opening Remarks, and Land Acknowledgement
2. Electronic meeting, recording of the meeting, and voting protocol
3. Declaration of Conflict of Interest
4. Approval of 2022 Annual General Meeting Minutes
5. Auditor's 2022 Report
6. Appointment of Auditor for 2023
7. Update from Deputy Mayor Ausma Malik's Office- If Available
8. 2023 Year in Review, Update and 2024 Vision
9. Proposed Program and Budget for 2024 (see over)
10. LVBIA Boundary Expansion- Update & Discussion
11. New Business
12. Adjournment

The purpose of this meeting is to decide on the BIA's program and budget for 2024 (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.

Voting and Pre-Registration: This year's AGM will be held virtually. BIA members will be able to attend the meeting via Zoom. Members wishing to attend virtually must pre-register with proof of membership to obtain the login/call-in details. Please contact the LVBIA office at admin@libertyvillagebia.com for more information and to pre-register.

Please RSVP on or before Friday, November 22nd, 2023.

Annual General Meeting Procedures: To attend, pre-registration is required. If you are a voting member, Proof of BIA membership will be required. Please provide a photo ID and either a business card, a utility bill showing the business/tenant name and address, or your City of Toronto property tax bill.

No person in attendance shall have more than one vote.

Only members of the BIA are eligible to vote at the Annual General Meeting. In the City of Toronto Municipal Code Chapter 19, Business Improvement 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."

**Liberty Village
2024 BIA Budget**

Summary of Revenues and Expenditures	2023 Approved Budget	2023 Projected Actual	2024 Proposed Budget	
	Column A	Column B	Column C	
Revenues				
BIA Levy (includes 10% provision)	406,207	406,207	422,657	(A)
Grants	42,500	58,920	57,500	(B)
Signature Events Revenue (input details in event worksheets)				(C)
Other Festival Revenue	50,000	55,760	55,000	(D)
Other Revenue				(E)
Total Revenue	498,707	520,887	535,157	(F)
Expenditures (includes 1.76% HST)				
General and Administrative	226,250	175,559	226,477	(G)
Streetscape Improvements	50,000	7,500	30,000	(H)
Streetscape Improvements - City Loan Payment				(I)
Amenity and Maintenance	71,500	45,300	86,500	(J)
Promotion and Communication	44,500	45,731	60,000	(K)
Festivals and Events	115,000	169,095	140,000	(L)
Provision for Tax Appeal Expenditures (10%)	36,928	14,261	38,423	(M)
Total Expenditures	544,178	457,446	581,400	(N)
Net Revenue / (Deficit) (O) = (F) - (N)	(45,471)	63,441	(46,243)	(O)

Summary of Accumulated Surplus	2023 Approved Budget	2023 Projected Actual	2024 Proposed Budget	
Beginning Balance	452,732	452,732	516,173	(P)
Change in Accumulated Surplus	(45,471)	63,441	(46,243)	(Q)
Ending Balance	407,261	516,173	469,930	(R)