



LAWRENCE INGRAM KEELE BIA

31 Densley Avenue, Toronto, ON M6M 2P5

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www.likebia.com

As a member of the Lawrence Ingram Keele BIA, you are invited to attend our

2024 ANNUAL GENERAL MEETING

Thursday, November 21, 2024 at 5:00 PM

Online via Zoom

Agenda

1. Call to Order, Introductions, Opening Remarks and Land Acknowledgement
2. Electronic Meeting, Recording of the Meeting and Voting Protocols
3. Declaration of Conflict of Interest
4. Approval of 2023 Annual General Meeting Minutes
5. Auditor's 2023 Report
6. Appointment of Auditor for 2024
7. Review of 2024 Accomplishments
8. Proposed Program and Budget for 2025 (see over)
9. New Business
10. Adjournment

The purpose of this meeting is to approve the BIA's budget and proposed activities for 2025 (see over). This program is paid for by a special levy charged to you and other commercial and industrial property owners and non-residential tenants of such properties. As a BIA member, the best way to participate in your BIA's decisions on your behalf is to get involved. A copy of the complete proposed budget and audited financial statements will be available to you upon pre-registration.

Voting and Pre-Registration: The BIA Annual General Meeting will be taking place virtually. Voting members must join the meeting through their desktop or mobile app to be able to vote. Voting is not available to attendees that call into the meeting. **Pre-registration is required.** Deadline to pre-register: Friday November 15, 2024 at 5PM. **To register, please contact the BIA at info.likebia@gmail.com.**

Annual General Meeting Procedures: To attend, pre-registration is required. If you are a voting member, we will subsequently contact you for proof of BIA membership (photo ID and either a business card, utility bill with business name/tenant name and address, or City of Toronto property tax bill). Per The City of Toronto Municipal Code, Chapter 19, Business Improvement Area, only members of the BIA and their legal representatives (proof required) are eligible to vote at the AGM. 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 forward a copy of this notice to your business (i.e. commercial/industrial) tenants.

For more information, please contact the BIA at info.likebia@gmail.com.

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Lawrence Ingram Keele
2025 BIA Budget

Summary of Revenues and Expenditures	2024 Approved Budget	2024 Projected Actual	2025 Proposed Budget	
	Column A	Column B	Column C	
Revenues				
BIA Levy (includes 10% provision)	190,003	190,003	190,040	(A)
Grants	37,490	5,000	37,490	(B)
Signature Events Revenue (input details in event worksheets)				(C)
Other Festival Revenue				(D)
Other Revenue				(E)
Total Revenue	227,493	195,003	227,530	(F)
Expenditures (includes 1.76% HST)				
General and Administrative	77,068	86,762	120,978	(G)
Streetscape Improvements	82,500	106,976	32,500	(H)
Streetscape Improvements - City Loan Payment				(I)
Amenity and Maintenance	42,660	12,676	52,226	(J)
Promotion and Communication	22,800	4,475	21,480	(K)
Festivals and Events				(L)
Provision for Tax Appeal Expenditures (10%)	17,273	460	17,276	(M)
Total Expenditures	242,301	211,349	244,460	(N)
Net Revenue / (Deficit) (O) = (F) - (N)	(14,808)	(16,346)	(16,930)	(O)

Summary of Accumulated Surplus	2024 Approved Budget	2024 Projected Actual	2025 Proposed Budget	
Beginning Balance	436,949	436,949	420,603	(P)
Change in Accumulated Surplus	(14,808)	(16,346)	(16,930)	(Q)
Ending Balance	422,141	420,603	403,674	(R)