



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

ANNUAL GENERAL MEETING
Thursday, November 28th, 2024
10:00 am (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 2023 Annual General Meeting Minutes
5. Auditor's 2023 Report
6. Appointment of Auditor for 2024
7. Update from Deputy Mayor Ausma Malik's Office- If Available
8. 2024 Year in Review, Update and 2025 Vision
9. Proposed Program and Budget for 2025 (see over)
10. New Business
11. Adjournment

The purpose of this meeting is to decide on the BIA's program and budget for 2025 (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.

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, 2024.

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
2025 BIA Budget**

Summary of Revenues and Expenditures	2024	2024	2025	
	Approved	Projected	Proposed	
	Budget	Actual	Budget	
	Column A	Column B	Column C	
Revenues				
BIA Levy	422,657	422,657	440,813	(A)
Grants	57,500	57,500	57,500	(B)
Signature Events Revenue				(C)
Other Festival Revenue	55,000	63,659	55,000	(D)
Other Revenue		2,092	12,000	(E)
Total Revenue	535,157	545,908	565,313	(F)
Expenditures				
General and Administrative	226,477	191,259	242,638	(G)
Streetscape Improvements	30,000	29,218	135,000	(H)
Streetscape Improvements - City Loan				(I)
Amenity and Maintenance	86,500	50,399	86,500	(J)
Promotion and Communication	60,000	97,500	70,000	(K)
Festivals and Events	140,000	209,000	125,000	(L)
Provision for Tax Appeal Expenditures (10%)	38,423	25,756	40,074	(M)
Total Expenditures	581,400	603,132	699,212	(N)
Net Revenue / (Deficit)	(46,243)	(57,224)	(133,899)	(O)

Summary of Accumulated Surplus	2024	2024	2025	
	Approved	Projected	Proposed	
	Budget	Actual	Budget	
Beginning Balance	464,831	464,831	407,607	(P)
Change in Accumulated Surplus	(46,243)	(57,224)	(133,899)	(Q)
Ending Balance	418,588	407,607	273,708	(R)