DOWNTOWN YONGE

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AGENDA:
ANNUAL GENERAL MEETING
DOWNTOWN YONGE BUSINESS IMPROVEMENT AREA
THURSDAY, NOVEMBER 19, 2026
ZOOM CONFERENCE CALL: 9:00AM

9:00am	Members, partners and stakeholders join Zoom meeting	All
9:02am	Meeting introductions and overview of Zoom and the AGM Introduction of Martin Wray – Chair, DYBIA Board of Directors	Pauline Larsen, ED & COO
9:05am	1. Call to Order & Opening Remarks	Martin Wray, Chair
9:10am	4. Notice of the AGM/Voting Process	Bill Logar, Secretary
	5. Acceptance of the Minutes of November 20th, 2025	Bill Logar, Secretary
	6. Election of 2027-2030 Board of Directors	Bill Logar, Secretary
	7. Accomplishments in 2026 & looking ahead	Pauline Larsen, ED & COO
9:30am	8. Treasurer's Report (a) Approval of 2025 Audited Financial Statements (b) Appointment of the Auditor for 2026 Audit (c) Approval of 2027 Budget	Gail Packwood, Treasurer
10:00am	9. Closing Remarks & Adjournment	Martin Wray, Chair

Downtown Yonge
2027 BIA Budget
Summary

Summary of Revenues and Expenditures	**2026 Approved Budget**	**2026 Project Actuals**	**2027 Proposed Budget**	
	Column A	Column B	Column C	
Revenues				
BIA Levy (includes 10% provision)	3,132,071	3,132,071	3,163,392	(A)
Grants	70,000	15,000	70,000	(B)
Signature Events Revenue (input details in event worksheets)				(C)
Other Festival Revenue	85,000	85,000	90,000	(D)
Other Revenue	165,000	325,000	295,000	(E)
Withdrawals from Accumulated Surplus Reserves	319,310		413,583	(F)
Appeal Provision Surplus	237,129	237,129	246,363	(G)
Total Revenue	**4,008,510**	**3,794,200**	**4,278,339**	(H)
Expenditures (includes 1.76% HST)				
General and Administrative	1,508,776	1,486,083	1,743,455	(I)
Streetscape Improvements	375,000	365,000	359,000	(J)
Streetscape Improvements - City Loan Payment				(K)
Amenity and Maintenance	700,000	740,000	839,503	(L)
Promotion and Communication	479,250	495,000	456,750	(M)
Festivals and Events	660,750	525,000	592,050	(N)
Provision for Tax Appeal Expenditures (10%)	284,734	38,880	287,581	(O)
Contribution to Accumulated Surplus Reserves		144,237		(P)
Appeal Provision Deficit				(Q)
Total Expenditures	**4,008,510**	**3,794,200**	**4,278,339**	(R)
Net Surplus / (Deficit)	**0**	**0**	**0**	(S)

Summary of Accumulated Surplus	**2026 Approved Budget**	**2026 Projected Actual**	**2027 Proposed Budget**	
Beginning Balance	**5,408,522**	**5,408,522**	**5,315,630**	(T)
Change in Accumulated Surplus	(556,439)	(92,892)	(659,946)	(U)
Ending Balance	**4,852,083**	**5,315,630**	**4,655,684**	(V)