

Bill No. 47
2025

By-law No. A.-____

A by-law to raise the amount required for the purposes of the Argyle Business Improvement Association Board of Management for the year 2025 in accordance with section 208 of the *Municipal Act, 2001*.

WHEREAS subsection 5(3) of the *Municipal Act, 2001 S.O. 2001, c.25*, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001* provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001* as amended provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001* as amended provides that a municipality may pass by-laws respecting; the financial management of the municipality (paragraph 3) and services or things that the municipality is authorized to provide under subsection 10(1) (paragraph 7);

AND WHEREAS By-law No. A.-6873-292, as amended, provides for an improvement area to be known as the Argyle Business Improvement Association and establishes a Board of Management for it known as the Argyle Business Improvement Association Board of Management;

AND WHEREAS subsection 208(1) of the *Municipal Act, 2001* provides that the municipality shall annually raise the amount required for the purposes of the board of management (of a business improvement area);

AND WHEREAS section 23 of the *Municipal Act, 2001* provides that without limiting sections 9, 10 and 11 those sections authorize a municipality to delegate its powers under the *Municipal Act, 2001*;

AND WHEREAS it is deemed expedient to pass this by-law;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. That the budget for the 2025 fiscal year submitted by the Argyle Business Improvement Association Board of Management attached as Schedule "A" is approved.
2. The amount to be raised by the Corporation for the 2025 fiscal year for the purposes of The Argyle Business Improvement Association Board of Management and pursuant to subsection 208(1) of the *Municipal Act, 2001* is \$330,000.
3. A special charge is established for the amount referred to in section 2 of this by-law by a levy in accordance with By-law No. A.-6873-292, as amended.
4. The special charge referred to in section 3 of this by-law shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the *Municipal Act, 2001*.

5. The administration of this by-law is delegated to the City Treasurer who is hereby authorized and directed to do such things as may be necessary or advisable to carry out fully the provisions of this by-law.

6. This by-law comes into force and effect on the day it is passed subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

PASSED in Open Council on January 21, 2025 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – January 21, 2025
Second Reading – January 21, 2025
Third Reading – January 21, 2025

Schedule "A"

Argyle Business Improvement Association 2025 Proposed Budget with 2024 Comparators Revenue Overview

Revenue Detail:	2023 Audited Actuals	2024 Approved Budget	2024 Projected Actuals	2024 Projected Variance	2025 Proposed Budget	Percentage of Total Revenue	Increase/ Decrease over 2024	Percentage Budget Change over 2024
Municipal Special Levy	215,000	315,000	315,000	0	330,000	74.3%	15,000	4.8%
Net Municipal Special Levy	215,000	315,000	315,000	0	330,000	74.3%	15,000	4.8%
Draw from Operating Fund	0	145,000	107,000	-38,000	41,000	9.2%	-104,000	(71.7%)
COVID-19 Relief Funding	125,000	0	0	0	0	0.0%	0	N/A
Gift Card Program	140	0	0	0	0	0.0%	0	N/A
Digital Main Street	17,765	0	0	0	0	0.0%	0	N/A
Canada Summer Jobs Program	14,539	22,000	16,250	-5,750	30,000	6.8%	8,000	36.4%
Interest Income	2,140	1,500	2,500	1,000	1,500	0.3%	0	0.0%
HST Rebate	0	5,000	12,000	7,000	10,000	2.3%	5,000	100.0%
Canada Day Sponsorships	0	0	6,200	6,200	6,000	1.4%	6,000	N/A
Industrial Friends of Argyle Program	0	0	1,500	1,500	20,000	4.5%	20,000	N/A
MainStreet Grant	0	0	70,000	70,000	0	0.0%	0	N/A
Santa Claus Parade Sponsorship	0	4,500	4,500	0	4,500	1.0%	0	0.0%
Miscellaneous Income	3,404		6,150	6,150	1,000	0.2%	1,000	N/A
Total Revenue	377,988	493,000	541,100	48,100	444,000	100.0%	-49,000	-9.9%

Expenditure Overview

Expenditure Detail:	2023 Audited Actuals	2024 Approved Budget	2024 Projected Actuals	2024 Projected Variance	2025 Proposed Budget	Percentage of Total Expenditure	Increase/ Decrease over 2024	Percentage Budget Change over 2024
Administration								
Salaries	125,292	105,000	105,000	0	120,000	27.0%	15,000	14.3%
Canada Summer Jobs Program	0	22,000	16,250	5,750	30,000	6.8%	8,000	36.4%
EI/ CPP	0	9,000	9,000	0	12,000	2.7%	3,000	33.3%
Telephone and Internet	996	1,200	1,200	0	1,200	0.3%	0	0.0%
Banking Charges	0	100	100	0	100	0.0%	0	0.0%
Insurance	1,864	2,000	2,000	0	3,000	0.7%	1,000	50.0%
Bookkeeping, Audit and Professional Fees	9,141	9,000	9,000	0	10,000	2.3%	1,000	11.1%
Alarm System	0	600	600	0	600	0.1%	0	0.0%
Repairs and Maintenance	1,400	1,500	0	1,500	2,000	0.5%	500	33.3%
Training/Conferences	2,166	2,300	3,500	-1,200	8,000	1.8%	5,700	247.8%
OBIAA Membership	0	700	700	0	1,500	0.3%	800	114.3%
Travel and Transportation	0	200	220	-20	1,000	0.2%	800	400.0%
Office Administration	113	0	0	0	0	0.0%	0	N/A
Office Supplies	3,028	3,000	3,500	-500	4,000	0.9%	1,000	33.3%
Postage and Courier	0	200	0	200	200	0.0%	0	0.0%
Website Hosting and Domain	0	200	25	175	200	0.0%	0	0.0%
Total Administration	144,000	157,000	151,095	5,905	193,800	43.6%	36,800	23.4%
Rent								
Rent and Utilities	24,356	33,000	25,000	8,000	30,000	6.8%	-3,000	(9.1%)
Total Rent	24,356	33,000	25,000	8,000	30,000	6.8%	-3,000	(9.1%)

Expenditure Detail:	2023 Audited Actuals	2024 Approved Budget	2024 Projected Actuals	2024 Projected Variance	2025 Proposed Budget	Percentage of Total Expenditures	Increase/ Decrease over 2024	Percentage Budget Change over 2024
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Business Development

Strategic Priority #1 Community Impact

Communications & Marketing	23,805	50,000	50,000	0	50,000	11.3%	0	0.0%
Special Events	5,787	10,000	4,000	6,000	0	0.0%	-10,000	(100.0%)
Halloween in Argyle	0	0	0	0	3,000	0.7%	3,000	N/A
I Heart Argyle Event	0	0	0	0	3,000	0.7%	3,000	N/A
Argyle After Hours Networking Program / AGM	0	0	0	0	3,000	0.7%	3,000	N/A
Gift Card Program	5,327	10,000	6,100	3,900	7,000	1.6%	-3,000	(30.0%)
Canada Day	0	0	9,577	-9,577	10,000	2.3%	10,000	N/A
Santa Claus Parade and Community Events	17,795	20,000	20,000	0	20,000	4.5%	0	0.0%
Event Sponsorship Program	0	10,000	2,500	7,500	8,000	1.8%	-2,000	(20.0%)
Digital Main Street	17,765	0	0	0	0	0.0%	0	N/A

Strategic Priority #2 Community Image

I heArt Argyle Program	0	0	0	0	10,000	2.3%	10,000	N/A
Banner Redevelopment	0	5,000	3,840	1,160	0	0.0%	-5,000	(100.0%)
Streetscape Improvement Program	384	4,000	0	4,000	4,000	0.9%	0	0.0%
Planter Basket Program	24,850	25,000	25,000	0	25,000	5.6%	0	0.0%
Banner Maintenance	1,830	2,000	2,000	0	2,000	0.5%	0	0.0%
Mainstreet Grant Program	0	0	70,000	-70,000	0	0.0%	0	N/A
Clean Streets Program	2,575	5,000	3,000	2,000	4,000	0.9%	-1,000	(20.0%)

Expenditure Detail:	2023 Audited Actuals	2024 Approved Budget	2024 Projected Actuals	2024 Projected Variance	2025 Proposed Budget	Percentage of Total Expenditures	Increase/ Decrease over 2024	Percentage Budget Change over 2024
Business Development (Continued)								
Strategic Priority #3 Community Wellness								
BIA Security Program	19,527	25,000	0	25,000	39,000	8.8%	14,000	56.0%
Total Business Development	119,645	166,000	196,017	-30,017	188,000	42.3%	22,000	13.3%
COVID-19 Relief Expenses								
Security Services - Patrols and On-Call Services	0	70,093	60,000	10,093	6,000	1.4%	-64,093	(91.4%)
Security Director Salary	0	53,738	46,000	7,738	11,000	2.5%	-42,738	(79.5%)
Mobile Phone for On Call Security Line	0	1,169	1,000	168	1,000	0.2%	-169	(14.4%)
Total COVID-19 Relief Expenses	0	125,000	107,000	17,999	18,000	4.1%	-107,000	-85.6%
Other								
Harmonized Sales Tax	1,815	2,000	2,000	0	2,200	0.5%	200	10.0%
Amortization	2,283	0	2,300	-2,300	2,000	0.5%	2,000	N/A
Tax Write Offs	374	10,000	1,500	8,500	10,000	2.3%	0	0.0%
Total Other	4,472	12,000	5,800	6,200	14,200	3.2%	2,200	18.3%
Total Expenditure	292,473	493,000	484,912	8,088	444,000	100.0%	-49,000	(9.9%)
Net Surplus / (Deficit)	85,515	0	56,188	56,188	0			
Draw from / (Contribution to) Operating Fund	-85,515	0	-56,188	-56,188	0			
Net	0	0	0	0	0			

All figures subject to audit.

All figures subject to rounding.