



April 9, 2026

Subject: Support for Continued Property Tax Levy Funding – Hamilton Road BIA Planning & Environment Committee

City of London

To the Chair and Members of the Planning & Environment Committee,

I am writing in my capacity as Operations Consultant for the Hamilton Road Business Improvement Area (BIA) to express strong support for the continued property tax levy funding provided by the City of London.

The annual property tax levy funding of \$100,000 is critical to the stability and continued recovery of the Hamilton Road BIA. As outlined in the staff report, the Hamilton Road BIA's municipal special levy is approximately \$70,000, meaning that the City's funding represents a significant portion of the organization's operating resources. The report further notes that the municipal special levy accounts for only approximately 37% of the Hamilton Road BIA's total revenue, demonstrating the organization's reliance on municipal support to maintain operations and services.

This funding is particularly important given the economic realities of the Hamilton Road corridor. Similar to Old East Village, the Hamilton Road BIA is comprised primarily of small independent businesses with limited capacity to absorb levy increases. The district does not benefit from large-format retail or major commercial anchors that can support a broader assessment base. As highlighted in the report, areas such as Hamilton Road have smaller assessment values and limited ability to generate meaningful incremental revenue through levy increases alone.

In addition to these financial realities, the Hamilton Road corridor continues to experience many of the same pressures impacting older main street districts, including business vacancies, property maintenance challenges, safety concerns, and the broader impacts of the street-level crisis. These conditions create additional demands for cleaning, beautification, business support, and safety-related initiatives — all of which require operational resources.

The property tax levy funding enables the Hamilton Road BIA to deliver core services that support business retention, encourage investment, and contribute to revitalization. These include cleaning initiatives, beautification efforts, business engagement, marketing support, and safety-related measures. The report notes that without this municipal funding, BIAs in similar financial positions would be required to make trade-offs between staffing, programming, beautification, and safety initiatives — decisions that would significantly impact revitalization efforts.

The Hamilton Road BIA is currently in a rebuilding and stabilization phase. Following recent operational challenges, the organization is working to re-establish governance practices, rebuild business confidence, and reintroduce programming and services to the corridor. Continued municipal funding is essential during this period of recovery to ensure the BIA has the capacity to move forward effectively.

The intent of establishing BIAs is to support economic development and revitalization in areas that require coordinated investment and leadership. The Hamilton Road corridor continues to demonstrate strong potential

for growth, but that growth requires sustained support. Maintaining the property tax levy funding will allow the Hamilton Road BIA to continue building momentum, supporting businesses, and contributing to the long-term economic vitality of the corridor.

On behalf of the Hamilton Road BIA, I respectfully request that Council maintain the current property tax levy funding. Continued support will provide the stability necessary for the BIA to rebuild, strengthen local businesses, and advance revitalization efforts along the Hamilton Road corridor.

Thank you for your consideration.

Sincerely,

Kevin Morrison
Operations Consultant
Hamilton Road BIA