

Bill No. 69
2022

By-law No.

A by-law to raise the amount required for the purposes of the London Downtown Business Improvement Area Board of Management for the year 2022 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 CP-2, as amended, provides for an improvement area to be known as the London Downtown Business Improvement Area and establishes a Board of Management for it known as the London Downtown Business Improvement Area 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 2022 fiscal year submitted by the London Downtown Business Improvement Area Board of Management attached as Schedule "A" is approved.
2. The amount to be raised by the Corporation for the 2022 fiscal year for the purposes of the London Downtown Business Improvement Area Board of Management and pursuant to subsection 208(1) of the Municipal Act, 2001 is \$1,905,238.
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 CP-2, 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.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – January 25, 2022
Second Reading – January 25, 2022
Third Reading – January 25, 2022

Schedule "A"

London Downtown Business Association 2021 Proposed Budget with 2020 Comparators

Revenue Overview

Revenue Detail:	2020 Audited Actuals	2021 Approved Budget	2021 Projected Actuals	2021 Projected Variance	2022 Proposed Budget	Percentage of Total Revenue	Increase/ Decrease over 2021	Percentage Budget Change over 2021
Municipal Special Levy	1,915,390	1,877,082	1,877,082	0	1,905,238	103.2%	28,156	1.5%
Tax Write Offs/Allowance	-68,207	-130,000	-100,000	30,000	-90,000	-4.9%	40,000	-30.8%
Net Municipal Special Levy	1,847,183	1,747,082	1,777,082	30,000	1,815,238	98.3%	68,156	3.9%
Draw from Operating Fund	0	224,000	224,000	0	29,000	1.6%	-195,000	-87.1%
Interest Income	2,745	1,200	2,015	815	1,600	0.1%	400	33.3%
Funding from City for Holiday Market	0	0	90,061	90,061	0	0.0%	0	0.0%
Miscellaneous Income	6,254	0	0	0	0	0.0%	0	0.0%
Total Revenue	1,856,182	1,972,282	2,093,158	120,876	1,845,838	100.0%	-126,444	-6.4%

Expenditure Overview

Expenditure Detail:	2020 Audited Actuals	2021 Approved Budget	2021 Projected Actuals	2021 Projected Variance	2022 Proposed Budget	Percentage of Total Revenue	Increase/ Decrease over 2021	Percentage Budget Change over 2021
Administration	0	0	0	0	0	0	0	0
Wages and Benefits	490,548	641,200	649,616	-8,416	570,000	30.9%	-71,200	-11.1%
Telephone	10,331	12,000	8,925	3,075	10,000	0.5%	-2,000	-16.7%
Stationery and Supplies	3,376	4,000	6,512	-2,512	4,000	0.2%	0	0.0%
Insurance	7,637	7,600	7,600	0	7,700	0.4%	100	1.3%
Professional Services	14,963	3,500	1,889	1,611	4,000	0.2%	500	14.3%
Purchase and Leasing Equipment	14,858	15,000	15,557	-557	15,000	0.8%	0	0.0%
Training/ Conferences	4,800	18,000	13,500	4,500	18,000	1.0%	0	0.0%
Meetings and Meals	369	4,000	600	3,400	4,000	0.2%	0	0.0%
Subscriptions/ Memberships	3,975	3,600	3,763	-163	3,800	0.2%	200	5.6%
Legal & Audit	5,607	5,000	19,992	-14,992	8,000	0.4%	3,000	60.0%
Cleaning	5,482	7,700	4,200	3,500	7,700	0.4%	0	0.0%
Board Development & Expenses	384	3,000	640	2,360	3,000	0.2%	0	0.0%
Miscellaneous Expenses	332	1,000	840	160	1,000	0.1%	0	0.0%
Total Administration	562,659	725,600	733,634	-8,034	656,200	35.6%	-69,400	-9.6%
Rent								
Rent and Hydro	79,538	83,000	81,000	2,000	83,000	4.5%	0	0.0%
Total Rent	79,538	83,000	81,000	2,000	83,000	4.5%	0	0.0%
Member Services								
Graffiti Removal	52,200	53,000	52,200	800	53,000	2.9%	0	0.0%
Business to Business	15,000	5,000	500	4,500	21,500	1.2%	16,500	330.0%
Member Services and Retention	0	140,000	82,668	57,332	75,000	4.1%	-65,000	-46.4%

Expenditure Detail:	2020 Audited Actuals	2021 Approved Budget	2021 Projected Actuals	2021 Projected Variance	2022 Proposed Budget	Percentage of Total Revenue	Increase/Decrease over 2021	Percentage Budget Change over 2021
Communications & Marketing	194,963	218,000	246,713	-28,713	238,500	12.9%	20,500	9.4%
Annual General Meeting	7,500	3,900	6,625	-2,725	8,000	0.4%	4,100	105.1%
Data Management and Research	0	0	0	0	65,000	3.5%	65,000	0.0%
Total Member Services	269,663	419,900	388,706	31,194	461,000	25.0%	41,100	9.8%
Business Development								
Downtown Dollars	62,091	60,000	60,000	0	60,000	3.3%	0	0.0%
Campaigns and Street Activations	22,514	52,000	245,400	-193,400	104,000	5.6%	52,000	100.0%
Event Sponsorships	13,850	33,850	36,000	-2,150	30,000	1.6%	-3,850	-11.4%
Recruitment through MainStreet	0	0	0	0	120,000	6.5%	120,000	0.0%
MainStreet Grant Programs	141,924	200,000	200,000	0	100,000	5.4%	-100,000	-50.0%
Planters	14,124	28,000	28,200	-200	33,000	1.8%	5,000	17.9%
Public Art		0	0	0	21,000	1.1%	21,000	0.0%
Public Safety Member Liaison		75,000	23,032	51,968	0	0.0%	-75,000	-100.0%
Cleaning and Maintenance	144,250	195,000	150,500	44,500	162,000	8.8%	-33,000	-16.9%
Miscellaneous	175	1,932	500	1,432	1,838	0.1%	-94	-4.9%
COVID-19 Response	201,580	80,000	83,915	-3,915	0	0.0%	-80,000	-100.0%
Total Business Development	600,508	725,782	827,547	-101,765	631,838	34.2%	-93,944	-12.9%
Other								
Harmonized Sales Tax	12,186	18,000	18,000	0	13,800	0.7%	-4,200	-23.3%
Miscellaneous	16,264	0	0	0	0	0.0%	0	0.0%
Total Other	28,450	18,000	18,000	0	13,800	0.7%	-4,200	-23.3%
Total Expenditure	1,540,819	1,972,282	2,048,887	-76,605	1,845,838	100.0%	-126,444	-6.4%
Net Surplus/ Deficit	315,364	0	44,271	44,271	0			

Expenditure Detail:	2020 Audited Actuals	2021 Approved Budget	2021 Projected Actuals	2021 Projected Variance	2022 Proposed Budget	Percentage of Total Revenue	Increase/ Decrease over 2021	Percentage Budget Change over 2021
Draw from / (Contribution to) Operating Fund	-315,364	0	-44,271	-44,271	0			
Net								

All figures subject to audit.

All figures subject to rounding.