

Bill No. 32
2023

By-law No. A.- _____ - ____

A by-law to raise the amount required for the purposes of the London Downtown Business Improvement Area Board of Management for the year 2023 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 2023 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 2023 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 \$1,943,343.
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.

PASSED in Open Council on January 24, 2023.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – January 24, 2023
Second Reading – January 24, 2023
Third Reading – January 24, 2023

Schedule "A"

London Downtown Business Improvement Area 2023 Proposed Budget with 2022 Comparators

Revenue Overview

Revenue Detail:	2021 Audited Actuals	2022 Approved Budget	2022 Projected Actuals	2022 Projected Variance	2023 Proposed Budget	Percentage of Total Revenue	Increase/ Decrease over 2022	Percentage Budget Change over 2022
Municipal Special Levy	1,877,082	1,905,238	1,905,238	0	1,943,343	101.2%	38,105	2.0%
Tax Write Offs/Allowance	-36,350	-90,000	-90,000	0	-55,000	-2.9%	35,000	(38.9%)
Net Municipal Special Levy	1,840,732	1,815,238	1,815,238	0	1,888,343	98.3%	73,105	4.0%
Draw from Operating Fund	0	29,000	0	-29,000	30,000	1.6%	1,000	3.4%
Government Student Funding	0	0	0	0	0	0.0%	0	N/A
Interest Income	3,847	1,600	1,700	100	1,700	0.1%	100	6.3%
Miscellaneous Income	157,970	0	203,242	203,242	0	0.0%	0	N/A
Total Revenue	2,002,549	1,845,838	2,020,180	174,342	1,920,043	100.0%	74,205	4.0%

Expenditure Overview

Expenditure Detail:	2021 Audited Actuals	2022 Approved Budget	2022 Projected Actuals	2022 Projected Variance	2023 Proposed Budget	Percentage of Total Revenue	Increase/ Decrease over 2022	Percentage Budget Change over 2022
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Administration								
Wages and Benefits	699,129	570,000	562,000	8,000	587,100	30.6%	17,100	3.0%
Telephone and Internet	9,789	10,000	9,500	500	9,500	0.5%	-500	(5.0%)
Stationery and Supplies	3,988	4,000	4,000	0	4,000	0.2%	0	N/A
Insurance	4,512	7,700	8,999	-1,299	8,200	0.4%	500	6.5%
Legal, Audit and Professional Fees	22,664	12,000	9,000	3,000	9,000	0.5%	-3,000	(25.0%)
Purchase and Leasing Equipment	15,894	15,000	18,000	-3,000	15,000	0.8%	0	N/A

Expenditure Detail:	2021 Audited Actuals	2022 Approved Budget	2022 Projected Actuals	2022 Projected Variance	2023 Proposed Budget	Percentage of Total Revenue	Increase/ Decrease over 2022	Percentage Budget Change over 2022
Training/ Conferences	14,680	18,000	18,000	0	18,000	0.9%	0	N/A
Meetings and Meals	496	4,000	1,500	2,500	4,000	0.2%	0	N/A
Subscriptions/ Memberships	8,189	3,800	4,080	-280	4,500	0.2%	700	18.4%
Cleaning	4,224	7,700	9,200	-1,500	9,200	0.5%	1,500	19.5%
Board Development & Expenses	1,406	3,000	1,000	2,000	5,000	0.3%	2,000	66.7%
Miscellaneous Expense	943	1,000	1,750	-750	1,000	0.1%	0	N/A
Total Administration	785,914	656,200	647,029	9,171	674,500	35.1%	18,300	2.8%

Rent								
Rent and Hydro	80,226	83,000	83,000	0	83,000	4.3%	0	N/A
Total Rent	80,226	83,000	83,000	0	83,000	4.3%	0	N/A

Member Services								
Graffiti Removal	52,200	53,000	52,500	500	53,000	2.8%	0	N/A
Member Services and Retention	105,314	96,500	79,000	17,500	96,500	5.0%	0	N/A
Annual General Meeting	6,560	8,000	7,000	1,000	8,000	0.4%	0	N/A
Data Research	0	65,000	53,000	12,000	10,000	0.5%	-55,000	-84.6%
Total Member Services	164,074	222,500	191,500	31,000	167,500	8.7%	-55,000	(24.7%)

Business Development								
Communications and Marketing	273,068	238,500	255,000	-16,500	227,250	11.8%	-11,250	(4.7%)
Event Sponsorships	269,626	104,000	104,000	0	80,500	4.2%	-23,500	(22.6%)
Community Led Event Sponsorships	35,700	30,000	40,000	-10,000	25,000	1.3%	-5,000	(16.7%)
Downtown Gift Card Sponsorships	60,000	60,000	60,000	0	50,000	2.6%	-10,000	(16.7%)
Pandemic Response	80,066	0	80,000	-80,000	0	0.0%	0	N/A
OBIAA Conference	0	0	0	0	15,000	0.8%	15,000	0.0%
Grant Program through MainStreet	100,000	100,000	100,000	0	165,000	8.6%	65,000	65.0%
Business Recruitment through MainStreet	100,000	120,000	120,000	0	140,000	7.3%	20,000	16.7%

Expenditure Detail:	2021 Audited Actuals	2022 Approved Budget	2022 Projected Actuals	2022 Projected Variance	2023 Proposed Budget	Percentage of Total Revenue	Increase/ Decrease over 2022	Percentage Budget Change over 2022
Planters	18,660	33,000	74,000	-41,000	33,000	1.7%	0	N/A
Public Realm/ Art	0	21,000	35,000	-14,000	33,000	1.7%	12,000	57.1%
Cleaning and Maintenance	152,196	162,000	185,000	-23,000	209,380	10.9%	47,380	29.2%
Miscellaneous	0	1,838	1,700	138	1,368	0.1%	-470	(25.6%)
Total Business Development	1,089,316	870,338	1,054,700	-184,362	979,498	51.0%	109,160	12.5%
Other								
Harmonized Sales Tax	13,342	13,800	14,000	-200	15,545	0.8%	1,745	12.6%
Total Other	13,342	13,800	14,000	-200	15,545	0.8%	1,745	12.6%
Total Expenditure	2,132,872	1,845,838	1,990,229	-144,391	1,920,043	100.0%	74,205	4.0%
Net Surplus/ Deficit	-130,323	0	29,951	29,951	0			
Draw from / (Contribution to) Operating Fund	130,323	0	-29,951	-29,951	0			
Net	0	0	0	0	0			

All figures subject to audit.

All figures subject to rounding.