



GRAND VALLEY

Grand Valley Business Improvement Area Board of Management Meeting

Tuesday, April 2, 2024, 7:15 PM

Council Chambers, 5 Main Street North/Virtual Attendance

1. Call to Order

2. Welcome

3. Introduction of BIA Board Members

The following people are appointed for a 4-year term (2022-2026) to the Board for the Grand Valley BIA

- Rashaad Nauth-Ali, Chair
- Daphinee Dumouchel, Vice-Chair
- Krista Beam, Director
- Meghan Richards, Director
- Maredyth Dray, Director

Councillor Lorne Dart was appointed as the Grand Valley Council Representative following the 2022 Municipal Election.

The BIA Board Composition is to include 6 board members, 5 of whom are to be nominated and selected by the BIA members, and the other being the member of Grand Valley Council.

3.1. Virtual attendee voting instructions

4. Adoption of Agenda

5. Disclosure of Pecuniary Interest

6. Constitution and By-laws Review

7. Minutes of Previous Meeting

7.1. April 3, 2024– General Members Meeting minutes – review

8. 2023 BIA Activities Report

9. 2024 BIA Budget – discussion, finalization, approval by membership

10. Correspondence - none

11. Unfinished Business

11.1. Canada Day Event Planning discussion

12. New Business – None.

13. Next Annual Membership Meeting Date

13.1. Proposed Date - Tuesday, April 1, 2024

14. Next Regular Meeting Date

14.1. May 7, 2024 - 7:00 p.m.

14.2. Next Meeting Agenda Items

15. Adjournment

The Grand Valley
Business Improvement Area
Board of Management

Constitution,
Establishing Legislation
and By-laws

Approved October 15, 2019

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Section 1 – Legal, Professional and Marketing Names and Legal Address

1. The legal name of the organization is the Grand Valley Business Improvement Area (herein referred to as “BIA”).
2. The BIA may be known as or referred to as the “Grand Valley Business Improvement Area” for professional purposes and “Downtown Grand Valley” for marketing purposes.
3. The head office of the BIA shall be in the Municipal office of the Town of Grand Valley in the Province of Ontario.
4. The boundaries of the BIA are established under by-law, as amended from time to time by the Town of Grand Valley pursuant to the *Municipal Act* (herein referred to as the “Act”).

Section 2 – Statutory Authority

1. The BIA is established in accordance with the provisions of the Act, attached hereto as Schedule A.

Section 3 – Mission

1. The BIA is the voice of the business community in downtown Grand Valley. It is committed to improving and promoting the designated business improvement area through investment and advocacy to strengthen our community and our unique identity.

Section 4 – Objectives

1. The objectives of the BIA are to:
 - a. Improve, beautify and maintain lands, buildings and structures in the designate area that are owned by the Corporation of the Town of Grand Valley (the “Town”), beyond such improvement, beautification and maintenance as is normally provided at the expense of the municipality at large;
 - b. Contribute positively to our mutually supporting partners to achieve a sense of downtown community;
 - c. Embrace culture, heritage and the Grand River as unique and differentiating business advantages;
 - d. Promote the area as a business, shopping and tourist area; and,
 - e. Do all the things necessary and appropriate and in accordance with applicable legislation or authorities to achieve the foregoing objectives, including but not limited to marketing, business recruitment, streetscape improvement, seasonal decorating and special events.

Section 5 – Fiscal Year

1. The fiscal year of the BIA shall be January 1 to December 31 of each year.

Section 6 – Membership in the BIA

Membership Eligibility

1. The following shall be eligible for membership in the BIA (collectively referred to as "Members"):
 - a. **Property Owners:** Members of an improvement area consist of persons who are assessed, on the last returned assessment roll, with respect to rateable property in the area that is in a prescribed business property class; and,
 - b. **Tenants:** Tenants of such rateable property who, by the terms of their lease, are responsible for the part of the taxes that the tenant is required to pay under the tenant's lease. In determining whether a person is a tenant or not, the decision of the Clerk of the Town shall be final, pursuant to section 204(5) of the Act.

Rights and Benefits of Membership

2. Every Member in good standing is entitled to:
 - a. Attend any annual or general meeting of the BIA;
 - b. One vote on each question arising at any annual or general meeting of the BIA
 - i. Each Member is entitled to one vote, regardless of the number of properties that the Member may own or lease, and in a partnership or joint tenancy, only one partner or tenant is entitled to a vote;
 - c. Hold any office of the BIA; and,
 - d. The right to nominate an owner or employee of a business or property (or their designate) to stand for election to the Board of Management of the BIA according to requirements set out in the Act.

Nominees

3. If a Member is a corporation or a partnership, it shall designate in writing to the Board of Management a nominee to attend an annual or general meeting of the BIA on its behalf. If a member operates more than one corporation or partnership or more than one tenanted location, the member is entitled to designate only one nominee in total.

Section 7 – Membership Meetings

General Meetings

1. There shall be at least one (1) general meeting in each calendar year.
2. The Board of Management may, from time to time, call a general meeting of the members of the BIA for any date and time to be held at a location in the Town of Grand Valley as specified in the Notice.
3. Upon written petition by at least 20% of the BIA Members stating a cause or concern, which shall be considered as the agenda of the meeting, the Board of Management shall call a special general meeting to deal with the petitioned agenda, within thirty (30) days of reception of the petition by the Secretary of the Board of Management.

Notice of Meetings

4. Notice of the General Meeting of Members shall be hand-delivered or sent by prepaid mail, fax or email at least ten (10) days in advance, to each Member and each Member of the Board of Management at the addresses as they appear on the books of the BIA. If no address is given, then such notice shall be sent to the last address known to the Secretary.

5. A meeting of the Members may be held for any purpose on any date and at any time and at any place within Ontario, without notice, if all Members are present in person at the meeting, or if all the absent Members have signified their assent in writing to such meeting being held.
6. Notice of any meeting or any irregularity in any meeting or in the notice thereof may be waived by any Member.
7. The accidental omission to give notice of any meeting or the non-receipt of any notice by any persons referred to in section 3 above shall not invalidate any resolution passed or any proceedings taken at any meeting.

Quorum

8. A quorum for a general meeting of the BIA shall be a simple majority of 10% of the current membership base. No business shall be transacted at any meeting unless the requisite quorum is present at the commencement of business.

Proxy Votes

9. A Member may sponsor a representative to act in their absence and of the best interest of the Member to cast one vote per applicable agenda item(s).

Determination of Questions

10. Questions arising at any meeting of Members shall be decided by a majority of votes unless otherwise stated in the By-laws or as required by law.
11. At all meetings, every question shall be decided by a show of hands unless a ballot on the question is required by the chair or requested by a Board Member.
12. The Chair shall declare that a resolution has been carried or not carried. It will be entered in the minutes of the BIA. It is not necessary to record the number of proportion of votes unless requested by a Member.
13. The Chair shall not vote on any matter unless there is a tie, or to attain a quorum, in which case the Chair shall have the casting vote.

Meeting Procedures

14. Subject to the By-laws of the BIA, the procedure to be used at all general meetings shall be governed by the Robert's Rules of Order, as revised from time to time.

Nominees

15. For the purposes hereof and Section 8, nominees of Members designated pursuant to section 6(3) above shall be considered Members.

Section 8 – Board of Management

Board Composition

1. The affairs of the BIA shall be governed by a Board of Management consisting of six (6) Board Members, which Board Members must be at least eighteen (18) years of age and officially appointed by the Council of the Corporation of the Town of Grand Valley (the "Council"), and the composition of the Board shall be determined as follows:

- a. Five (5) of such Board Members are to be nominated and selected by the BIA Members during a nomination and election period (see Section 10) coinciding with the municipal election period and appointed by Council; and,
 - b. One (1) of such Board Members shall be appointed directly by Council to serve on the Board of Management.
2. Council may refuse to appoint a person selected by the BIA members, in which case the Council may leave the position vacant or direct that a special meeting of the BIA Members be held to elect another candidate for consideration of Council.

Term of Office

3. The Term of Office for the Board Members of the Board of Management is four (4) years, which term shall coincide with Council, or until his or her successor has been duly appointed, so long as the Board Member continues to be qualified as a Board Member and does not resign or otherwise vacate that position.
4. Notwithstanding section 8.3, and subject to the Act, in an election year, the new Board of Management cannot officially assume its duties until approved by Council; therefore, the outgoing Board of Management must continue to hold office until their successors are appointed.

Powers

5. The Board of Management may, on behalf of the BIA, exercise all the powers that the BIA may legally exercise in fulfillment of its objective, unless the Board of Management is restricted by law or otherwise from exercising those powers. These powers included, but are not limited to, the power:
 - a. To enter into contracts or agreements;
 - b. To make banking and financial arrangements;
 - c. To execute documents;
 - d. To direct the manner in which any other person or persons may enter into contracts or agreements on behalf of the BIA;
 - e. To purchase, lease or otherwise acquire, sell, exchange or otherwise dispose of real or personal property, securities or any rights or interest for such consideration and upon such terms and conditions as the Board may consider advisable; and,
 - f. To purchase insurance to protect the property, rights and interests of the BIA and to indemnify the BIA, its Members, the Board and Officers from any claims, damages, losses or costs arising from or relating to the affairs of the BIA.

Role and Function

6. Without limiting the generality of section 8.5, the Board shall be responsible for:
 - a. Making decisions on policy affecting the BIA;
 - b. Managing the affairs of the BIA; and,
 - c. Appointing such committees as may be required to accomplish the work of the BIA.

Borrowing Powers

7. The BIA shall not borrow money and may not incur indebtedness extending beyond the current year without the prior approval of Council. Furthermore, the Board of Management shall not spend any money unless it is included in the budget approved by Council or in a reserve fund established under the Act.

Board Eligibility

8. Each Board member shall be a Member of the BIA and shall remain a Member throughout their term of office. A Board Member is eligible for re-election.

Vacancies

9. Where a vacancy on the Board occurs, the Board of Management may nominate replacements, subject to the Board replacement process and Council approval, who shall hold office for the remainder of the term for which their predecessor was appointed. If there is no quorum of the Board, the remaining Board members shall call a general meeting of the BIA to fill any vacancies.

Quorum

10. A quorum for a meeting of the Board of Management shall be a simple majority of the members of the Board.

Meetings of the Board

11. Meetings of the Board may be called by the Chair, the Vice-Chair or any two members of the Board. The Board may hold its meetings at any place in the Town of Grand Valley in the Province of Ontario as it may from time to time determine.
12. No formal notice of any meeting of the Board shall be necessary if all the elected Board Members are present or if those absent have indicated their consent to the meeting being held in their absence.
13. The Board may appoint a day or days in a month or months for regular meetings at an hour to be names. If regular meetings are scheduled, no additional notice is required. A meeting of the Board may also take place without notice immediately after the Board is appointed, provided a quorum is present.
14. The agenda for each meeting shall be prepared by the Secretary five (5) business days in advance of a scheduled meeting, and the Secretary shall cause the agenda to be posted to the website of the Town of Grand Valley for public distribution and notice of the meeting.
15. No error or omission with respect to notice for a meeting of the Board shall invalidate the meeting or invalidate or make void any proceedings taken or had at the meeting.
16. The members of the Board shall vote on any resolution arising at any meeting of the Board. A majority of votes shall decide the resolution. In case of a tie vote, the Chair of the meeting shall have a casting vote in addition to their original vote. It is not necessary to record the number or the proportion of votes unless requested by a Member.
17. A declaration by the Chair that a resolution has been carried and an entry to that effect in the minutes shall be admissible in evidence as *prima facie* proof of the fact, without proof of the number or proportion of the votes recorded in favour or against any resolution.

18. At regularly scheduled Board of Management meetings, any Member of the general membership of the BIA may attend, ask to be recognized by the Chair and speak on any items on the agenda or request new business to be placed on a future agenda. However, they shall not vote on any items on the agenda.

Confidentiality and Privacy of Information

19. The BIA, through its Board of Management, shall abide by and act in accordance with the applicable laws, polices and practices governing all matters related to confidentiality, privacy and access to information.
20. In this regard, every Board Members shall;
- a. Respect the confidentiality of all matters discussed at Board meetings and any other information and documentation to which one may have access in their capacity as Board Members of the BIA; and,
 - b. Respect and act in accordance with the BIA policies governing privacy and access to information which one may acquire in the capacity of Board Members of the BIA.

Standard of Care

21. Every Board Member and Officer of the BIA shall:
- a. Exercise the powers and discharge the duties of their office honestly, in good faith, and in the best interests of the BIA; and,
 - b. Exercise the degree of care, diligence and skill that a reasonable and prudent person would exercise in comparable circumstances.

Conflict of Interest

22. Every Board Member who has any direct or indirect interest in any contract or arrangement, or proposed contract or arrangement with the BIA shall disclose their interest in the manner required under the *Municipal Conflict of Interest Act*, R.S.O. 1990, c. M.50, as amended, and shall:
- a. Declare their interest at the first meeting of the Board after which they became interested or aware of such interest;
 - b. Request that their declaration be recorded in the minutes of the meeting;
 - c. Not vote on any resolution or participate in any discussion with respect to the resolution concerning the contract or proposed contract; and,
 - d. Complete a written Declaration of Interest form and provide this form to the Secretary, who will provide this form to the Clerk of the Town of Grand Valley for registration in their Declaration of Interest Registry.

Removal

23. A Board Member may be removed form the Board for:
- a. Ceasing to be a Member in good standing;
 - b. Absence more than three (3) consecutive regular meetings of the Board in a calendar year, unless there are extenuating circumstances, as determined by the Board.

- i. To clarify the Member's intention, the Board of Management shall send a registered letter to ascertain the Member's intention. This letter will provide thirty (30) days for response. The Town will be notified if the Board recommends the removal of the Member from the Board.
 - c. Failure to perform any duty or tasks as set out in the By-law and any governing policies;
 - d. A breach of the provisions of the Constitution or By-laws regarding conflict of interest;
 - e. A breach of the provisions of the Constitution or By-laws regarding confidentiality and privacy of information; or,
 - f. A breach of the provisions of the Constitution or By-laws regarding the Standard of Care referred to in section 8.21 and/or behaviour deemed harmful to the welfare or best interests of the BIA.
24. To remove a Board Member from office for any of the reasons set out in this section, a resolution shall be made and approved by four votes of the Board Members present at a duly called meeting of the Board to which notice specifying the intent to pass such resolution has been given. Alternatively, a reason does not have to be set out or provided for removal of a Board Member, only an approval by four votes of the Board.
25. A Board Member may resign in writing to Council, care of the Clerk, with a copy provided to the Secretary of the Board of Management.

Section 9 – Officers

1. The Board of Management shall elect from among themselves a Chair and a Vice-Chair at the first meeting of the Board after Council has appointed its BIA representative.
2. The Officers of the BIA shall hold office for four (4) years from the date of election or until their successors are elected in their stead. The term of office coincides with the term of office of Council. Officers shall be subject to removal by resolution of the Board at any time.
3. A Member of the Board of Management may hold more than one office, except for the office of Chair.

Duties of the Officers

4. The Chair shall:
 - a. Chair all meetings of the BIA and of the Board, when present and in person and able;
 - b. Have general supervision of the affairs of the BIA;
 - c. Sign all By-laws and execute any documents with the Secretary-Treasurer;
 - d. Perform any other duties that the Board may assign from time to time;
 - e. Sit, ex officio, on all committee if required. The Chair may appoint a representative to those committees if desired.
 - f. Ensure that all past records of the Board are transferred to the succeeding Secretary-Treasurer if there is change in the Secretary-Treasurer; and,
 - g. Be the official spokesperson of the Board and attend and represent as requested any public forum or meeting on behalf of the Board of Management.
5. The Vice-Chair shall:

- a. Exercise any or all of the duties of the Chair in the absence of the Chair or if the Chair is unable for any reason to perform those duties, except for the official spokesperson; and,
 - b. Perform any other duties that the Board may assign from time to time.
6. The Secretary-Treasurer officer for the Board is appointed by Council in accordance with established By-laws. The Secretary-Treasurer shall:
 - a. Keep or cause to be kept the BIA's records and books of the BIA, including the registry of Officers and Board Members, the registry of Members, the minutes of the General Meetings and meeting of the Board or any committees thereof, any committee reports, the By-laws and resolutions;
 - b. Certify copies of any record, registry, by-law, resolution or minute;
 - c. Send or cause to be sent any notices required for the General Meetings and meetings of the Board of Management;
 - d. Cause to be kept and maintained the financial records and books of the BIA;
 - e. Assist the auditor in the preparation of the financial statements of the BIA;
 - f. Maintain or cause to be maintained an inventory of all physical assets owned or leased by the BIA;
 - g. Cause to be prepared and distributed the proposed annual budget by the date and in a form satisfactory to the Town, in accordance with the requirements of the Town; and,
 - h. Perform any other duties assigned by the Board from time to time.

Section 10 – Nomination and Election

1. The Board of Management shall prepare a full slate of persons that the Board of Management has decided, by vote, to recommend to Council as members for the succeeding Board of Management.
2. At the General Meeting, the Chair shall specify from the Members of the BIA a Nomination Chair.
3. The Nomination Chair shall be provided with the slate of persons prepared by the Board of Management and thereafter request that further nominations be made of persons wishing to be appointed to the Board of Management from any of the Members of the BIA. When all nominations have been received, the Nomination Chair shall close the nominations and proceed to conduct a vote to determine five (5) persons who will be recommended to Council as members of the next Board of Management.
4. If the number of candidates is such that voting is not required, all candidates are acclaimed.
5. After the vote, if such vote was held, the Nomination Chair shall advise the Board of Management of the five (5) persons to be recommended and the Board of Management shall in writing so advise Council.

Section 11 – Committees of the Board

1. There shall be such standing committees as the Board of Management shall determine from time to time.

2. The Board may appoint such ad hoc committees as may be deemed necessary to carry out the objectives of the BIA or to advise the Board. The Board shall prescribe the duties of all such committees.
3. All committees, both standing and ad hoc, are required to conduct business in accordance with these By-laws.
4. All appointed Committee Members shall be governed by the same rights and responsibilities as those of the Board.
5. Each Committee is considered a Committee of the Board of Management and as such, is responsible to the Board. Each Committee shall make recommendations to the Board for its approval and shall report to the Board from time to time through each Committee Chair, as determined by the Board.
6. Standing Committees of the Board may include, but not necessarily limited to:
 - a. Marketing and Communication
 - b. Fundraising
 - c. Beautification and Cleanliness
 - d. Culture and Heritage Events
 - e. Retail
 - f. Welcoming
 - g. Property Owners
7. Each Committee shall be chaired by a Board Member, as elected by the Board. Committee Members shall be Board Members. Representatives from the Grand Valley community or partner organizations may be appointed as *ex-officio* members of any committee.
8. Unless otherwise stated in the By-laws, the Terms of Reference for each Committee will be determined by the Board of Management.

Section 12 – Signing Authority

1. The signing officials for the BIA are the same as those appointed as signing officials with signing authority for the Town of Grand Valley.
2. Contracts, document or any instruments in writing requiring the signature of the BIA shall be signed by any two of the above officers and all contracts, documents and instruments in writing so signed shall be binding on the BIA without any further authorization or formality.
3. Despite section 12(2) above, the BIA may provide special authorization for the Chair, the Vice-Chair or the Secretary-Treasurer alone to enter into special contracts and engagements required for the ordinary course of operations.

Section 13 – Remuneration

1. No Board Member shall receive remuneration in payment for services carried out in that capacity.
2. Board Members and Officers may be reimbursed for all reasonable, out-of-the-ordinary expenses directly related to their functions as such. Reimbursement for any such expenses must be approved in advance by the Board of Management.

Section 14 – Budgeting

1. The Board of Management shall prepare and submit estimates with respect to the yearly anticipated costs of the BIA. They shall prepare a proposed budget for each fiscal year by the date and in the form required by the Town and shall hold one or more meetings of the Members for discussion of the proposed budget.
2. Council may approve the budget in whole or in part but may not add expenditures to it.
3. Within the limits of the estimates as approved by Council, the accounts of the Board of Management shall be paid by the Treasurer.
4. The Treasurer, on behalf of the Board, shall adopt and maintain banking arrangements in accordance with good accounting practices that are acceptable to the Auditor for the Town, and shall keep such books of account and submit such statements as may be required by the Auditor from time to time.
5. The Auditor for the Town shall be the Auditor for the BIA and all books, documents, transactions, minutes and accounts of the BIA shall always be open to their inspection.
6. The Board of Management shall submit an annual report for the preceding year to the Town by the date and in the form required by the Town and the report shall include the audited financial statements.

Section 15 – Indemnification

1. The BIA shall indemnify and save harmless Board Members, their heirs, executors and administrators respectively, from time to time and at all times from and against:
 - a. All costs, charges and expenses whatsoever that they sustain or incur in or about any action, suit or proceeding that is brought, commenced or prosecuted against them, for or in respect of any act, deed, matter or thing whatsoever made, done or permitted by them in the execution of the duties of their office; and,
 - b. All other costs, charges and expenses that they sustain or incur in or about or arising from or in relation to the affairs except costs, charges or expenses thereof as are occasioned by their own willful neglect or default.

Section 16 – Review Mechanism and Dissolution

1. Should the Board of Management or members of the BIA wish to dissolve the BIA, requests to do so must be filed and managed in accordance with the Act.

Section 17 – Consistency with Legislation

1. Nothing contained in this Constitution or any By-law shall require the commission of any act which is contrary to an express provision of the Act or any By-laws of the Town relating to the Board of Management of the BIA.
2. If there shall exist any conflict between any provision contained in this Constitution and any such provision of the Act or any By-laws, the latter shall prevail and the provision or provisions herein affected shall be curtailed, limited or eliminated to the extent (but only to the extent) necessary to remove such conflict, and as so modified, this Constitution shall remain in full force and effect.

Section 18 – Amendments

1. By-laws of the BIA may be enacted, repealed, amended, added to or re-enacted by the Board of Management, and sanctioned by an affirmative vote of at least 10% of the members present at a General Meeting of Members duly called to consider confirmation of such amendments.

Section 19 – Effective Date

1. This Constitution shall come into force and be effective immediately, subject to ratification and confirmation by the Members.
2. This Constitution shall repeal and replace any previous Constitution of the BIA.

Passed by the Board of Management this _____.

Schedule A – Municipal Act, S.O. 2001, c.25, s. 204-215**Business Improvement Areas**

Designation of improvement area

204 (1) A local municipality may designate an area as an improvement area and may establish a board of management,

(a) to oversee the improvement, beautification and maintenance of municipally-owned land, buildings and structures in the area beyond that provided at the expense of the municipality generally; and

(b) to promote the area as a business or shopping area. 2001, c. 25, s. 204 (1).

Corporation

(2) A board of management is a corporation consisting of the number of directors established by the municipality. 2001, c. 25, s. 204 (2).

Local board status

(2.1) A board of management is a local board of the municipality for all purposes. 2006, c. 32, Sched. A, s. 89.

Composition

(3) A board of management shall be composed of,

(a) one or more directors appointed directly by the municipality; and

(b) the remaining directors selected by a vote of the membership of the improvement area and appointed by the municipality. 2001, c. 25, s. 204 (3).

Membership

(4) Members of an improvement area consist of persons who are assessed, on the last returned assessment roll, with respect to rateable property in the area that is in a prescribed business property class and tenants of such property. 2001, c. 25, s. 204 (4).

Determining tenancy

(5) In determining whether a person is a tenant or not, the clerk of the municipality may accept a list provided under clause 210 (2) (b) or the declaration of a person that the person is a tenant and the determination of the clerk is final. 2001, c. 25, s. 204 (5).

One vote

(6) Each member of an improvement area has one vote regardless of the number of properties that the member may own or lease in the improvement area. 2001, c. 25, s. 204 (6).

Nominee

(7) A corporate member of an improvement area may nominate in writing one individual to vote on behalf of the corporation. 2001, c. 25, s. 204 (7).

Joint nominee

(8) Subject to subsection (6), one individual may be nominated for voting purposes by two or more corporations that are members of an improvement area. 2001, c. 25, s. 204 (8).

Refusal to appoint

(9) The municipality may refuse to appoint a person selected by the members of an improvement area, in which case the municipality may leave the position vacant or direct that a meeting of the members of the improvement area be held to elect or select another candidate for the municipality's consideration. 2001, c. 25, s. 204 (9).

Term

(10) The term of the directors of a board of management is the same as the term of the council that appointed them but continues until their successors are appointed. 2001, c. 25, s. 204 (10).

Reappointment

(11) Directors are eligible for reappointment. 2001, c. 25, s. 204 (11).

Vacancies

(12) Subject to subsection (9), if a vacancy occurs for any cause, the municipality may appoint a person to fill the vacancy for the unexpired portion of the term and the appointed person is not required to be a member of the improvement area. 2001, c. 25, s. 204 (12).

Budget

205 (1) A board of management shall prepare a proposed budget for each fiscal year by the date and in the form required by the municipality and shall hold one or more meetings of the members of the improvement area for discussion of the proposed budget. 2002, c. 17, Sched. A, s. 40 (1).

Council to approve

(2) A board of management shall submit the budget to council by the date and in the form required by the municipality and the municipality may approve it in whole or in part but may not add expenditures to it. 2001, c. 25, s. 205 (2); 2002, c. 17, Sched. A, s. 40 (2).

Limitations

(3) A board of management shall not,

(a) spend any money unless it is included in the budget approved by the municipality or in a reserve fund established under section 417;

(b) incur any indebtedness extending beyond the current year without the prior approval of the municipality; or

(c) borrow money. 2001, c. 25, s. 205 (3).

Limitations on power

(4) Section 25 of the *Local Planning Appeal Tribunal Act, 2017* and section 401 of this Act apply to the municipality's approval under clause (3) (b) in the same manner as if it were incurring a debt of the municipality. 2001, c. 25, s. 205 (4); 2017, c. 23, Sched. 5, s. 48.

Notice

206 A board of management shall give reasonable notice to the general membership of the improvement area of a meeting to hold a vote under clause 204 (3) (b) or for the purposes of a discussion under subsection 205 (1). 2001, c. 25, s. 206; 2002, c. 17, Sched. A, s. 41.

Annual report

207 (1) A board of management shall submit its annual report for the preceding year to council by the date and in the form required by the municipality and the report shall include audited financial statements. 2001, c. 25, s. 207 (1).

Auditor

(2) The municipal auditor is the auditor of each board of management and may inspect all records of the board. 2001, c. 25, s. 207 (2).

Funds to be raised

208 (1) The municipality shall annually raise the amount required for the purposes of a board of management, including any interest payable by the municipality on money borrowed by it for the purposes of the board of management. 2001, c. 25, s. 208 (1).

Special charge

(2) The municipality may establish a special charge for the amount referred to in subsection (1),

(a) by levy upon rateable property in the improvement area that is in a prescribed business property class; or

(b) by levy upon rateable property in the improvement area that is in a prescribed business property class and that, in council's opinion, derives special benefit from the improvement area, which levy may be calculated using different percentages of the assessment for one or more separately assessed properties or categories of separately assessed properties in the prescribed class if the resulting levy is equitable in accordance with the benefits that, in council's opinion, accrue to the properties from the activities related to the improvement area. 2001, c. 25, s. 208 (2).

Minimum and maximum charges

(3) The municipality may establish a minimum or maximum charge or both, expressed for one or more separately assessed properties or categories of separately assessed properties in a prescribed class, as,

(a) percentages of the assessed value of rateable property in the improvement area that is in a prescribed business property class;

(b) dollar amounts; or

(c) percentages of the board of management's annual budget. 2001, c. 25, s. 208 (3).

Effect of by-law

(4) When a by-law under subsection (3) is in force,

(a) the amount of a charge levied in a year under subsection (2) shall not, when calculated for the individual property in the prescribed class to which it applies, be less than or greater than the amount of the applicable minimum and maximum charge for the property established under the by-law; and

(b) if necessary for a fiscal year to raise the amount referred to in subsection (1) because a minimum or maximum charge applies to one or more separately assessed properties or categories of separately assessed properties in the prescribed class, the municipality shall for the year adjust any charges applicable to the remaining individual properties or subclasses of properties in the prescribed class by adjusting the percentage or percentages of assessment established under subsection (2) for those properties. 2001, c. 25, s. 208 (4).

Exclusion

(5) Section 210 does not apply to an adjustment made under clause (4) (b). 2001, c. 25, s. 208 (5).

Borrowings

(6) If only a part of money borrowed by the municipality in any year for the purposes of a board of management is required to be repaid in that year or a subsequent year, only that part and any interest payable on the total amount shall be included in the levies under this section in that year or subsequent year, respectively. 2001, c. 25, s. 208 (6).

Priority lien status

(7) Charges levied under this section shall have priority lien status and shall be added to the tax roll. 2002, c. 17, Sched. A, s. 42.

Changes to boundary

209 The municipality may alter the boundaries of an improvement area and the board of management for that improvement area is continued as the board of management for the altered area. 2001, c. 25, s. 209.

Notice

210 (1) Before passing a by-law under subsection 204 (1), clause 208 (2) (b), subsection 208 (3) or section 209, notice of the proposed by-law shall be sent by prepaid mail to the board of management of the improvement area, if any, and to every person who, on the last returned

assessment roll, is assessed for rateable property that is in a prescribed business property class which is located,

(a) where the improvement area already exists, in the improvement area and in any geographic area the proposed by-law would add to the improvement area; and

(b) where a new improvement area would be created by the proposed by-law, in the proposed improvement area. 2001, c. 25, s. 210 (1).

When notice received

(2) A person who receives a notice under subsection (1) shall, within 30 days after the notice is mailed,

(a) give a copy of the notice to each tenant of the property to which the notice relates who is required to pay all or part of the taxes on the property; and

(b) give the clerk of the municipality a list of every tenant described in clause (a) and the share of the taxes that each tenant is required to pay and the share that the person is required to pay. 2001, c. 25, s. 210 (2).

Objections

(3) A municipality shall not pass a by-law referred to in subsection (1) if,

(a) written objections are received by the clerk of the municipality within 60 days after the last day of mailing of the notices;

(b) the objections have been signed by at least one-third of the total number of persons entitled to notice under subsection (1) and under clause (2) (a); and

(c) the objectors are responsible for,

(i) in the case of a proposed addition to an existing improvement area,

(A) at least one-third of the taxes levied for purposes of the general local municipality levy on rateable property in all prescribed business property classes in the improvement area, or

(B) at least one-third of the taxes levied for purposes of the general local municipality levy on rateable property in all prescribed business property classes in the geographic area the proposed by-law would add to the existing improvement area, or

(ii) in all other cases, at least one-third of the taxes levied for purposes of the general local municipality levy on rateable property in all prescribed business property classes in the improvement area. 2001, c. 25, s. 210 (3).

Withdrawal of objections

(4) If sufficient objections are withdrawn in writing within the 60-day period referred to in clause (3) (a) so that the conditions set out in clause (3) (b) or (c) no longer apply, the municipality may pass the by-law. 2001, c. 25, s. 210 (4).

Determination by clerk

(5) The clerk shall determine whether the conditions set out in subsection (3) have been met and, if they are, shall issue a certificate affirming that fact. 2001, c. 25, s. 210 (5).

Determination final

(6) The determination by the clerk is final. 2001, c. 25, s. 210 (6).

Repeal of by-law

211 (1) Council shall give notice in accordance with subsection 210 (1) of a proposed by-law to repeal a by-law under subsection 204 (1) if the municipality has received,

(a) a resolution from the board of management requesting the repeal; or

(b) a request for the repeal signed by persons who are responsible for at least one-third of the taxes levied for purposes of the general local municipality levy on rateable property in all prescribed business property classes in the improvement area. 2001, c. 25, s. 211 (1).

Statement

(2) A person signing a request under clause (1) (b) shall state what amount of taxes on rateable property in the area that the person is required to pay. 2001, c. 25, s. 211 (2).

Time

(3) Council shall give the notice within 60 days after receiving the resolution or request. 2001, c. 25, s. 211 (3).

Repeal

(4) Council shall repeal the by-law under subsection 204 (1) if requests for the repeal are received by the clerk of the municipality within 60 days after the last day of mailing of the notices and,

(a) the requests have been signed by at least one-half of the total number of persons entitled to notice under subsection 210 (1) and under clause 210 (2) (a); and

(b) those who have signed the requests are responsible for at least 50 per cent of the taxes levied for purposes of the general local municipality levy on rateable property in all prescribed business property classes in the improvement area. 2001, c. 25, s. 211 (4).

Timing

(5) The repealing by-law must come into force on or before December 31 of the year in which it is passed. 2001, c. 25, s. 211 (5).

Requests withdrawn

(6) If sufficient requests are withdrawn in writing within the 60-day period referred to in subsection (4) so that either condition set out in that subsection no longer applies, the municipality is not required to repeal the by-law. 2001, c. 25, s. 211 (6).

Determination by clerk

(7) The clerk shall determine whether the conditions set out in clause (1) (b) and subsection (4) have been met and, if so, shall issue a certificate affirming that fact. 2001, c. 25, s. 211 (7).

Determination final

(8) The determination by the clerk is final. 2001, c. 25, s. 211 (8).

Restriction

(9) If the conditions of subsection (4) are not satisfied, council is not required to give notice under subsection (1) in response to a resolution or request for a period of two years after the last mailing of the notices. 2001, c. 25, s. 211 (9).

Non-application

(10) No requirement under this section or under section 210 applies to the repeal by a municipality on its own initiative of a by-law under subsection 204 (1). 2001, c. 25, s. 211 (10).

Effect of by-law

212 A by-law passed under subsection 204 (1), subsection 208 (2) or (3), section 209 or subsection 211 (4) is not invalid by reason only that,

(a) a person required to give a copy of a notice to a tenant or other information to the municipality under subsection 210 (2) has not done so;

(b) the objections referred to in clause 210 (3) (b) have not been signed by at least one-third of the total number of persons entitled to receive notice under subsections 210 (1) and (2) because a person required to give a copy of the notice under subsection 210 (2) has not done so; or

(c) the requests referred to in clause 211 (4) (a) have not been signed by at least one-half of the total number of persons entitled to notice under subsections 210 (1) and (2) because a person required to give a copy of the notice under subsection 210 (2) has not done so. 2001, c. 25, s. 212.

Tenants

213 For the purposes of clauses 210 (3) (c) and 211 (1) (b), subsection 211 (2) and clause 211 (4) (b), a tenant shall be deemed to be responsible for the part of the taxes that the tenant is required to pay under the tenant's lease or under sections 367 and 368. 2001, c. 25, s. 213.

Dissolution of board

214 (1) Upon the repeal of a by-law under subsection 204 (1), the board of management is dissolved, and the assets and liabilities of the board become the assets and liabilities of the municipality. 2001, c. 25, s. 214 (1).

Liabilities exceed assets

(2) If the liabilities assumed under subsection (1) exceed the assets assumed, the council may recover the difference by imposing a charge on all rateable property in the former improvement area that is in a prescribed business property class. 2001, c. 25, s. 214 (2).

Regulations

215 The Minister may make regulations prescribing one or more classes of real property prescribed under the *Assessment Act* as business property classes for the purposes of sections 204 to 214. 2001, c. 25, s. 215.

Schedule B – By-laws

See attached:

2000-12 – A By-law to designate an improvement area within the Township of East Luther Grand Valley and to establish a Board of Management for the Area.

2018-10 – A By-law to expand the boundaries of the Grand Valley Business Improvement Area and amend By-law 2000-12

CORPORATION OF THE TOWNSHIP OF EAST LUTHER GRAND VALLEY

BY-LAW # 2000 - 12

A BY-LAW TO DESIGNATE AN IMPROVEMENT AREA WITHIN THE TOWNSHIP OF EAST LUTHER GRAND VALLEY AND TO ESTABLISH A BOARD OF MANAGEMENT FOR THE AREA.

WHEREAS pursuant to Section 220 of the Municipal Act, R.S.O. 1990, Chap. M. 45, the Council of the Corporation of the Township of East Luther Grand Valley may pass a by-law to designate an improvement area within the Township of East Luther Grand Valley and establish a Board of Management for the area;

AND WHEREAS notice of Council's intention to pass such a by-law was given pursuant to the said Act on December 6, 1999.

AND WHEREAS no sufficient petition objecting to the passing of the by-law has been received within the time limit prescribed by the said Act.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF EAST LUTHER GRAND VALLEY HEREBY ENACTS AS FOLLOWS:

1. That the area described herein is hereby designated an improvement area with the meaning of Section 220 of the Municipal Act, R.S.O. 1990, Chapter M45;

West Side of Main Street:

Starting from the South West corner of Amaranth W. to include Main Street to Mill Street W. to also include 48 Main St. S. Including both sides of Mill Street West to Emma St. S. Including E. side of Emma Street S. from Mill St. W. to Amaranth W. Including both sides of Amaranth St. W. from Emma St. S. to Main St.

East Side of Main Street:

Starting from the South East corner of Amaranth E. to include Main Street to Mill Street E. to also include 47 Main St. S. Including both sides of Mill Street East to King Street Including South side of Amaranth St. E. from King St. to Main St. As shown on the map Schedule "A" attached.

2. THAT a Board of Management is hereby established for the area designated in clause 1 herein.
3. THAT the Board of Management is a body corporate and shall consist of Five members, at least one of whom shall be a member of the Council and the remaining members shall be individuals assessed for business assessment in respect of land in the area or nominees of such individuals or of corporations so assessed.
4. THAT the Board of Management shall be known as the "Board of Management of the Township of East Luther Grand Valley Business Improvement Area" (hereinafter referred to as the Board).
5. THAT the short title for the board shall be the Grand Valley B.I.A. (Business Improvement Area).

6. THAT the Board is hereby entrusted with the improvement, beautification and maintenance of lands, buildings, and structures in the designated area owned by the Township of East Luther Grand Valley beyond such improvement beautification and maintenance as is provided at the expense of the municipality at large and the promotion of the area as a business or shopping area.
7. THAT each member of the Board shall hold office from the time of his appointment until the expiration of the term of the Council that appointed him, provided he continues to be qualified, as provided in clause 3 herein.
8. THAT where a vacancy occurs from any cause, the Council shall appoint a person qualified as set out in clause 3 herein, to be a member who shall hold office for the remainder of the term for which his predecessor was appointed.
9. THAT the members shall hold office until their successors are appointed and are eligible for re-appointment on the expiration of their term of office.
10. THAT the Board shall, as soon as possible, after its members are appointed in each year, elect a Chairperson and Vice-Chairperson.
11. THAT the Secretary of the Board shall be a Municipal employee appointed by the Council of the Township of East Luther Grand Valley and that person will keep accurate record of hours spent on board business for reporting purposes.
12. THAT the Secretary of the Board shall keep proper minutes of every meeting of the Board and shall be responsible for keeping all of the records of the Board with the exception of the accounting records.
13. THAT the Board may appoint such other persons as it may deem necessary to properly conduct the business of the Board during the said year provided that any remuneration to be paid to such persons shall have been included in the current estimates of the said Board which have been approved by Council.
14. THAT the Treasurer of the Board shall be the Treasurer of the Corporation of the Township of East Luther Grand Valley who shall be responsible to keep the books and accounts of the Board and to assist the Board in the preparation of annual estimates.
15. THAT the Auditors of the Township shall be the Auditors of the Board and all books, documents, transactions, minutes and accounts of the Board shall, at all times, be open to their inspection. All audit fees incurred by the board will be invoiced to the board for implementation into the budget.
16. THAT the fiscal year of the Board shall be the fiscal year of the Township.
17. THAT on or before March 1st of each year, the Board shall submit its annual report for the preceding year to Council, including a complete audited and certified financial statement of its affairs, with a balance sheet and revenue and expenditures statement.
18. THAT the Board shall submit to the Council an annual Budget in a form satisfactory to the Treasurer of the Township on a date to be determined from time to time by Council.

19. THAT with the submission of its annual budget, the Board shall submit details of its improvements, beautification and/or maintenance proposals for all township owned land, buildings and structures in the area and the Council shall within 45 days notify the Board, if in the opinion of Council, any project may adversely effect the use or function of any Township owned property and upon such notification, the Board shall delete the project or alter the project to the satisfaction of the Council.

BY-LAW READ A FIRST AND SECOND TIME THIS ^{25th} 14TH DAY OF APRIL 2000.


REEVE


CLERK

BY-LAW READ A THIRD TIME AND PASSED THIS ^{25th} 14TH DAY OF APRIL 2000.


REEVE


CLERK

The Corporation of the Town of Grand Valley
By-law 2018-10
BIA Boundary Expansion By-law

A By-law to expand the boundaries of the Grand Valley Business Improvement Area and amend By-law 2000-12.

WHEREAS section 209 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, authorizes a municipality to alter the boundaries of an improvement area and allows the board of management for the improvement area to continue as the board of management for the altered area;

AND WHEREAS the Corporation of the Town of Grand Valley, under By-law 2000-12, designated an area as a Business Improvement Area, and the boundaries of that improvement area have remained the same since the enactment of that by-law;

AND WHEREAS the growth of the commercial sector in Grand Valley has increased beyond the designated boundaries in By-law 2000-12 such that Council determined that the BIA should be expanded to include a larger commercial area for the betterment of the community;

AND WHEREAS notice of the intention of Council to pass this by-law to permit the proposed expansion was duly circulated in accordance with Section 210 of the *Municipal Act*, and no written objections were submitted in accordance with the notice;

NOW THEREFORE the Council of the Corporation of the Town of Grand Valley enacts as follows:

1. That the area described as a designated improvement area in clause 1 of By-law 2000-12 is revoked and Schedule A (attached) is added;
2. That the Board of Management be continued as the Board of Management for the altered area in accordance with By-law 2000-12, entrusted with the improvement, beautification and maintenance of public lands, buildings and structures in the improvement area, and with the promotion of the area as a business area.

EFFECTIVE DATE

This By-law and Schedule A come into full force and effect on the date it is enacted.

Read a first, second and third time and finally passed on this the 13th day of March, 2018.



Steve Soloman, Mayor



Jane M. Wilson, CAO/Clerk-Treasurer

Schedule A of By-law 2000-12

Boundaries of the Grand Valley Business Improvement Area:

West Side of Main Street:

Starting from the South West corner of Amaranth Street West at Main Street:

- Main Street from Amaranth Street to Mill Street West, and include 48 Main Street South
- Both sides of Mill Street West to from Main Street to Emma Street South
- East side of Emma Street South from Mill Street West to Amaranth Street West
- Both sides of Amaranth Street West from Emma Street South to Main Street

East Side of Main Street:

Starting from the South East corner of Main Street and Spruyt Avenue:

- Main Street from Spruyt Avenue to Mill Street East, and include 47 Main Street South
- Both sides of Mill Street East to King Street
- South side of Amaranth Street East from King Street to Main Street





GRAND VALLEY

Grand Valley Business Improvement Area Annual General Meeting and Board of Management Meeting Minutes

Monday, April 3, 2023, 6:00 PM

Council Chambers, 5 Main Street North

PRESENT:

Daphinee Dumouchel
Meghan Richards
Krista Beam
Meredith Dray
Parul Burge
Rashaad Nauth-Ali
Lorne Dart
Meghan Townsend, Secretary

1. Call to Order

The Secretary called meeting to order at 6.00pm.

2. Appointment of Board of Management Members – discussion

The members discussed the composition of the Board and looked for nominations for the position of Chair and Deputy Chair.

Decision was deferred to the end of the meeting once all members were present.

At the end of the meeting, the following resolution was passed and will be sent to the Town of Grand Valley Council for adoption per the Municipal Act, 2001:

2023-04-05

Moved by Beam, Seconded by Dart

BE IT RESOLVED THAT the members appoint Rashaad Nauth-Ali to be the chair and Daphinee Dumouchel to be the Deputy Chair of the Grand Valley Business Improvement Area Board of Management,

AND FURTHER THAT the following people are appointed as Members of the Board of Directors:

- Meghan Richards, Director
- Krista Beam, Director
- Meredith Dray, Director

CARRIED

3. Adoption of Agenda

2023-04-01

Moved by Beam, Seconded by Richards

BE IT RESOLVED THAT the Board adopts the agenda dated April 3, 2023 as circulated.

CARRIED

4. Disclosure of Pecuniary Interest

No pecuniary interest was declared.

5. Minutes of previous meeting

Deferred to next meeting

6. Delegation

6.1. Melissa Kovacs-Reid, County of Dufferin and Meghan Townsend, Town of Grand Valley – downtown waste management discussion

2023-04-02

Moved by Dart, Seconded by Nauth-Ali

BE IT RESOLVED THAT Melissa Kovacs-Reid from the County of Dufferin and Meghan Townsend from the Town of Grand Valley be given leave to address the Board.

CARRIED

Townsend introduced Kovacs-Reid, who gave a presentation on commercial versus residential waste pick up. Discussed back alley pickup, Town-owned street bins for

visitors to Main Street being abused by businesses and residents for household/business garbage, change over from municipal recycling to producer-led recycling program.

BIA asked if a different style of bins for the downtown area might work better for decreasing misuse. Townsend to take back to Town to consider options.

7. Constitution and By-laws – review

The new board and members present reviewed the BIA’s constitution and by-laws.

8. 2022 BIA Activities Summary – verbal discussion

The board reviewed 2022 activities, including Canada Day Car Show and Fireworks, Masquerade on Main.

9. 2023 BIA Budget – discussion, finalization, approval by membership

The Board presented the budget and discussed plans for 2023, including Car Show, Fireworks, Masquerade on Main, Christmas light purchases for the tree and the downtown. Base on these discussions, a revised budget of \$8475 was presented, and if additional costs are anticipated, these could be discussed at a future meeting.

2023-04-03

Moved by Dart, Seconded by Nauth-Ali

BE IT RESOLVED THAT the Board and Membership approve the 2023 BIA budget with expenses totalling \$8475.00.

CARRIED

10. Correspondence - none

11. Unfinished Business

11.1. Hop on Main planning - discussion

No budget for this event as businesses will provide for themselves. Advertising has already taken place.

11.2. Canada Day Event Planning – discussion

Car show and Fireworks for July 1. BIA to request Mayberry Hill Community Association for contribution to Fireworks.

12. New Business

None

13. Next Annual Members Meeting Date

2023-04-03

Moved by Richards, Seconded by Beam

BE IT RESOLVED THAT the next Annual Members Meeting for the Grand Valley BIA be set for the first Tuesday of April, 2024.

CARRIED

14. Next Regular Board Meeting Date

14.1. Next Meeting Agenda Items

The next meeting will be May 2, 2023 at 6pm. Canada Day planning to continue.

15. Adjournment

2023-04-06

Moved by Nauth-Ali, Seconded by Beam

BE IT RESOLVED THAT we do now adjourn this meeting of the Grand Valley BIA Board at 7:28pm to meet again on May 2, 2023 at 6:00pm in the Town of Grand Valley Council Chambers or at the call of the chair.

Rashaad Nauth-Ali, Chair

Meghan Townsend, Secretary

GRAND VALLEY BIA ANNUAL REPORT 2023

ABOUT THE GRAND VALLEY BIA

The Town of Grand Valley's BIA is an association of local business owners and business tenants who work cooperatively to create thriving, competitive, and safe business areas within the Town. The BIA oversees the improvement, beautification and maintenance of municipally-owned land, building and structures in the area and promotes the area as a business and shopping area.

The BIA hosts several events each year, and purchases items to improve Downtown Grand Valley.

Subscribe to the Town's website to have email alerts about BIA activities sent to your inbox—
www.townofgrandvalley.ca/subscribe



Canada Day in the Valley

This Issue

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About the BIA	P. 1
Plans for 2024	P. 2
BIA Board of Management	P. 2

The BIA's 2023 Projects

In 2023, the Grand Valley BIA has continued to support its members in recovery from the pandemic with the return of many pre-pandemic events hosted by the BIA the included, Canada Car Show and Fireworks, Hop on Main Easter Event, Masquerade on Main Hallowe'en event, and supplied window decorating kits to downtown businesses and candy bags which were handed out along the parade route during the Grand Valley Santa Claus Parade. They plan to build on these events in 2024 to promote Grand Valley as a place to visit and shop!

In 2023, the Board supported the Grand Valley Farmers Market (GVFM) during its 3 market days held in June, July and August. Survey feedback following completion of first season indicates both vendors and community are supportive of a second season. The BIA looks forward to supporting the market in their second season as the market continues to grow and expand with new vendors and additional market dates.





Plans for 2024

Building on the events and activities of 2023, the BIA is planning to expand the events at Canada Day, Hallowe'en and Christmas.

In 2024, the Grand Valley BIA joined the Ontario Business Improvement Area Association (OBIAA). The OBIAA consists of BIAs of all sizes from less than 100 members to those with over 500 members and 2 members will be attending the annual conference in April, to participate in talks, workshops and networking with other BIAs to bring back valuable information, ideas and resources.



The BIA will be considering a purchase of new holiday street pole lights to attract holiday shoppers and replace the lights which were purchased several years ago.

As always, the Board plans to continue growing as an organization, enhancing their programs and governance structure. They always appreciate feedback from their members and their community, and welcome you to join them for their meetings to find out what is going on!

BIA Board of Management

The Board of Management organizes and leads the work of the BIA. They meet monthly to plan events, monitor spending and discuss future plans for making the area a better place for businesses and residents in Grand Valley.

Your board members are:

Rashaad Nauth-Ali, chair

Daphinee Dumouchel, vice chair

Krista Beam, director

Maredyth Dray, director

Meghan Richards, director

Lorne Dart, Council representative

Agendas and minutes for the Board meetings are posted on the Town's website under Council and Committee Calendar. All are welcome to attend their meetings!



Grand Valley Business Improvement Area
5 Main St. N., Grand Valley, ON L9W 5S6

519.928.5652 ph

519.928.2275 fax

www.townofgrandvalley.ca

BIA 2024 BUDGET

REVENUE		2022 BUDGET	2022 ACTUAL	2023 BUDGET	2023 ACTUAL	2024 BUDGET
4000	Municipal Levy	-\$7,800.00	-\$7,800.00	-\$7,800.00	-\$7,600.00	-\$7,600.00
5700	Special Events Donations - GV Council and Mayberry -	\$0.00	-\$1,170.00	\$0.00	-\$2,405.00	\$2,500.00
7000	Interest	-\$150.00	-\$278.08	-\$200.00	-\$552.00	-\$200.00
9000	Prior Year's Surplus (bank balance + TCA)	-\$31,088.00	-\$43,135.00	-\$43,135.00	-\$43,135.00	-\$43,135.00
TOTAL REVENUE		-\$39,038.00	-\$52,383.08	-\$51,135.00	-\$53,692.00	-\$48,435.00
EXPENSE						
1010	Wages	\$1,500.00	\$616.14	\$1,000.00	\$539.44	\$1,500.00
1110	Benefits	\$275.00	\$172.70	\$250.00	\$135.01	\$300.00
1300	Conferences	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00
1320	Memberships/Subscriptions	\$0.00	\$0.00	\$750.00	\$0.00	\$750.00
2120	Office Supplies	\$500.00	\$0.00	\$500.00	\$0.00	\$500.00
2200	Accounting/Audit Fees	\$0.00	\$1,045.25	\$1,200.00	\$1,043.00	\$1,200.00
2300	Advertising	\$1,000.00	\$84.75	\$1,000.00	\$725.00	\$1,000.00
2310	Bank Charges	\$25.00	\$10.70	\$25.00	\$22.00	\$25.00
5010	Misc.	\$0.00	\$0.00	\$100.00	\$100.00	\$100.00
6000	-Special Events Expense -Santa Parade Candy -Masquerade on Main -Hop on Main -Farmers Market -Holiday windows	\$7,500.00	\$3,555.00	\$4,500.00	\$4,257.00	\$10,000.00
8000	Capital Expense 2024 items: -Holiday Planters/Arrangements -BIA Gateway Signage -Remembrance Day Banners -Christmas Lights	\$9,100.00	\$3,488.88	\$0.00	\$1.00	\$5,000.00
TOTAL EXPENSES		\$19,900.00	\$8,973.42	\$9,325.00	\$6,822.45	\$21,875.00