



Pape Village BIA AGM
November 23, 2022
10:00 am – 11:30 am
Video Link to Recorded Meeting:

https://drive.google.com/file/d/1EjOUZXtOGUNb2oB2RraLzjD_5-u4V-jH/view?usp=share_link

NEEDS REVIEW OF ATTENDEES:

Directors in Attendance: Henry Weinman - 1017 Pape, Mark Florence - Dentistry on Pape, Jim Parker - Stanbury's, Lisa Jo Moore – 963 Pape - Princess Perfect Upholstery, Charleen Beard - Lippert Music

Others in Attendance:

Councillor Paula Fletcher, Salma Burney Virtual from Video Company, John, Jwan, Michelle (Zen Dental Hygiene), Phillip 1050, Azam Faisal, Voula Kardaris, Tracy Kish (959 Pape), Karen McNeil (920 Pape), Trevor 918 Pape, Wendy Martin 959-961 Pape, Julie Walsh 947-949 Pape, Kelly Markopoulos, Rebecca Condon – Manager of the BIA Office, Rafiq Dosani – BIA Auditor, John Kiru – Tabia, Laura Anonen from Councillor Paula Fletcher's Office, Karen Keskull - City of Toronto BIA Office, Clorraine Dennie - BIA Coordinator, Ange Reynolds – BIA Assistant Coordinator

Absent: Ryan Mendonca - Stretch Thrift

1. Call to Order Introductions, Opening Remarks and Land Acknowledgement
2. Electronic meeting, recording of the meeting and voting protocols – Salma Burney
3. Declaration of Conflict of Interest

None

4. Approval of 2021 Annual General Meeting Minutes.

Motion to approve 2021 Annual General Meeting Minutes.

Moved: Lisa-Jo Moore; Seconded: Mark Florence. Motion Carried.

5. Auditor's 2021 Report – Rafiq Dosani

- Page 5 as of Dec. 31, 2021 surplus of \$162,625
- 2021 Levy \$98,005 and BIA came in under budget with surplus of \$60,164
- Good practise for a BIA to have at least 6-8 months of surplus on hand
- Appeals of property tax may affect the levy

Motion to approve Auditor's 2021 Report.

Moved: Mark Florence; Seconded: Lisa-Jo Moore. Motion Carried.

6. Appointment of Auditor for 2022

Motion to appoint Rafiq Dosani as Auditor for 2022.

Moved: Lisa-Jo Moore; Seconded: Charleen Beard. Motion Carried with one dissent.

7. Sub-Committee Reports by Henry Weinman

- Streetscaping for hanging baskets and sidewalk planters approximately \$25,000 per year
- Streetscaping: Sidewalk Art – Decals on the sidewalk.
- Social Media - Instagram 2,982 followers. Facebook 642 Followers
- Sidewalk Concerts in the summer 2022
- Streetscaping – Mural at 1036 Pape to be installed 2022-11-28 by Adrian Forrow. The company, Steps, is involved because of grant program 20 x 8 foot. This is removable, as it is installed in panels. There is no cost to the Pape Village BIA
- Connecting with Metrolinx due to subway line on Pape and how it will impact businesses. Angela Hays is the city representative who is liaison between BIAs and Metrolinx. Concerns:

minimize parking lots in the BIA; location of construction equipment; keeping the street clean; construction mitigation funds

- Future Initiatives – Summerfest is our signature event. The cost is \$40,000
- Future Initiatives – Parkette to be installed. No cost as there is a budget available. Contact is Yue Ma from Urban Designs.
- Future Initiatives – more lighting on streets

8. Proposed Program and Budget for 2023

- An example of Levys and cost to business. If Annual Tax is \$12,000/year or \$1019 per month, the BIA Levy is \$67 per month.
- Revenue 2022 is \$96,040. BIA proposing a 3.7% increase to \$99,587. In 2021 and 2022 the budget was reduced annually by 2% over covid.
- Expenditures include increase in Maintenance from \$32,700 to \$49,500; Festival and Events \$46,800 to \$50,200
- Provision for Tax Appeal Expenditures – the city requires BIAs to set aside this money. In 2022 amount was \$8,731, in 2023 amount is \$9,053. The realized amount was a refund of \$146 in 2022.
- The BIA is anticipated to be in a deficit position, as the surplus would be utilized. The surplus would be reduced from \$148,573 to \$103,028
- Discussion that the new board has discretion to adjust the budget brought forward by Julie Walsh. The board needs to include all business members in this case.
- Cecile Barington added that any major changes will be put to referendum of the members
- Question: Does the board have the discretion to adjust the budget? posed to Karen Keskull who deferred to Ned Sabev from the BIA City Office: Answer: Yes, the board is allowed when there is a vote taken. Rafiq Dosani agreed that there can be adjustments to the budget. All agreed that any changes to the budget will have to be explained at the AGM to the members and also to the city. A variance report for the city may be necessary.

Motion to approve proposed Budget of \$148,573 for 2023.

Moved: Julie Walsh; Seconded: Karen McNeilly. Motion Carried with one dissent.

9. Board Election (2023-2026 Term)

Nominees and what they hope to accomplish for Pape Village BIA:

- Jwan Ameen – La Grotta Pizzeria Restaurant – Wants to make the street cleaner and more beautiful
- John Athanasopoulos – 984-986; 988-990; 992-992A Pape - 35-year banking experience and property owner. Wants more shop local and to reduce break-ins working with law enforcement
- Cecile Barington – 1017 Pape Ave. Operated Danish Pastry Shop. - Wants to serve the community, especially during the subway construction
- Tara Demattos – Tokyo Smoke – Absent
- Sasha Dosenovic – Cadona Flooring Inc. – Absent – as per Julie Walsh, Sasha is interested in getting more involved
- Azam Faisal – Zoomys Juicery – wants to share ideas and thoughts to make Pape Village more attractive
- Karen McNeilly – Kiss the Frog – in neighbourhood for 5 years. Concerned with Metrolinx and get businesses better advertised.
- Trevor Walker – The Barbers – on street for 35 years. Wants to serve and help businesses
- Julie Walsh – Workshop Gallery – Wants to spend money wisely, so all business members are taken into consideration and they benefit from all we do.

Discussion:

- John Kiru: Current board continues until the City approves the new board. The newly elected board can attend meetings, however, they cannot vote until approved by the city.
- Cecile Barington: When is the date set for the approval? Answer by John Kiru: Depends when the report goes in to Toronto Community Council. Karen Keskull will reach out.
- Signed nomination forms to be submitted by Clorraine Dennie and Ange Reynolds to Karen Keskull

Motion to approve the list of nominees as a slate.

Moved: Phillip Dimopoulos; Seconded: Kelly Martin. Motion Carried.

Motion to elect the slate of nominees, as presented, to the Board of Management of the Pape Village BIA for the 2023-2026 term.

Moved: Phillip Dimopoulos; Seconded: Kelly Martin. Motion Carried.

10. New Business

Discussion to reduce the size of the board. This can be voted on at the next General Meeting or AGM. Must be in the agenda the meeting.

11. Adjournment

Motion to adjourn the meeting.

Moved: Julie Walsh; Seconded: Karen McNeilly. Motion Carried.



Chair

Jan 2/23

Date



Secretary

2023-01-01

Date