

**LESLIEVILLE BUSINESS IMPROVEMENT AREA  
MINUTES OF THE ANNUAL GENERAL MEETING**

**THURSDAY, JANUARY 16, 2017, 7:00 P.M. at  
TOM & SAWYER FRESH PREPARED PET MEALS  
1237 QUEEN ST. EAST  
TORONTO, ONTARIO**

**LESLIEVILLE BIA BOARD MEMBERS:**

Andrew Sherbin	Chair
Jennifer Orenstein	Treasurer
Brad Daniels	Director
Ara Mamourian	Director
James Lane	Director
Tracy Kelly	Director
Rochelle Straker	Director
Christiane Tetreault	Director

**CITY COUNCILLORS:**

Councillor Paula Fletcher	Ward 30
Councillor Mary-Margaret McMahon	Ward 32

**GUEST:**

Rafiq Dosani	Independent Auditor
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**1. CALL TO ORDER AND INTRODUCTIONS**

With no objections noted, Andrew Sherbin presiding as Chair, opened the meeting at 7:15 p.m. All present were welcomed and Kristin Matthews and Peter Zakarow of Tom & Sawyer were thanked for providing the evening's meeting space and delicious bites. Radical Road Brewing Company was thanked for the supply of craft beer. Aileen Keng, BIA volunteer and Queen's University Master of Planning candidate was thanked for her help in preparing meeting materials.

Andrew Sherbin reviewed the Agenda points and invited the audience to ask questions at any time.

**2. DECLARATION OF CONFLICT OF INTEREST**

None were noted.

### **3. INTRODUCTION OF BIA BOARD AND GENERAL MEMBERSHIP**

Andrew Sherbin introduced the Members of the Board of Directors of the Leslieville BIA and thanked them for their past year's service. It was noted that each Board member is either a Leslieville BIA business owner or landlord of a Queen St. E. property within the BIA boundaries, and in addition to the day to day management of their own independent businesses, they share their time and expertise in the interest of supporting the BIA and its members as a whole. The Membership was reminded that, with the exception of one paid administrator, all activities and advocacy on behalf of the Leslieville BIA membership is supported entirely by volunteers. To that end, all BIA members are encouraged to join the BIA Committees to assist the existing volunteers in the work of the BIA and to volunteer where they can.

### **4. WARD COUNCILLORS**

Councillors Paula Fletcher of Ward 30, and Mary-Margaret McMahon of Ward 32, thanked the BIA for their steady progress and involvement in the development of the area and the positive impact the BIA has had on the community at large. The Councillors noted several upcoming initiatives in the area that will bring attention to Leslieville as a growing 'destination', including The Beaches International Jazz Festival's extension - 'Sounds of Leslieville & Riverside' - plans for additional wall murals, the addition of a new nearby theatrical venue, Crow's Theatre, additional 'Bike Share' installations all along Queen St. E., the South Riverdale Community Health Centre's Safe Injection Site (decision pending) and the new Salvation Army's Mens' Shelter. Andrew Sherbin thanked the Councillors for their ongoing support and strong advocacy on behalf of the independent business owners of the BIA.

### **5. APPROVAL OF THE MINUTES OF THE 2016 ANNUAL GENERAL MEETING**

The membership reviewed the minutes of the 2016 Annual General Meeting and found them to be comprehensive, requiring no further explanation.

**On a motion made by Mireille Watson of 'Thrill of the Find', seconded by Councillor Paula Fletcher, it was resolved to approve the minutes of the Annual General Meeting of the Leslieville BIA held Monday, January 16, 2017. All in favour. Motion carried.**

### **6. SUBCOMMITTEE REPORTS**

Highlights of the activities of the BIA's subcommittees were reviewed by the Committee Leads James Lane (Marketing/Events) and Andrew Sherbin (Development and HR). The full subcommittee reports are available to the membership upon request. All members were encouraged to sign up for subcommittees to learn more about the area, get to know fellow business owners, and to affect change.

- Development
- Marketing & Events
- HR – summer student hires

## **7. 2015 AUDITOR'S REPORT**

The Leslieville BIA Auditor, Rafiq Dosani, presented the annual audited financial statement for the fiscal year ended December 30, 2015. The Auditor reviewed the financial statements and briefly explained each section.

There were no questions from the floor regarding the audited financial statement.

## **8. APPOINTMENT OF AUDITOR FOR 2016**

**On a motion made by Rochelle Straker, seconded by James Lane, it was resolved to appoint Rafiq Dosani as Auditor of the Leslieville Business Improvement Area for 2016 fiscal year, to hold office until the close of the next Annual General Meeting. Motion carried.**

## **9. 2017 PROPOSED BUDGET**

A draft 2017 budget for the Leslieville Business Improvement Area was circulated to all attending members. Andrew Sherbin reviewed and explained all areas. Of significance for 2017 is the proposed 10% increase to the BIA levy, rationale as follows:

- The Leslieville BIA levy standings rank among the lowest of all 81 GTA BIA's: # 34 in terms of average annual levy, and # 37 in terms of median levy.
- There has been no increase to the BIA levy in four (4) years since the BIA's inception in February, 2013, despite a steady increase in assessment.

The floor was opened to questions.

**Brenda Lowes, Kindred Spirits Catering:** Is it possible to have monies put aside to handle graffiti removal? It's annoying and getting expensive. What can be done to prevent this from happening?

**Response, Andrew Sherbin, Chair:** Unfortunately, Toronto Police Services has their hands full in trying to catch offenders, since they tend to go right back out to offend again. The challenge is not unique to our business neighbourhood. At the moment, cleaning of graffiti falls on the individual business and building owners of storefronts on Queen St. E. The BIA's overall budget is small, especially compared to other larger more mature BIA's. With over 220 businesses along our 11 blocks, the challenge would be in how to equitably distribute graffiti cleaning cost offsets to everyone fairly, given the other jobs and areas of necessary funding of this BIA. We can certainly look at establishing a fund of this nature, but with careful consideration to caveats as stated. Once the BIA turns five, we will become eligible for the Façade improvement grant via the City, which will in part go towards streetscape improvements.

**On a motion made by Ara Mamourian, seconded by Tracy Kelly, it was resolved to approve the draft 2017 Budget for the Leslieville Business Improvement Area as presented. Motion carried.**

## **10. OTHER BUSINESS**

With a pending move out of the Leslieville BIA and into the Riverside BIA, Andrew Sherbin, on behalf of the BIA membership, thanked Rochelle Straker, Cry If I Want To, for her four years of dedicated service, support and creativity as a BIA Board member and subcommittee lead for Marketing and Events, and wished her continued success in her new business location. Rochelle Straker accepted the BIA's gift of thanks which included a commemorative Leslieville BIA Gnome, and a \$ 100 gift certificate for Sandy Aleksander.

## **11. ADJOURNMENT**

**On a motion made by Mireille Watson, Thrill of the Find, seconded by Paul Dowsett, Sustainable.TO, and carried unanimously, it was agreed that there was no further business of the BIA to transact and the meeting was closed at 8:25 p.m. Motion carried.**

### **DISCLAIMER**

The above minutes of the annual general meeting should be used as a summary of the motions passed and issues discussed at the meeting of the members of the Leslieville Business Improvement Area. This document shall not be considered a verbatim copy of every word spoken at the meeting.