Danforth Mosaic BIA
2025 Annual General Meeting
Wednesday, November 25th, 2026 at 6pm
Virtual, via Video Conference
(Email by November 19th to Register for Meeting)

AGENDA

1. Call to Order, Introductions, Opening Remarks and Land Acknowledgement
2. Rules of Engagement for BIA AGMs
3. Electronic meeting, Recording of the Meeting and Voting Procedures
4. Declaration of Conflict of Interest
5. Introduction of Board of Management
6. Councillors' Remarks and Guest Speakers
7. Approval of 2025 Annual General Meeting Minutes
8. Auditor's 2025 Report
9. Appointment of Auditor for 2026
10. BIA Name Change to Danforth East
11. Year-End Reports
12. Danforth Mosaic BIA Levy: How Much Do You Pay?
13. Proposed Program and Budget for 2027 (see over)
14. Election of the Board of Management
    a. Board Size Adjustment to 10
    b. Election of Directors
15. New Business
16. Adjournment

Purpose of the Meeting: The purpose of this meeting is to share the Danforth Mosaic BIA's accomplishments in 2026 and approve the proposed budget (see reverse) and general program for 2027. This program is paid for by a special levy charged to you and other commercial and industrial property owners and non-residential tenants of such properties. As a BIA member, the best way to participate in your BIA's decisions on your behalf is to get involved. A copy of the complete proposed budget and audited financial statement will be available to you upon pre-registration.

Voting and Pre-Registration: The BIA Annual General Meeting will be taking place virtually. Voting members must join the meeting through the desktop or mobile app to be able to vote. Voting is not available to attendees that call into the meeting. Pre-registration will be required. Deadline to Pre-register: **November 19th, 5pm, 2026. For pre-registration link: email manager@danforthmosaic.com**

Eligibility to Attend and Vote: Pre-registration is required. If you are a voting member, we will subsequently contact you for proof of BIA membership (photo ID and either a business card, utility bill with business name/tenant name and address, or City of Toronto property tax bill). Per The City of Toronto Municipal Code, Chapter 19, Business Improvement Area, only members of the proposed BIA and their legal representatives (proof required) are eligible to vote at the AGM. A "person" is defined by Chapter 19 to include "a corporation and the

heirs, executors, administrators or other legal representatives of a person to whom the context can apply according to the law." No person in attendance shall have more than one vote.

Board of Management Nominations: Members interested in serving on the Board of Management for the upcoming term must submit a completed nomination form between November 1st and November 18th. Completed nomination forms must be submitted in writing by email, mail, or in person and received by the Danforth Mosaic BIA office by November 18th. Nomination forms are available by emailing manager@danforthmosaic.com.

Nominations will not be accepted from the floor.

For more information, please contact manager@danforthmosaic.com

Danforth Mosaic
2027 BIA Budget
Summary

Summary of Revenues and Expenditures	2026 Approved Budget	2026 Project Actuals	2027 Proposed Budget	
	Column A	Column B	Column C	
Revenues				
BIA Levy (includes 10% provision)	384,176	384,176	403,360	(A)
Grants	12,800	5,608	13,100	(B)
Signature Events Revenue (input details in event worksheets)	49,000	32,000	25,000	(C)
Other Festival Revenue				(D)
Other Revenue	1,500	9,468	6,000	(E)
Withdrawals from Accumulated Surplus Reserves	126,268		100,555	(F)
Appeal Provision Surplus	18,504	18,504	31,921	(G)
Total Revenue	**592,248**	**449,756**	**579,936**	(H)
Expenditures (includes 1.76% HST)				
General and Administrative	215,756	167,355	201,261	(I)
Streetscape Improvements	37,910		53,822	(J)
Streetscape Improvements - City Loan Payment				(K)
Amenity and Maintenance	190,450	158,439	204,463	(L)
Promotion and Communication	15,930	29,932	40,101	(M)
Festivals and Events	92,277	59,334	38,620	(N)
Provision for Tax Appeal Expenditures (10%)	34,925	2,454	36,669	(O)
Contribution to Accumulated Surplus Reserves	5,000	32,242	5,000	(P)
Appeal Provision Deficit				(Q)
Total Expenditures	**592,248**	**449,756**	**579,936**	(R)
Net Surplus / (Deficit)	**0**	**0**	**0**	(S)

Summary of Accumulated Surplus	2026 Approved Budget	2026 Projected Actual	2027 Proposed Budget	
Beginning Balance	**429,662**	**429,662**	**443,400**	(T)
Change in Accumulated Surplus	(139,772)	13,738	(127,476)	(U)
Ending Balance	**289,890**	**443,400**	**315,924**	(V)

THE DANNY
DANFORTH MOSAIC BIA

Interested in becoming a Board Member?

Please familiarize yourself with the Board Member Expectations before requesting an application.

Board of Directors – Expectations

➢ Support and uphold the BIA Mission Statement.

➢ Work collaboratively as part of a unified team with shared goals.

➢ Contribute your skills, knowledge, and expertise.

➢ Commit time to attend Board and committee meetings.

➢ Respect and support decisions made by the majority of the Board.

➢ Actively participate in meetings, initiatives, and public events.

➢ Avoid more than three (3) consecutive unexcused absences from Board meetings.

➢ Represent the interests of the full BIA membership, not any individual or special interest group.

➢ Stay informed about planned BIA activities and strive to attend and support them.

➢ Declare any conflicts of interest and abstain from voting when appropriate.

In accordance with the City of Toronto's Code of Conduct Policy for BIA Boards, Directors are expected to uphold the following standards of conduct, including but not limited to:

➢ Conduct themselves with professionalism and decorum during all meetings.

➢ Treat fellow Board members and staff with respect, free from abuse, bullying, or intimidation, in alignment with the Ontario Human Rights Code, the City's Human Rights and Anti-Harassment Policy, and the Hate Activity Policy.

➢ Respect roles and responsibilities of BIA and City staff and refrain from making malicious or false statements that may harm their professional or ethical reputations.

➢ Refrain from criticizing fellow Board members or their opinions, during or outside of Board meetings.

➢ Do not use authority or influence to intimidate, threaten, coerce, or unduly influence staff in the performance of their duties.

➢ Avoid engaging in partisan political activities in the capacity of a BIA representative.

➢ Do not use the organization for personal gain or to benefit friends or family members.

➢ Refrain from entering into business relationships with the BIA in which the Board member or their family has a material interest or stands to receive financial gain or compensation

➢ Maintain confidentiality of all in-camera discussions and do not disclose them outside of the Board.

➢ Comply with all disclosure and confidentiality policies.

To request an application, please email manger@danforthmosaic.com

The nomination period takes place from November 1st and November 18th. Nominations must be received in writing to the Danforth Mosaic BIA office by November 18th.