

Memo



Date: January 19, 2010
File: Bylaw 10270, 1970-02
To: City Manager
From: George L King, Revenue Manager
Subject: ESTABLISHMENT OF THE SOUTH PANDOSY BUSINESS IMPROVEMENT AREA BYLAW

Recommendation:

THAT Council approve a specified area for the purpose of annually funding, over a five year period, the South Pandosy Business Improvement Area pursuant to Section 215 of the Community Charter, for the properties included within the boundary as outlined on Schedule "A" attached;

AND THAT Council give reading consideration to Bylaw No. 10270 being South Pandosy Business Improvement Area;

AND FURTHER THAT 4:00 p.m., Friday, March 5, 2010 be set as the deadline for receipt of petitions against the proposed South Pandosy Business Improvement Area bylaw.

Background:

Section 215 of the Community Charter permits Council, by bylaw, to grant funds to an organization that has as one of its aims, function or purposes, the planning and implementation of a business promotion scheme. Council may raise the necessary funding by levying and imposing a tax on the benefiting properties.

The boundary of the proposed BIA is roughly bordered by Wardlaw Avenue to the north, Richter Street on the east, the Richter Street and Lakeshore Road intersection at Gyro Beach to the south, and Abbott Street to the west. This area has been considered to sufficiently represent the South Pandosy business district and town centre. It consists of approximately 106 businesses, which will provide a viable tax base to sustain the new South Pandosy Business Association (SPBA).

The SPBA wishes the City to raise the annual grant by levying a tax on the land and improvement for those properties assessed as Class 5 (Light Industrial) and Class 6 (Business) with the exception of Federal, Provincial and Municipal owned properties used for government purposes. Government properties leased out for private commercial use will be subject to the levy.

The bylaw authorizes Council to grant to the SPBA, to a maximum dollar value, an amount equal to its annual budget. For the term of the bylaw, the amounts are:

2010 - \$125,000
2011 - \$128,100
2012 - \$131,300
2013 - \$134,600
2014 - \$138,000

A report to Council will be prepared for approval of the grant prior to each fiscal year covered in the bylaw. The five year term of the bylaw will conclude on December 31, 2014.

A representative from the SPBA will make a brief presentation at the Council meeting and answer any questions.

A handwritten signature in black ink, appearing to be the name of the City Manager, George L. King.

Legal/Statutory Authority:

Council may, by bylaw, grant money to a corporation or other organization that has, as one of its aims, functions or purposes, the planning and implementation of a business promotion scheme in accordance with section 215 of the Community Charter.

Legal/statutory Procedural Requirements:

In order to establish a Business Improvement Area the Community Charter requires:

- Owners to provide a business promotion scheme.
- A petition for owners to sign against the BIA that requires 50% owners and 50% assessed value to be considered valid.
- Adoption of an established BIA bylaw.

Considerations not applicable to this report:

Internal Circulation:

Existing Policy:

Financial/Budgetary Considerations:

Personnel Implications:

Technical Requirements:

External Agency/Public Comments:

Communications Considerations:

Alternate Recommendation:

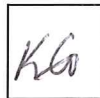
Considerations not applicable to this report:

Submitted by:



G.L.King, CMA, Revenue Manager

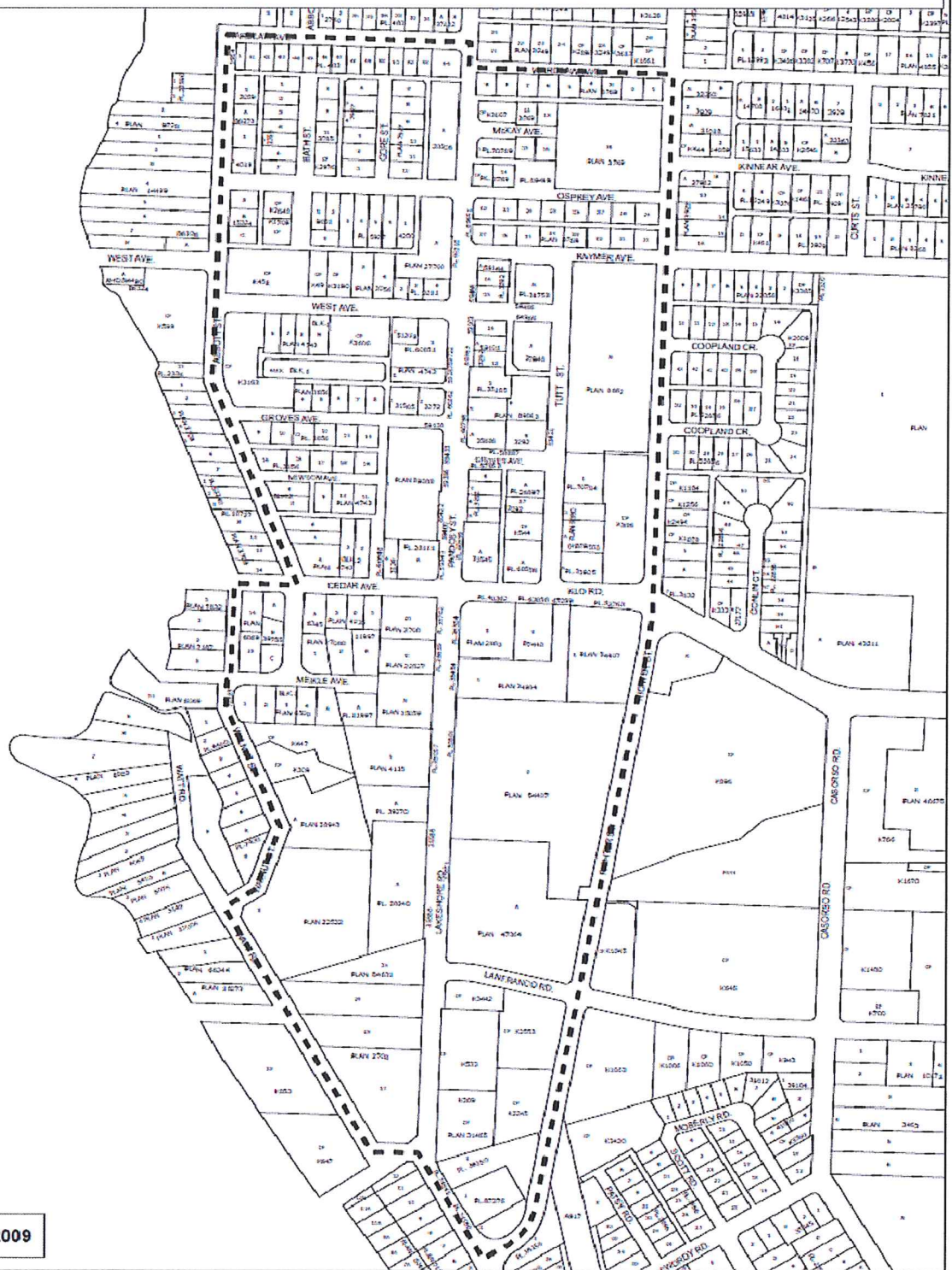
Approved for inclusion:



(Keith Grayston, CGA, Director, Financial Services)

SCHEDULE A – Map

South Pandosy Business Improvement Area



December 3, 2009