

The Corporation of the Municipality of South Huron

By-Law #27-2022

Being a By-Law to name members to the Exeter Business Association Board of Management and set 2022 tax rates for properties in the Exeter Business Improvement Area

Whereas By-law #67-1989 as amended by By-law #28-1999 of the former Town of Exeter established the Exeter Business Improvement Area and subsequently established the Exeter Business Association (EBA); and

Whereas the Municipal Act, S.O. 2001, Section 204 provides that a Board of Management established for the EBA is a corporation consisting of the number of directors established by the Municipality and shall be composed of one or more directors appointed directly by the municipality; and the remaining directors selected by a vote of the membership of the improvement area and appointed by the municipality. 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. 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; and

Whereas the Municipal Act, S.O. 2001 Section 205 provides that 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 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; and

Whereas the Municipal Act, S.O. 2001 Section 208 provides that 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 and may establish a special charge for the amount to be raised by means of a 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; and

Whereas the Municipal Act, S.O. 2001 Section 208 provides that 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 and the amount of a charge levied in a year 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; and

Whereas the Board of Management of the Exeter Business Association consists of the number of directors specified under the Constitution of the Board of Management for the Exeter Central Business District Improvement Area 1979, also known as the Exeter Business Association; and

Whereas the Constitution of the Exeter Business Association provides for an election process as well as the make up and general powers of the Board;

Now therefore be it resolved that the Council of The Corporation of the Municipality of South Huron enacts as follows:

1. That the Exeter Business Association Board of Management members, as provided by the Exeter Business Association Board of Management, and as listed below are appointed for a 4-year term or less, so as to coincide with the term of council;

Tira Wootton	Chair
Jon Baker	Vice-Chair
Janice Brock	Secretary-Treasurer
Mary Hulley	Director and Beautification Committee Chair
Lauryn Marion	Director and Promotion Committee Chair
Patrick Donnelly	Director
Adrian Bakelaar	Director
Rupert Robinson	Director
Nicole Insley	Director
Aaron Neeb	Council Representative
	Alternate Barb Willard
Laura Connolly	Recording Secretary, BIA Manager

2. That the Exeter Business Association 2022 Budget requirement of \$75,050 is hereby approved.
3. That subject to a minimum charge of \$75 and a maximum charge of \$600 the following rates sufficient to raise the \$75,050 EBA requirement, and as calculated on the basis of weighted assessment, shall be levied on all commercial and industrial classes and subclasses of assessment in the Exeter Business Improvement Area according to the last revised assessment roll:

<u>TAX CODES</u>	<u>EBA TAX RATE</u>
CT, IT, JT, LT, ST, XT	.002426
CU, IU, LU, SU, XU	.002426
CX, SX, IX, LX	.002426

4. That the area of Ward 2 (Exeter) along with the expansion areas in Wards 1 and 3 (Stephen and Osborne) as set out in Schedule 'A' attached hereto are hereby

designated as the Exeter Business Improvement Area and forms an integral part of this by-law.

5. That this By-Law shall come into force and takes effect upon final passing.

Read a first and second time this 19th day of April, 2022.

Read a third time and finally passed this 19th day of April, 2022.

George Finch, Mayor

Rebekah Msuya-Collison, Clerk