

Staff Report



To	General Committee
Subject	Downtown Barrie Business Improvement Area Levy
Date	April 22, 2026
Ward	2
From	C. Smith, Interim Director of Finance
Executive Member Approval	J. Schmidt, General Manager of Community and Corporate Services
CAO Approval	M. Prowse, Chief Administrative Officer
Staff Report #	CCS-011-2026

Recommendation(s):

1. That the City of Barrie (City) establish a special charge of 0.4586049% for 2026 to levy an amount of \$798,599 upon commercial and industrial properties in the Downtown Barrie Business Improvement Area.
 2. That the Downtown Barrie Business Improvement Area (BIA) 2026 Operating and Capital budgets be approved, as presented in Staff Report CCS-011-2026.
 3. That the City Clerk be authorized to prepare the appropriate by-law authorizing this 2026 special charge rate and levy requirement.
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Executive Summary:

Under Section 205(2) of the *Municipal Act, 2001*, the Downtown Barrie Business Improvement Area (BIA) Board of Management shall submit the annual budget to Council by the date and in the form required by the municipality, and is required to seek Council approval of the budget in order that a levy for funds to cover their annual operating and capital costs can be made. Council may approve the budget submission in whole or in part, but may not add expenditures to it.

As per Section 205(3)(b) of the *Municipal Act, 2001*, the BIA shall not:

- a. spend any money unless it is included in the budget approved by the municipality or in a reserve fund;
- b. incur any indebtedness extending beyond the current year without the prior approval of the municipality; or
- c. borrow money.

Key Findings:

The BIA Board of Management has passed a motion to approve the 2026 budget (see Appendix A). In order to have the City’s final tax bills issued in time to meet legislated timelines, Council will need to approve the BIA budget by Wednesday, May 13th, at the latest.

The 2026 BIA budget’s proposed revenues and expenditures (see Appendix B) are summarized as follows:

Revenues	
Fundraising and other revenue	\$122,000
Government grants	<u>\$343,300</u>
	\$465,300
Expenditures	
Administration	\$419,267
Marketing and communications	\$43,158
Culture and heritage events	\$652,952
Beautification and cleanliness	\$27,875
Capital commitments	<u>\$120,647</u>
	\$1,263,899
Net levy required	<u>\$798,599</u>

In 2025 the net levy required was \$755,237 (see Appendix B).

The total taxable assessment for 2026 for the BIA is \$174,136,619.

The proposed special charge for 2026 is 0.4586049% compared to the 2025 special charge of 0.4410345%.

Financial Implications:

There are no direct financial implications to the City related to the levy request as it is only applicable to those commercial and industrial properties within the designated business improvement area boundaries.

Alternatives:

The following alternatives are available for consideration by General Committee:

Alternative #1 – General Committee could choose to approve only a portion of the budget to be included in the levy. This alternative is not recommended as the budget submitted reflects the needs identified by the BIA for the Downtown Barrie Business Improvement Area.

Alternative #2 - General Committee could choose not to approve the budget. This alternative is not recommended as budget approval is required in order to apply the BIA levy on the final tax bills being mailed out in late May. A decision to delay budget approval could result in the City not meeting legislative billing timeline requirements.

Strategic Plan Alignment:

The recommendations included in this Staff Report are not specifically related to the goals identified in the 2022-2026 Strategic Plan.

Additional Background Information and Analysis:

As per Motion 22-G-109 arising from Staff Report CCS004-22, a by-law concerning the BIA governance was approved. Paragraph 41 of By-law 2022-068 states that the BIA annual budget shall be approved by the Board and provided to Finance Services staff in the required format no later than the third Friday in January each year.

Budget Deficit

The BIA ended the 2025 fiscal year with a deficit for budget purposes of \$20,099, (see Appendix B).

BIA Capital Commitments

The BIA, through their Contribution agreement with the City, committed to funding \$3,351,775 for the construction of the Meridian Place project. As of December 31, 2025, the BIA has contributed \$1,980,934 of the project and intends to fundraise an additional \$84,836 over a 1-year period.

The remaining portion of the Meridian Place project commitment, along with any fundraising shortfall remaining at the end of 2031, is to be paid over a twenty-year period which began in 2022. As per the agreement with the City, the BIA has included a payment in the amount of \$75,647 in their budget for 2026.

The BIA, through their Contribution agreement with the City, also committed to funding \$300,000 of the Dunlop Streetscape project with payments over a twenty-year period, which began in 2022. As per the agreement with the City, the BIA has included a payment in the amount of \$15,000 in their budget for 2026.

In addition to the Meridian Place and Dunlop Streetscape payments, the BIA has included \$30,000 in their budget for their 'Opportunity Fund', for a total budget request of \$120,647.

Financial Statements

The audited financial statements for the BIA for the year ended December 31, 2024, are dated April 24, 2025 (see Appendix C). Audited financial statements for the 2025 fiscal year have not yet been finalized.

Consultation and Engagement:

There was no public consultation required in relation to this staff report.

Environmental and Climate Change Impact Matters:

There are no environmental and/or climate change impact matters related to the recommendation.

Appendix:

Appendix A – Downtown Barrie Business Improvement Area (BIA) Board of Management Motion to Approve Budget

Appendix B – Downtown Barrie Business Improvement Area 2026 Budget – see separate attachment

Appendix C – Downtown Barrie BIA Audited Financial Statements Year Ended December 31, 2024 – see separate attachment

Report Author:

M. Mifsud, Interim Senior Manager of Accounting and Revenue, Finance Department
K.Jylha, Manager of Taxation and Revenue, Finance Department
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File #: C11

Pending #: Not Applicable

APPENDIX A

Downtown Barrie Business Improvement Area (BIA) Board of Management Motion to Approve Budget



DOWNTOWN BARRIE BIA
2023 - 2026 BOARD OF MANAGEMENT - 2026 BUDGET MOTION
Thursday, November 20, 2025

- - - - -
BIA Motion 2025_11_20 #1 - 2026 BIA BUDGET APPROVAL

The Downtown Barrie BIA Board of Management moves a motion to approve the 2026 BIA Budget as presented.

Moved by: Secretary-Treasurer Chris Gerrard

Seconded by: Director Richard Tremblay

Vote: All in favour **APPROVED**

APPENDIX B

Downtown Barrie Business Improvement Area 2026 Budget

See separate attachment

APPENDIX C

Downtown Barrie BIA Audited Financial Statements

Year Ended December 31, 2024

See separate attachment