2020 MEMORANDUM OF UNDERSTANDING
BETWEEN
TILLSONBURG BUSINESS IMPROVEMENT ASSOCIATION
AND
THE CORPORATION OF THE TOWN OF TILLSONBURG

1.0 STATEMENT OF INTENT:
The Town of Tillsonburg (Town); representing the Community at large, and the Downtown Business Improvement Association (BIA); representing the service, industrial, institutional and commercial community in the Downtown Core and enter into the Memorandum of Understanding to establish a working partnership/relationship to further enhance that goal. The BIA Board of Management and Executive Director believes that the BIA can deliver a more robust and higher level of service with the Downtown Core cleanliness, aesthetics and experience and this agreement reflects that commitment. For other services provided including the installation and removal of Christmas lights; banners; and other goods and servicesl the BIA will effect a separate agreement with the party responsible.

2.0 GUIDING PRINCIPLES:
The following guiding principles will direct the deliberations of the Town and BIA in achieving that goal.

2.1 Assist business entrepreneurs to establish and thrive in the Core on an ongoing basis.
2.2 Provide through the Town’s Economic Growth Strategy a framework for growth, management and development.
2.3 Initiate improvement projects that will enhance the Community profile of the Core.
2.4 Provide financial incentives and technical resource assistance as requested and/or needed.
2.5 Encourage and support the BIA management board and staff in their endeavours.
2.6 Promote and raise the profile of the Core in surrounding communities as the place to visit and shop.
2.7 Develop plans for continuous improvement of all capital assets and beautifications.
2.8 Coordinate annual operating and capital plans between the parties, where feasible and practical.
2.9 Develop communication protocols and procedures to enhance the effectiveness of BIA operations in the Downtown Core.
2.10 Provide for the annual review of by-laws to ensure consistency between Town and BIA strategic objectives.
2.11 BIA and Town to review and agree upon capital projects prior to the Town’s budget approval by Town Council.

3.0 MANDATES:

BIA:
The BIA as set out in the Municipal Act, has been established to promote (a) the Core as the major business and shopping area of the Town and (b) the improvement, beautification and maintenance of municipally-owned land, buildings, and structures in the area beyond that provided (incremental to) the expense of the municipality.

**TOWN:**

The Town of Tillsonburg, as set out in the Official Plan, is obligated to maintain, develop and create a strong, healthy and vibrant Downtown Core consistent with the Corporate strategic plan and best-practices as demonstrated by similar small urban towns & cities in Canada.

4.0 **CONDITIONS PRECEDENT:**

The parties agree to the following conditions:

4.1 Capital projects of a minor nature as set out above will be the responsibility of the BIA to fund under separate levy subject to a business plan being presented to Council which includes the ongoing operating costs associated therewith. A list of project assets to date is provided in Appendix A.

4.2 Operating costs between the parties will be in accordance with the approved schedule attached as Appendix B.

4.3 Any additional charges or costs other than those contained in this agreement must be agreed to by the parties prior to procurement and/or issuance of a purchase order.

4.4 The approved/budgeted BIA levy is to be paid in 4 equal installments calculated as the approved annual gross levy budget divided by 4. These payments are to be made on:

- March 15th
- June 15th
- Sept 15th
- December 15th

4.5 Any invoiced charges to the BIA must be accompanied with proper back-up documentation including the scope of work and staff time as per this agreement.

4.6 The only deductions to be made from the BIA levy payments are any tax adjustments applicable to the BIA zone. These adjustment(s) must contain the appropriate back-up documentation including property address and roll number.

4.7 Payments for debentures are to be invoiced to the BIA when paid for by the Town. The BIA will pay said debenture payments within 30 days of receipt.

4.8 A BIA representative and the Town’s Revenue Manager are to meet at least twice yearly to review the assessment roll for changes and updates.

4.9 The BIA and Town agree to provide “change of use” information between the parties on an as-needed basis with respect to properties contained within the BIA zone (i.e. a Church no longer be used as a “house of worship”).

4.10 The payment for services provided by the BIA and paid for by the Town are to be billed in 4 equal installments as follows:

<table>
<thead>
<tr>
<th>Date</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>March 15, 2020</td>
<td>$10,296.25</td>
</tr>
<tr>
<td>Sept 15, 2020</td>
<td>$10,296.25</td>
</tr>
</tbody>
</table>

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5.0 **AMENDMENTS:**

Amendments to the agreement will require the mutual consent of the parties and will be considered at the annual review meeting to take place in November of each year. The BIA Board of Management must approve all proposed amendments.

6.0 **TERMS OF THE AGREEMENT:**

6.1 The agreement will be reviewed annually and will be in effect from January 1st to December 31st of each fiscal year.

6.2 The annual review will take place in September of each year and prior to the approval of the Town and BIA budgets for the upcoming fiscal year.

TILLSONBURG BUSINESS IMPROVEMENT ASSOCIATION

____________________________________  __________________________
By:      Date:

THE CORPORATION OF THE TOWN OF TILLSONBURG

____________________________________  __________________________
By:      Date:

____________________________________  __________________________
By:      Date:

APPENDIX A:    BIA ASSETS

1.0 **STREET FURNITURE:**

1.1 Benches – cast iron and wood slat construction - 29
1.2 Glass top tables (36” x 36”) – 40
1.3 Glass top side tables (20” x 20”) – 15
1.4 Black aluminum chairs – 160
1.5 Nylon brown chairs - 60
1.6 Hexagon picnic tables - 3

2.0 SMOKING CONTROL:
2.1 Butt stop – stand alone unit – 5
2.2 Butt stop – wall mount – 5

3.0 POTS & PLANTERS:
3.1 Narrow/tall single planter - 24
3.2 Large brown pots – 20
3.3 Square planters - 2

4.0 GARBAGE CONTAINERS:
4.1 Black steel double unit – 11
4.2 Barrel style with red lid – 1
4.3 Rubbermaid – round style with lid – 2
4.4 Rubbermaid – square with lid – 2
4.5 Rubbermaid – square with recycling lid – 1

5.0 SHADE STRUCTURE & SUPPORTS:
5.1 7’ umbrella – 55
5.2 9’ umbrella – 6
5.3 Umbrella bases – large – 60
5.4 Umbrella bases – small – 24

6.0 OFFICE EQUIPMENT:
6.1 IT – laptop computers – 2
6.2 IT – desktop computers – 2
6.3 IT – colour printers – 2
6.4 IT – iPhones – 2
6.5 IT – label maker – 1
6.6 Furniture – tables – 1
6.7 Furniture – office chairs – 2
6.8 Office miscellaneous – 17

7.0 STREETSCAPE IMPROVEMENTS:
7.1 Broadway node reconstruction circa 2004:
   7.1.1 Interlocking stone-works
   7.1.2 Cast iron tree grates
   7.1.3 Trees
   7.1.4 Accessible ramps
   7.1.5 Tree guards
   7.1.6 Power outlets
7.2 Heritage LED light fixtures circa December 2018:
   7.2.1 Contribution to capital cost for procurement differential: ($114,000 comprised of 70 fixtures)
## APPENDIX B: COST OF SERVICES – OPERATING & CAPITAL

<table>
<thead>
<tr>
<th>Service Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1.0 BIA COURTESY BENCHES</strong></td>
<td>TOWN</td>
</tr>
<tr>
<td>Purchase, installation, storage &amp;</td>
<td></td>
</tr>
<tr>
<td>maintenance of all benches in the</td>
<td>$2,975</td>
</tr>
<tr>
<td>BIA zone.</td>
<td></td>
</tr>
<tr>
<td>Operational responsibility: 100%</td>
<td></td>
</tr>
<tr>
<td>BIA with the Town paying $2,975 to</td>
<td></td>
</tr>
<tr>
<td>the BIA annually.</td>
<td></td>
</tr>
<tr>
<td><strong>2.0 WASTE &amp; RECYCLE REMOVAL:</strong></td>
<td>$9,750</td>
</tr>
<tr>
<td>Collect, remove and disposal of</td>
<td></td>
</tr>
<tr>
<td>waste and recycling in the</td>
<td></td>
</tr>
<tr>
<td>Downtown Core with the exception</td>
<td></td>
</tr>
<tr>
<td>of the units</td>
<td></td>
</tr>
</tbody>
</table>

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located at the Tillsonburg Town Centre Mall.

Also the collection, removal and disposal of dumped waste items in Downtown alleys.

Operational responsibility: 100% BIA with Town paying $9,750 to the BIA annually.

3.0 **LANDSCAPING SERVICES** $6,160
Includes maintenance of all downtown flower beds including:
- Broadway, Ridout, Clock Tower
- Harvey/Brock parkette
Purchase and install all trees, replace damaged or dead trees/foliage.

*Note: this does not include the cost of cutting or caring for grassed areas.

Remove all weeds from grates, curbs, flower Beds & interlocking stone.

Operational responsibility: 100% BIA with Town paying $6,160 to the BIA annually

4.0 **WATERING/IRRIGATION** $6,530
Includes watering/irrigation of all pots, plants, flower beds, baskets, planter units & urns in the BIA defined zone.

Operational responsibility: 100% BIA with Town paying $6,530 to the BIA annually

5.0 **STREET SIGNS/BLADES** $1,500
100% responsibility of the BIA with The Town providing $1,500 per annum for replacement and/or new street signage.

100% BIA responsibility with the Town paying the BIA $1,500 annually.

6.0 **STREETSWEETING** $4,270
The town will use the street-sweeper for large scale sweeping operations as scheduled.

The BIA will perform day-to-day sweeping in all downtown areas of the commercial corridor. The Town to provide annual funding of $4,270 representing 50% of the cost of this service.
Operational responsibility: 100% town with BIA only paying INCREMENTAL/REQUESTED services above which is provided by the town.

7.0 CAPITAL PROJECTS: $10,000
The Town to provide the BIA with annual funding of $10,000 towards BIA capital projects for the downtown Core area with an equal or greater contribution by the BIA.

Note: The BIA has used the 2013 cost platform as the base with a 2.5% annual inflation factor plus adjustment for actual costs experienced in 2019.

TOTAL ANNUAL FUNDING FROM THE TOWN TO BIA: $41,185