

4.1 Meeting of May 26, 2026

This item was deferred.

5.0 REPORTS

5.1 Financial Update – July 28, 2026

5.1.1 Unaudited Financial Statements

The Board received the balance sheet and income statement, as at July 6, 2026, and the July 2026 budget update memo.

Treasurer R. Luxton provided an update that highlighted the following.

- The Bronte BIA remained in a strong financial position.
- Revenue amounted to \$373,500.
- Year-to-date expenses totaled \$214,335, representing 45% of the annual operating budget. Spending was on track with the budget.
- Current variances were offset by savings and timing differences in other operating areas.
- Bronte Lake Notes sponsorship revenue totaled \$23,000, exceeding the budget by \$8,000. The Farmers' Market revenue also exceeded the budget, by \$1,500
- Investment GICs totaled \$135,000; the Reserves amounted to \$173,871.
- There were no significant financial concerns.

5.2 Operating Plan Update – July 2026

The Board received the January through July 2026 Operating Plan status update memo.

Management noted that it was just past the half-way mark for the fiscal year and highlighted achievements related to the Operating Plan goals, as follows.

- Regarding leadership and advocacy, partnerships continued to be built. A recent win included successfully advocating for the changes to the town's towing by-law to support the business community and the role that the BIA plays for tourism and as an economic hub.
- Regarding community activation, the focus included expanding the signature BIA events. Bronte Lake Notes was expanded to 12 weeks and the Bronte Dominican Bachata Fridays to 13 weeks, the third year of the Bronte Farmers' Market was launched and a new sponsorship for a Remarket event in fall 2026 had been introduced. Bronte Square was one (1) of the most activated spaces in Oakville.
- Regarding economic development, street-level commercial vacancies were eight (8) and eight (8) new businesses had been welcomed. The Bronte Farmers' Market continued to be a business incubator, with two (2) vendors opening brick and mortar shops.

- Regarding placemaking, the Muskoka Chair Project installed 84 chairs in 2026, exceeding the target by 68% and taking the total number of chairs to 154, and engaged local schools, youth and community groups and local businesses. Management had submitted the Muskoka Chair Project to the Guinness Book of World Records, for the largest installation record. The BIA launched the inaugural Business Excellence Awards this year, the Member e-newsletter averaged a 64% reader rate, the *Make a Day of It* tourism campaign had been launched, and social media followers/views totaled half a million every month.
- A Member survey would be issued in fall 2026.

A Board Director commented on how great the Farmers Market was and noted that her customers loved the Muskoka Chair Project, and that these were drawing visitors to the neighbourhood regardless of the local construction.

5.3 Town Update

This item was deferred as no Councillors were in attendance.

6.0 CARRY-FORWARD UPDATES

6.1 Clean-Up and Beautification of 85 Bronte Rd

Management advised that the town had removed the construction pylons and signage around the receivership property and had installed a temporary gateway banner and giant flower planters, at no cost to the BIA. The cleaned-up space now demonstrated pride and care for the neighbourhood to offset that it was an area in transition.

6.2 Construction Updates

Management updated on the three (3) key projects.

The Amica presentation centre had opened. They were on track to be completed in spring 2027. The BIA was working to guide the Developer towards wish-list business to tenant the commercial retail spaces.

The 77 East Street was on schedule to be completed in spring 2027. Management was meeting with the Developer, Podium, to assist with their retail strategy and to identify wish-list commercial tenants for their space.

Claystone would begin construction in fall 2026 of a 7-storey condominium with commercial.

6.3 Amendment to the Towing By-Law for BIAs

Management thanked C. Etherington for delegating to council on behalf of the BIA and thanked the Board for endorsing the BIA submission. Effective August 4, 2026, there would be a streamlined town-managed approach to towing, which would be reviewed at the six (6) month and one (1) year marks.

7.0 NEW BUSINESS

7.1 Upcoming Board of Management Election Process

The 2027-2030 Bronte BIA Board of Management elections process and timeline memo had been distributed with the meeting package.

The current Board term would end in December 2026, aligning with the four (4) year municipal election cycle. In accordance with the Constitution, the Board of Management consisted of eight (8) elected BIA Member representatives and one (1) Town of Oakville Council representative appointed by Council.

The Board was to let Management know if they were interested in remaining on the Board for another term, or to ask questions about the election process.

8.0 COMMENTS/ANNOUNCEMENTS

There were none.

9.0 NEXT MEETINGS

The next Board of Directors' (BOD) meeting was scheduled for Tuesday, September 29, 2026, at 8:00 a.m., to be held as a hybrid in person in the BIA boardroom or virtually via Teams.

The upcoming meeting was Tuesday, November 24, 2026, at 8:00 a.m.

10.0 CLOSE OF MEETING

The Chair ended the unofficial meeting at 8:24 a.m.