

EDMONTON BUSINESS IMPROVEMENT AREAS 2026 BUDGETS

Recommendation

1. That the 2026 Edmonton Business Improvement Area Association Budgets, as outlined in Attachments 2 to 14 of the December 8, 2025, Urban Planning and Economy report UPE02876, be approved.
2. That the Alberta Avenue Business Association Street Team Service Expansion project, including obtaining financing up to \$100,000, as outlined in Attachment 15 of the December 8, 2025, Urban Planning and Economy report UPE02876, be approved.
3. That Attachment 15 of the December 8, 2025, Urban Planning and Economy report UPE02876 remain private pursuant to sections 19 (disclosure harmful to business interests of a third party) and 29 (advice from officials) of the *Access to Information Act*.

Requested Council Action	Decision Required
ConnectEdmonton's Guiding Principle	ConnectEdmonton Strategic Goals
CONNECTED This unifies our work to achieve our strategic goals.	Regional Prosperity
City Plan Values	THRIVE
Corporate Business Plan	Managing the Corporation
Council Policy, Program or Project Relationships	<ul style="list-style-type: none"> ● C462C - Business Improvement Areas Policy
Related Council Discussions	<ul style="list-style-type: none"> ● December 8, 2025, Urban Planning and EUPE02875 - Edmonton Business Improvement Areas 2026 Boards of Directors

EDMONTON BUSINESS IMPROVEMENT AREAS 2026 BUDGETS

Executive Summary

- The 13 Edmonton Business Improvement Area (BIA) associations referenced in this report have submitted their proposed 2026 operating budgets for City Council's approval (Attachment 1 - Overview of Proposed 2026 Business Improvement Area Budgets and Attachments 2 to 14).
- Council approval is required in accordance with municipal and provincial processes and regulations.
- BIA budgets are primarily funded through business member-paid tax levies. These taxes are remitted in full to each BIA association after collection by the City. The proposed 2026 BIA tax levy budgets range from as low as \$80,000 to as high as \$1,873,779.
- All 13 budgets presented in this report were voted on and approved by the membership of each of the BIA associations.
- Of the 13 BIA associations, 10 are proposing an increase to their member levy and three are proposing no increase. These budgets reflect each BIA association's priorities and the resources required to achieve them.
- In 2025, the combined BIA levy was \$4.91 million for all 13 BIAs, compared to the proposed \$5.09 million levy overall for 2026.
- For 2026, the Alberta Avenue Business Association's budget includes a request for Council approval to enter into a loan agreement with a third party to expand their Street Team's services (Attachment 15). BIA boards are prevented from taking on debt extending beyond their current fiscal year without the express direction and approval of City Council as per the *Business Improvement Area Regulation* (AR 93/2016) and BIA bylaws.
- In the event that City Council does not approve the request to borrow, then a motion to approve the alternate Alberta Avenue Business Association budget without the loan (Attachment 16) is recommended by Administration.

REPORT

A Business Improvement Area (BIA) is a defined geographic area in which businesses combine resources and work together through a formal association of business members to enhance the conditions that attract businesses, events, experiences and patrons to their area. Edmonton's 13 BIA associations and their board members are important partners in achieving the City's strategic goal of Regional Prosperity as well as the delivery of the Economic Action Plan. The City does not fund BIA operations, but collects and disburses the member BIA tax levies to each of the BIA associations.

A BIA and its related association are created by City bylaw, and each of Edmonton's 13 BIAs has its own bylaw. City Council must approve BIA association budgets annually pursuant to the Province of Alberta's *Business Improvement Area Regulation*, the City's BIA bylaws and City Policy C462C - Business Improvement Areas. The individual boards of directors for the 13 associations have provided their business members with the details of the proposed budgets required to operationalize 2026 priorities, and have presented and approved their budgets at their respective annual general meetings (AGMs). They are now presented to City Council for approval.

Annual BIA budgets include total BIA tax levies that an association needs to collect from its members to fund initiatives and operations, as well as funding from other sources such as grants

EDMONTON BUSINESS IMPROVEMENT AREAS 2026 BUDGETS

and sponsorships. The proposed 2026 tax levies for the 13 BIAs range from \$80,000 for the smallest association to \$1,873,779 for the largest association, for an aggregated total of \$5.09 million. The 2026 change in BIA levies represents an overall increase of \$180,772 (+3.68 per cent) compared to the 2025 BIA levy as described in Attachment 1. For reference, the increase in 2025 compared to the 2024 BIA levy was \$518,526 (+11.81 per cent).

Once the budgets are approved by Council, the City sets the respective BIA tax rates and then collects the tax levies from all businesses operating in the BIAs. These taxes are remitted in full to each BIA association, as indicated in Attachment 1, to fund each association's activities.

Alberta Avenue Business Association Loan Request

In 2026, the Alberta Avenue Business Association is planning to offer its member businesses a snow clearing service through its already established Street Team. The plan is based on securing funding through a loan of up to \$100,000 to purchase the necessary equipment. The anticipated operating costs for this service will be included in BIA member tax payments.

The *Business Improvement Area Regulation* and Bylaw 21223, the Edmonton Alberta Avenue Business Improvement Area Bylaw, set out that the Alberta Avenue Business Association, as the board of the Edmonton Alberta Avenue Business Improvement Area, may only borrow money and incur indebtedness extending beyond the board's current fiscal year with Council's express direction and approval.

The Alberta Avenue Business Association, subject to Council approval to borrow, is planning to purchase equipment that will allow their Street Team to provide snow clearing services in the BIA, as outlined in their project description in private Attachment 15. This capital investment is expected to cost \$75,000 and allowing for a contingency, they are requesting approval to borrow up to \$100,000. Repayment of the loan is planned for 5 years based on dedicated member levies. The City of Edmonton will not be party to this loan, or serving as a guarantor or guaranteeing the loan in any way. Should borrowing not be approved, the Alberta Avenue Business Association will offer a scaled down manual snow clearing service, and will make annual transfers to their reserve to save for the equipment purchase. They expect this may take up to 5 years to build the funds. A lease option has been considered but is not preferred.

Attachment 15 is to be kept private as it contains information related to a potential borrowing option, and making that information public could undermine their negotiating position for improved financing options.

Community Insight

In September and October each year, Edmonton's 13 BIAs hold their AGMs, where BIA members are invited to participate and vote on the budget set by the board of directors for the association. All 13 budgets presented to City Council with this report were voted on and approved by the membership in attendance for the AGMs.

EDMONTON BUSINESS IMPROVEMENT AREAS 2026 BUDGETS

GBA+

BIA association Executive Directors and boards are expected to anticipate the needs of equity-seeking groups and business owner members. Administration develops resources for partner organizations to help them to learn about and apply an equity lens on the planning and execution of BIA initiatives. While not mandatory, integrating GBA+ processes can help ensure that the work and budget allocation contributes to the accessibility and equity of BIA services.

As BIAs are independent entities with their own member-selected boards of directors, procedures and operating guidelines, City Administration is responsible for:

- Periodically reviewing the bylaws, policies and procedures that govern BIAs, which requires a GBA+ process for budget formation.
- Collaborating with all 13 BIA association administrators so they can understand and apply a high-quality GBA+ process when determining and setting the budget that funds the operations and events of the association.

Environment and Climate Review

This report was reviewed for environment and climate risks. Based on the review completed no significant interactions with the City's environmental and climate goals were identified within the scope of this report.

Attachments

1. Overview of Proposed 2026 Business Improvement Area Budgets
2. 124 Street and Area Business Association - 2026 Operating Budget
3. Alberta Avenue Business Association - 2026 Operating Budget
4. Beverly Business Association - 2026 Operating Budget
5. Chinatown and Area Business Association - 2026 Operating Budget
6. Downtown Business Association of Edmonton - 2026 Operating Budget
7. Fort Road Business and Community Association - 2026 Operating Budget
8. French Quarter Business Association / Association des Entreprises du Quartier Francophone - 2026 Operating Budget
9. Kingsway District Association - 2026 Operating Budget
10. North Edge Business Association - 2026 Operating Budget
11. Northwest Industrial Business Association - 2026 Operating Budget
12. Old Strathcona Business Association - 2026 Operating Budget
13. Stony Plain Road and Area Business Association - 2026 Operating Budget
14. The Crossroads Business Improvement Area Association - 2026 Operating Budget
15. Alberta Avenue's Street Team Service Expansion (PRIVATE)
16. Alberta Avenue Business Association - 2026 Operating Budget (Without loan approval)