

Report to Council



Date: April 20, 2026
To: Council
From: City Manager
Subject: Business Improvement area - Uptown Rutland Business Association - 2026 Budget
Department: Financial Services

Recommendation:

THAT Council approves the Uptown Rutland Business Association (URBA) 2026 Budget as attached to the report of the Revenue Supervisor dated April 20, 2026.

AND THAT Council approves the 2026 levy of \$257,627 on Class 5 and Class 6 properties located within the boundaries of the Uptown Rutland Business Improvement Area.

Purpose:

To authorize the 2026 levy on Class 5 light industry and Class 6 business/other properties located within the Uptown Rutland Business Improvement Area.

Background:

On September 26, 2022, the Council approved the Uptown Rutland Business Improvement Area Bylaw No. 12427. Bylaw No. 12427 established the local area (Schedule A) for the purpose of annually funding the activity of the Uptown Rutland Business Association for a period of 5 years, 2023 to 2027. In the bylaw, the Council approved the Uptown Rutland Business Association's 2026 budget request of \$257,627 for the city to tax the affected properties within the improvement area boundary.

Discussion:

Attached is a copy of the Uptown Rutland Business Association's 2026 Budget, which includes the 2026 levy of \$257,627 (Schedule B), the 2025 draft Financial Statements as compiled by BDO Canada LLP (Schedule C), and a list of Board of Directors for 2026 (Schedule D).

City of Kelowna staff have not participated in or assisted the Uptown Rutland Business Association in preparation of their annual budget.

A representative from the Uptown Rutland Business Association will be present at the Council meeting to answer any questions.

Conclusion:

It is recommended that the Council approve the 2026 budget of \$257,627 as set out in Schedule B to be levied on the Class 5 and 6 properties included in Schedule A.

Considerations applicable to this report:

Legal/Statutory Authority:

Council may, by bylaw, grant money to a corporation or other organization that has, as one of its aims, functions or purposes, the planning and implementation of a business promotion scheme, with the establishment of a Business Improvement Area in accordance with Division 5 Section 215 of the Community Charter.

Uptown Rutland Business Improvement Area Bylaw No. 12427

Considerations not applicable to this report:

Legal/Statutory Procedural Requirements

Existing Policy

Financial/Budgetary Considerations

Consultation and Engagement

Submitted by: D Bartsch, Revenue Supervisor, Financial Services

Approved for inclusion: M. Warrender, Deputy Chief Financial Officer, Financial Services

Attachments:

Schedule A – URBA Map

Schedule B – 2026 URBA Budget

Schedule C – 2025 URBA Financials

Schedule D – 2026 URBA Board of Directors