

2024 Operating Budget for the Toronto Coach Terminal Inc. (TCTI)

Date: June 20, 2024

To: Toronto Coach Terminal Inc. Board of Directors

From: President, Toronto Coach Terminal Inc.

Summary

The attached report presents the 2024 Toronto Coach Terminal Inc. (TCTI) operating budget for approval.

The 2024 Operating Budget is limited to interest revenue on bank balances and minor administrative expenses.

Recommendations

It is recommended that the Toronto Coach Terminal Inc. Board of Directors:

1. Approve the 2024 Operating Budget for the Toronto Coach Terminal Inc. with revenues of \$148,000 and expenses of \$1,000 resulting in a net profit of \$147,000 as set out in this report.

Financial Summary

The continuation of the Toronto Coach Terminal Inc. as a legal entity is required in accordance with the terms of the license of the TTC Insurance Company Limited. Revenues will be limited to interest revenue on estimated bank balances of \$148,000 and administrative expenses of \$1,000 (net profit of 147,000).

Equity/Accessibility Matters

There are no equity and accessibility considerations.

Decision History

On an annual basis, the budget of TCTI is presented on a non-consolidated level, for approval.

On June 2021, the TCTI Board approved, upon the expiry of the TCTI-GACCTO lease, the transfer of the operational management of the 610 Bay Street and 130 Elizabeth Street properties to the City of Toronto, subject to the City of Toronto,

- (a) paying the remaining loan balance between TCTI and the TTC (approximately \$4.2 million);
- (b) the City of Toronto assume the responsibility for any liabilities including, but not limited to, the payment of property taxes, carrying out the security, maintenance, repair and replacements, and environmental liabilities (on and off the properties) associated with the properties; and
- (c) pay TCTI \$4.2 million upon the occurrence of the earlier of,
 - (i) the sale of one or both of the properties;
 - (ii) the execution of any agreement between the City of Toronto and a third party in respect of the development of one or both of the properties; or
 - (iii) the approval by City of Toronto Council of an application by the City of Toronto to rezone one or both of the properties.

[GACCTO Lease Expiry and Proposed Turnover Agreement.pdf \(ttc.ca\)](#)

On September 15 2021, the Toronto Transit Commission (TTC) Board approved the waiver of interest payable on the remaining loan of \$4.5 million, with TCTI, effective July 8, 2021 and approved the applicable amendment to the loan agreement between the TTC and TCTI in respect of the waiver of interest.

[Loan Agreement to Toronto Coach Terminal Inc. \(ttc.ca\)](#)

On September 26, 2023, the Toronto Coach Terminal Inc. Board approved to enter into an Offer to Sell and an Agreement of Purchase and Sale between Toronto Coach Terminal Inc. (TCTI) and the City of Toronto (City) to enable the sale of 610 Bay Street and 130 Elizabeth Street from TCTI to the City of Toronto. The City has been responsible for all maintenance and financial obligations of the properties since the expiry of the previous lease in July 7, 2021, and upon closing, the City will be responsible for all the obligations of the properties, including financial, environmental, and maintenance obligations. Upon entering into the Offer to Sell and Agreement of Purchase and Sale, TCTI will receive \$4.2 million at the earlier of the sale of one or both of the properties by the City of Toronto to a third party or after seven (7) years.

[Sale of 610 Bay Street and 130 Elizabeth Street \(ttc.ca\)](#)

Comments

2024 TCTI Operating Budget

TCTI's budgeted net profit for 2024 is expected to be \$147,000, representing a \$48,000 increase relative to the 2023 budget. The overall increase is primarily associated with an increase in anticipated bank interest revenue, based on the increase in interest rates.

Administrative Expenses

Administrative expenses relate to bank charges required to maintain the current bank account.

Budget Summary

\$000s	2024 BUDGET	2023 BUDGET	CHANGE
Expenses	1	1	(0)
Cash Flow From Operations	1	1	(0)
Operating Loss	(1)	(1)	(0)
Interest Revenue	(148)	(100)	(48)
Net Profit	147	99	48

Contact

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Signature

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Attachments

There are no attachments included in this report.