

**Westdale Village BIA
Meeting Minutes**

Date & Time: Wednesday, October 12, 2022 @ 6:30pm

Location: via ZOOM

Join Zoom Meeting

<https://us02web.zoom.us/j/89832233087?pwd=Z2FzK3N0Wk5lY1I0c1pIRlpLYnhTZz09>

Meeting ID: 898 3223 3087

Passcode: 163153

Present: David (Westdale Law), Donna (Pure Realty Brokerage), Anita (Pace Credit Union), Lora (formerly Lora's Walk-in Closet), Ron (HPL), Ilona Santa (Casual Gourmet), Robert (Westdale Theatre), Councillor Maureen Wilson, Tracy (Executive Director – recording)

Guests:

Regrets:

1. **Call to order.** Meeting called to order at 6:47pm with David as Chair.
2. **Approval of Agenda.** *Motion to approve agenda. Moved by Lora, seconded by Anita. Carried.*
3. **Declarations of Interest** None.
4. **Approval of Minutes of Previous Meeting.**
 - *Motion to approve minutes of September 14, 2022. Moved by Anita, seconded by Lora. Carried.*
5. **Delegations** None.
6. **Consent items** None.
7. **Presentations** None.
8. **Discussion Items:**

A: City of Hamilton: Councillor Maureen Wilson

- Permanent patios continue! Ends Oct 31. April 1- Oct 31. SUN 30 OCT. Thank you Councillor Wilson for your help in making this program permanent.
- Development updates:
 - 90 Carling St (backs on King property near Food Basics) - Construction moving along
 - McMaster residence. Demolition approved- when will happen? Residence expected to be completed for September 2025.
 - 804-816 King St W (@ Paradise) 6-storey. Approved by the City and ready to proceed.
- Snow sidewalk clearing - starts DEC 2022
 - confirmation on all Westdale Village King St W sidewalks – confirmed!
 - Roads/Parking obligations – agreement worked out – thank you Councillor Wilson
- Westdale construction 2022:

UPCOMING CONSTRUCTION:

 - Marion Ave S – resurfacing
 - Marion Ave N – full reconstruction
 - Resurfacing - Cline Ave S – King to Sterling, Whitton Rd, Oakwood Pl
 - Sterling - Sewer chamber work – between Oakwood Pl and Forsyth
 - Sterling – resurfacing King to Forsyth
- Churchill Hill Park Phase 2 – north plateau to be completed soon
- Laneway behind ScotiaBank and Shoppers – done! Thank you Councillor Wilson for assistance
- LRT – some buildings torn down. Reminder request King 1 bus to remain through Westdale Village and request for another LRT stop needed between Longwood and Cootes. Metrolinx and city decide. Accessibility an issue.
- FREE PARKING NOV 24- DEC 24. Success at BIAAC meeting to return program from possible changes and cuts.

B: Financial Update (Anita, Tracy):

- Bank Balance as of September 30, 2022 is \$55595.16 (SEP statement - emailed to Board)
- Other funds to come:
 - Contribution to BIA Operating Budgets Program \$11,118.12
 - Shared parking subsidy (same at 2020) \$16 067.66
 - Student grant CSJ ~\$10000
 - Farmer's Market CEF \$1500
 - HST 2020 and 2021 ~\$10000 (to be filed and to come)
- Large expense of 2nd half of planters and watering to go out in OCT for \$15331.07
- Working to finalize things for audit and bring things up to date.
- ***Motion to receive financial update. Moved by Anita, seconded by Lora. Carried.***

C: Westdale Theatre (Bob):

- A lot of program changes.
- News events person with film and music experience.
- Attendance numbers increasing, working on other programming
- Hamilton Originals, film Clubs continue
- Outside events like film festivals, ArtsFest/ArtsWest help a lot with revenues
- Reaching out for private rentals revenue e.g. McMaster
- Strong fundraising committee – trying to reduce debt, lower interest payments
- Reaching out to Filomena Tassi – presentation show importance of Westdale Theatre
- Looking at film festivals – doing a Made in Hamilton Film Festival, film talks
- Halloween movies expected to be popular
- Family movies return with Halloween and Christmas movies

D: Safety and Security (Anita, Tracy):

- Update on ATM issues (all ATMs now being locked overnight). All going ok.
- Crime update: 1 theft from vehicle + lights stolen from poles, some pylons & pumpkins

E: Real Estate update (Donna):

- Commercial - not much listing activity, Galleria of the market, Basilique still on market
- Residential – rental licensing bylaws – thought more properties on the market. About 35 listings about 50% of what it should be. Have 3 months' worth of supply. Prices coming down 20%, quiet times. Peak in Feb. Maybe 2023 see more activity
- Once start enforcing licensing then maybe more on market, market not flooded

F: HPL update (Ron):

- Bit of construction to finish.
- Now complete and open on Saturday.
- Winter Wander participation - children's programming in daytime.

G: Business updates (Tracy):

- Cinnaholic had successful opening. Huge line-up opening day.
- comments received that there are many bubble tea spots.
- More renovations at UPS building – a couple more food places expected, building painted, new signs coming

- Some activity at building where fire was beside Dragon Court, renos moving along and hoping to be done in November. Landlord has shared info.
- Bubble Tea spot to open 944 King St
- Retail artists shop to open sometime after renos at 948 King St
- Patios – all up and running attracting more visitors and busier evening. Tables well used.
- EV stations – asked by City to move tables even though City confirmed that they new tables would be there for six month before they installed the charging stations. Example of when more consultations needed with BIA before projects decided without input.
- Hair salon – opened new beside Chef Martin
- Former Pete and Kay location – upstairs now residential (just renovated and rented) main floor expected to be a restaurant

H: Community Outreach (Tracy):

- McMaster PACCR – promotion for students to be good neighbours, FOCO
- All candidates Meeting at MIP – TUESDAY 11 OCT 630-900pm – good turnout and good community relations, held at MIP

I: Streetscape (Tracy):

- Patio pack up scheduled for SUN 30 OCT with extra guys to help
- Some electrical work needed with outlets not working and damaged
- Fall décor – cornstalks, pumpkins, etc.
- Christmas décor up after Remembrance Day

J: Strategy (Tracy):

- Theme: Westdale Village is alive and open for business, activity, live arts and PATIOS!
- Fresh, green, outdoor, safe – shop local, eat local, support local
- Tourism: Outdoor fresh – skating, trails, hiking, canoe, kayak, etc. (local, gas prices)
- ENDED - Farmers and Artisans Market – Tuesdays 4-7pm June – October
- ENDED - Westdale Live weekends June 17 – October 2
- 2022 schedule:
 - October – OktoberWest SEP30-OCT2, Spooky west SUN 30 OCT, Halloween movies
 - November – Hamilton Day NOV5, Winter Wander NOV25-27, free parking, Christmas
 - December – Christmas, free parking
 - Get in the Loop – OCT 21 FRI – Casual Gourmet and Mikels. CG 10-1 Bennetts cider and apple donuts, \$300 gift giveaway. GinL. Good at getting lots of work done – very effective. Westdale page on GinL
- Strategic Plan/Marketing plan with City funded consultant. Process underway, working with consultants to bring report to AGM.
- AGM – Wednesday, November 9th - @ location PACE Credit Union.
 - Nomination Committee/Nomination forms. David, Robert, Lora, Anita, Ilona.
 - Notice of Meeting
 - Budget 2023 proposed attached.
 - Discussion about raises the levy slightly. Levy has not been raised in ~ 10+ years. Costs and activities have increased greatly, yet budget levy has not. MPAC assessments to come in 2022-2023 (deferred because of pandemic), inflation, maybe should be ongoing policy, annual a ~2.5%. Agreement to increase the levy to COLA. COLA is 2.5% for 2023 rental – good guideline. No official policy on place but agreement for a general guideline. If 2.5% COLA annually then transparent, upfront and not gouging. Could use it as a guiding

principle. Budget is larger than it appears in budget with grants and programs that BIA has been successfully seeking and receiving. Has been staying constant proportionally. Some maybe acknowledgement that BIA is doing good things on members' behalf.

- 2% is \$2500 2.5% is \$3125 and 4% is \$5000.
 - Retail see the value in BIA : Shops state they would not have survived without BIA over COVID. Need to attach to COLA to make it fair, well thought out, rational and transparent. Better to be more patient this year.
 - ***Motion to increase 2023 BIA levy by 2.5% COLA (\$3125). Moved by Lora, seconded by Anita. Carried.***
- Elections to BIA Board 2022-2026: spots for new Board members prior to meeting and can be nominated from the floor.
 - City BIA Coordinator Cristina Geissler will attend meeting and speak about City

Motion to approve and receive discussion items. Moved by Lora. Seconded by Donna. Carried.

9. Notice of Motions None.

10. Motions None.

11. General Information/Other Business None.

12. Adjournment.

- Next Meeting AGM Wednesday, November 9th, 2022. Pace Credit Union.
- Adjournment. ***Motion to adjourn. Moved by Lora. Carried.*** Meeting adjourned at 8:02pm.