

**Westdale Village BIA
Meeting Minutes**

Date & Time: Wednesday, October 23, 2023 @ 6:30pm

Location: via ZOOM

<https://us02web.zoom.us/j/86134412907?pwd=ZFVlVQnFNNjE5emVHS1pJVkZHSs0dz09>

Meeting ID: 861 3441 2907

Passcode: westdale

Present: Anita Shilliday (Alternia Savings), Paul Milki (Westdale Cupcakes), Ron Gabor (HPL), Robert Crockford (Westdale Theatre), David Simpson (Westdale Law), Isha Soni (Pizzaiolo Westdale)

Tracy (Executive Director – recording)

Regrets: Councillor Maureen Wilson, Jordan Geertsma (Snooty Fox) Ilona Santa (Casual Gourmet), Biyao Hu (Second Cup Westdale)

Guest:

1. **Call to order.** Meeting called to order at 6:37 pm with David as Chair.
2. **Approval of Agenda.** *Motion to approve the agenda. Moved by Anita, seconded by Paul. Carried.*
3. **Declarations of Interest – None.**
4. **Approval of Minutes of Previous Meeting.**
Motion to approve the minutes of September 13, 2023. Moved by Ron, seconded by Paul. Carried.
5. **Delegations** None.
6. **Consent items** None.
7. **Presentations** None.
8. **Discussion Items:**

A: City of Hamilton: Councillor Maureen Wilson regrets

- Development updates:
 - 90 Carling St (backs on King property near Food Basics) - Construction moving along and nearing completion. Rental units expected.
 - McMaster residence. Demolition complete. Residence expected to be completed for September 2025. Breaking ground in November
 - 804-816 King St W (@ Paradise) 6-storey. Approved by the City and ready to proceed now property for sale.
- Westdale construction 2023:
 - Marion Ave S Marion St S
 - Concrete road base and sidewalks complete
 - Fixing landscaping
 - Asphalt next week.
 - Possibility for milling the intersection and pave at King and Marion if they can work something out with HSR – Milling and paving would be a day.
 - 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.
- EV charging station – getting good use, spots expected to be painted green for EV use only
- Support for streetscape a possibility – meeting with Councillor to discuss
- 2 way Main Street and King Street update – report coming to Council Dec 4th. Possible changes coming in new year.

A1: Annual General Meeting:

- **Wednesday 8 November @ 6:30pm @ Alternia Credit Union**

B: Financial Update (Anita, Tracy):

- Bank Balances as of September 30, 2023 are: CIBC is \$29,361.97 and Alterna is \$13,305.58
- Keeping CIBC account open until finished with cheques and all loose ends then will close and transfer funds over to Alterna.
- Received: grants for Westdale Live! (\$3750) and Farmers Market (\$1830).
- Funds to come: \$4520 reimbursement from City for consultant action plan, contribution to operating fund \$10,439.73 and shared parking fund \$16,067.66, ~\$3000 student grant funds,
- Accountant has connected with KPMG and 2020 audit now complete. Approved via electronic approval. Audit for 2021 to start very soon with KPMG granted access to cloud files by accountant. Everything already submitted for 2021 and 2022.
- HST filed by accountant received and will show in October statement. (\$10214.58 + \$3888.88 + \$9404.98 + \$5297.59 + \$7544.42 = \$36350.45). Accountant filed of these with 2018 and first half of 2019. These two have been rejected (\$6773.79 + \$5600.73)
- ***Motion to approve the 2024 Budget, being the same as 2023 with a COLA increase for a levy of \$131 328. Moved by Anita, seconded by Ron. Carried.***
- ***Motion to receive financial update. Moved by Anita, seconded by Bob. Carried.***

C: Westdale Theatre (Bob):

- Special programming continues to increase and bring in bigger audiences
- Our activity level continues above budget.
- Our various non film activities are also doing well
- More vintage films and series happening and doing well – bringing more people to Westdale
- Increase in number of people coming to Westdale for the Theatre
- Working on new ticketing system – will allow for more programming options. Looking at dinner and a movie/shopping when it is ready. Trillium funding for new ticketing system
- Great job marketing The Westdale, great promo for Westdale Village
- Neal Miller goodbye party going to Theatre Aquarius. Hope to have ongoing relationship. Alysha Main is moving up to ED. Hoping to be doing excellent ongoing programming.
- Some special events sold out
- Request for support for family movies to extend the sponsorship in the amount of \$5000. Motion \$5000 renew sponsorship. Anita, Paul. Carried.

D: Safety and Security (Anita, Tracy):

- Security camera – test one installed (grant expected to cover it) can add two others to theatre (when we installed internet wifi with previous grant). Consideration for camera costs, installation, internet wire (\$3-4000) with security features, all online access, can also people and car count (helpful for investment, tourism, grants) working on grant to cover it too
- Update on ATM issues – appear no issues, none to report
- Crime update: 1 commercial break in (Mikels), 1 attempted commercial break in (Nannaa), 3 theft from vehicle (close to BIA), 2 residential break in (close to BIA)
- FOCO SAT SEP 30th – lots of police presence, not much damage, lots of garbage.

E: Real Estate update (Tracy):

- Provided by Mohammad Emami – owner of Nannaa Persian eatery, also a real estate agent

- Some restaurants for sale (Burrito Bandidos, Bean Bar, Second Cup). Galleria for sale
- Some residential sales

F: HPL update (Ron):

- General – good use of library, return of students
- Summer reading recap
- Fall plans – schools are back!
- Winter wander tent ok for hot chocolate at library

G: Business updates (Tracy):

- More renovations at UPS building – all food places open and seem to be busy
- Beside Dragon Court – Next Door Café just opened, other business to open soon
- Retail artists shop to open sometime after renos at 948 King St
- Former Pete and Kay location - not yet listed for lease, there are people interested
- Modella shop has closed – end of lease – other business to come soon

H: Community Outreach (Tracy):

- McMaster PACCR – meeting October 30
- FOCO – SEP 30th

I: Streetscape (Tracy):

- Hanging baskets and planters removed after Thanksgiving
- Fall décor up and on display – some pumpkins and cornstalks taken
- Some streetscape items not yet bolted back to ground by City - requested
- Patios getting good use, day and night – allowed until NOV 20th with Grey Cup
- Patio pack up – trying to arrange for week of NOV 20th.
- Garbage from businesses an issue. Sent email and spoke to some – seems to have improved
- FOCO garbage – full and busy day, cleaned up until 1230am, bags left on top of each bin picked up Sunday morning, City has increased pick ups
- Trying to increase number of containers with so many more food businesses
- All gardens improved this year with increased plantings, more blooms/grasses
- Ws and Snowflakes: set up in time for Winter Wander. Lights seem to be mostly ok. Hamilton Co. work with bulb lights so will be set for this year. Trying to add extra lights.
- Christmas trees – waiting to see what happens with IKEA trees. Hoping to be able to get for this year. May cost more at another store. Good thing is we own the good long lasting lights.

J: Strategy (Tracy):

- PATIOS and outdoor fresh and open until NOV 20th
- Tourism: hiking, canoeing, kayaking, connection to hotels and visitors.
- Outdoor fresh, safe – shop local, eat local, support local
- Experiences in Westdale: dining, experiences, hiking, coffee shops, art, lighting
- Hotel Room Key program: need more businesses involved. Working on it. Plan for NOV with another new hotel just down the street (King @ Queen)
- EVENTS
 - Farmers market JUNE 13 – OCT 3 Tuesdays 4-7pm ended, good turnout
 - OktoberWEST – September 29 – October 1 good weather and FOCO weekend so was very busy, lots of food, lots of garbage, lots of people
 - Spooky WEST – October 29 trick or treat 1-3pm

Hamilton Day – Saturday, November 4th (\$1500 grant confirmed = Hamilton Chamber membership fee paid, entertainment, social media, shopping giveaways)
Winter Wander - Nov 24-26 (Hamilton Originals at Theatre, Skydiggers confirmed),
confirming programming, night market, H&C, Santa, Storytime, breakfast, photos, etc

WinterFest FEB 2-19, 2024 – thoughts? Lights, theatre, food (Westdaleliscious)???
General agreement for food themed event in February.

Motion to approve and receive discussion items. Moved by Robert, seconded by Paul. Carried.

9. Notice of Motions None.

10. Motions None.

11. General Information/Other Business

12. Adjournment.

Next Meeting WED 8 NOVEMBER 630pm 2023 (2nd Wednesday of the month).

- 2023 schedule: all meetings at 630pm. Keep virtual for now.
WED 8 NOV (AGM) in person and virtual at Alterna Savings.
WED 13 DEC dinner in person meeting
- **Motion to adjourn. Moved by Robert. Carried.** Meeting adjourned at 716pm.