

**Westdale Village BIA
Meeting Minutes**

Date & Time: Wednesday, May 10, 2023 @ 6:30pm

Location: via ZOOM Westdale Village is inviting you to a scheduled Zoom meeting.

<https://us02web.zoom.us/j/85808413124?pwd=eIFkKzFhYlY2YTQydGZjMG1Bd2lzQT09>

Meeting ID: 858 0841 3124

Passcode: westdale

Present: David Simpson (Westdale Law), Anita Shilliday (Pace Credit Union), Ilona Santa (Casual Gourmet), Biyao Hu (Second Cup Westdale), Paul Milki (Westdale Cupcakes), Isha Soni (Pizzaiolo Westdale), Ron Gabor (HPL), Councillor Maureen Wilson, Tracy (Executive Director – recording)

Regrets: Jordan Geertsma (Snooty Fox), Robert Crockford (Westdale Theatre)

1. **Call to order.** Discussion meeting called to order at 640pm with David as Chair, quorum obtained part way through.
2. **Approval of Agenda.** *Motion to approve the meeting minutes of April 12, 2023. Moved by Anita, seconded by Ilona. Carried.*
3. **Declarations of Interest** None.
4. **Approval of Minutes of Previous Meeting.**
Motion to approve the meeting minutes of April 12, 2023. Moved by Anita, seconded by Ilona. Carried.
5. **Delegations** None.
6. **Consent items** None.
7. **Presentations** None.
8. **Discussion Items:**

A: City of Hamilton: Councillor Maureen Wilson

- Patios open! Thank you to Councillor Wilson and Council for covering patio application fee.
- Development updates:
 - 90 Carling St (backs on King property near Food Basics) - Construction moving along
 - McMaster residence. Demolition complete. Residence expected to be completed for September 2025 – announced in PACCAR this week.
 - 804-816 King St W (@ Paradise) 6-storey. Approved by the City and ready to proceed.
- Westdale construction 2023:
 - Marion Ave S – resurfacing
 - Marion Ave N – full reconstruction underway. Park near park all redone. Damage done by trucks in work in Churchill.
 - May 25th formal unveiling of public work. Help up with supply issues, long public art
 - Today at council. Upgrading washroom at Churchill park. Will be part of phase 3. Improvements, accessible at park.
 - May 11th round table discussion Dr Lynda Lukasik. Why created? Enviro. Please
 - 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 construction – park being used much more
- 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 – electricity installed, EV must pay for parking spot when charging. Non-EV cars park there – City might need to look at better signage/markings. Parkettes needing: white lines, green parking spots marked
- Bespoked - bike racks repair station – connection with biking community to expand

- Support for streetscape a possibility. Tracy and Councillor meeting and will chat, follow up
- Student move out went well – thank you City for extra garbage pick up
- Thank you with help getting patios set up, fees covered, patios well used

B: Financial Update (Anita, Tracy):

- Bank Balance as of April 30, 2023 is \$59,849.98
- A few more receivables and payables to happen in May. Second half of levy in June.
- Approved for 4 summer students. 2 have started.
- Funds to come: \$4520 reimbursement from City for consultant action plan, contribution to operating fund and parking revenue amounts expected to be determined in May/June
- HST 2020 and 2021 ~\$10000 to come later in 2023
- Working to finalize things for audit and bring things up to date – auditor has been sent all requested documents that we have. They are ok with a couple of reports not sent by our accountant. Main statements prepared by accountant submitted.
- New accountant with BIA expertise is able to help us get up to date. Looked at our cloud files and will need time to bring up to date. Annual cost will be about \$4000. Old accountant was about \$2000, but need more attention and response. Approval for expenditure to go ahead.
- Pace to changeover to Alterna expected in May/June and then will change account (their system is being changed over and updated first)
- City Economic Development looking at covering some road closure/parking spots costs – more details to come.
- Initial approval for some grants for Westdale Live! (\$3750) and Farmers Market (\$1830) Going to Council next week for approval.
- **Motion up to \$5000 for accountant. Moved by Ron, seconded by Ilona. Carried.**
- **Motion to receive financial update. Moved by Anita, seconded by Paul. 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
- Gordon Lightfoot documentary well received
- Increase in number of people coming to Westdale for the Theatre
- Dinner and movie to come, new system.
- Trillium funding for new ticketing system
- Great job marketing The Westdale, great promo for Westdale Village

D: Safety and Security (Anita, Tracy):

- Update on ATM issues seem to be resolved with all ATMs now being locked overnight
- Crime update: no reported in BIA area crime since last meeting.
- One person at old Cuppa Tea location – once, not returned
- Window broken at Subway apparently had no theft, possibly misadventure
- No other crime reported or heard of

E: Real Estate update (Tracy):

- Commercial: for lease nothing available right now
- Residential: homes are selling in area – some student homes being changed over back to regular residential

F: HPL update (Ron):

- General
- Gearing up for summer reading, big reading event
- Will have a sale on ArtsFEST - book sale on Saturday, tent from BIA
- All renos done

G: Business updates (Tracy):

- More renovations at UPS building – four more food places expected to open soon – Chaska, MetaMac (new concept), Fuwa,
- Building where fire was beside Dragon Court - renos seem mostly complete, signs down
- Retail artists shop to open sometime after renos at 948 King St – new front windows & doors, renos looking good, façade will be from Stelco tower
- Former Pete and Kay location – upstairs residential main floor expected to be a restaurant, but not yet listed for lease
- New businesses in basement of 1038 King St West - One4All First Aid & CPR Services
- New Vape Business in behind Chef Martin Sushi, Vape Today, exclusive products
- Garden store expected to open soon in May – any time now

H: Community Outreach (Tracy):

- McMaster PACCR – next meeting in summer

I: Streetscape (Tracy):

- A bit more electrical work to be completed when better weather (some outlets) – supply issue with some of the outlets needed. Electrician behind in work. Westdale lights out
- Snowflakes in storage. Looking at less expensive local alternatives.
- Planters moved to surround patios with pansies and curly willow in planters to cover until June. Ferns planted in patio planters. A few more patio planters are needed – some damaged, some taken.
- MORE PATIOS OPEN! Getting good use, day and night
- Request for more tables at UPS building. 6 more. Cost \$350 x 6 = \$2100
More planters needed, soil, have ferns already. Cost ~\$500
Motion to add tables, planters up to ~\$3000. Moved by Ron, seconded by Anita. Carried
- Summer planters ready for early June – confirmed funding for part from City – they will pay our grower directly
- Earth Day community alleyway cleanup thank you – students will start to clean up greens and plant hostas. Businesses reminded to keep clean. Some restaurants not keeping clean. Will drop notice off at businesses needing to clean up. Social media comments.

J: Strategy (Tracy):

- PATIOS and outdoor fresh
- Tourism: hiking, canoeing, kayaking, connection to hotels and visitors.
- Room key program introduction. No cost, just some minor printing – ok to proceed?
- Bicycle repair station. More bike racks requested.
- Outdoor fresh, safe – shop local, eat local, support local
- Experiences in Westdale: dining, cooking classes, hiking, coffee shops, art, lighting
- Farmers market to run JUNE 13 – OCT 3
- Jane's Walk walking tour – thank you David, will add for ArtsFEST

- Mother Day weekend - May 13 & 14 with flowers
- ArtsWEEK – June 9-17
- ArtsFEST - June 23-25
- ArtsWEST - August 11-13

Motion to approve and receive discussion items. Moved by Anita, seconded by Ilona. Carried.

9. Notice of Motions None.

10. Motions None.

11. General Information/Other Business

12. Adjournment.

- Next Meeting WED 14 JUNE 630pm 2023 (2nd Wednesday of the month).
Motion to adjourn. Moved by Anita. Carried. Meeting adjourned at 7:36pm
- 2023 schedule: all meetings at 630pm. Keep virtual for now.
WED 12 JUL. no AUG meeting.
WED 13 SEP. WED 11 OCT. WED 8 NOV (AGM). WED 13 DEC