

**Westdale Village BIA
Meeting Minutes**

Date & Time: Wednesday, January 10, 2024 @ 6:30pm

Location: <https://us02web.zoom.us/j/81806248519?pwd=YmNvSFVlQU95M3lQeGRqUXg1L3VhUT09>

Meeting ID: 818 0624 8519

Passcode: westdale

Present: David Simpson (Westdale Law), Anita Shilliday (Alterna Savings), Paul Milki (Westdale Cupcakes), Ron Gabor (HPL), Isha Soni (Pizzaiolo Westdale), Robert Crockford (Westdale Theatre), Councillor Maureen Wilson, Jordan Geertsma (Snooty Fox), Tracy (Executive Director – recording)

Regrets: Ilona Santa (formerly Casual Gourmet), Biyao Hu (Second Cup Westdale)

Guests: Mohammad (Nannaa's Eatery), Quentin (OneZo Hamilton)

1. **Call to order.** Meeting called to order at 6:36pm with David as Chair.
2. **Approval of Agenda.**
Motion to approve the agenda. Moved by Jordan, seconded by Robert. Carried.
3. **Declarations of Interest** None.
4. **Approval of Minutes of Previous Meeting.**
Motion to approve the minutes of December 20, 2023. Moved by Paul, seconded by Jordan. Carried.
5. **Delegations** None.
6. **Consent items** None.
7. **Presentations** None.
8. **Discussion Items:**

A: City of Hamilton: Councillor Maureen Wilson

- Development updates:
 - 90 Carling St (backs on King property near Food Basics)
 - McMaster residence. Demolition complete. Residence expected to be completed for September 2025. Project started.
 - 804-816 King St W (@ Paradise) 6-storey.
- Westdale construction 2023:
 - Marion Ave S Marion St S - DONE!
 - Possibility for milling the intersection and pave at King and Marion - DONE!
 - 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 – bagged up right now, issues with station
- Support for streetscape a possibility – meeting with Councillor to discuss 2024
- 2 way Main Street and King Street update – Council DEC 4th
- Garbage issues in back laneway
Regular weekly pick up schedule and rules:
3 bags / business 2X per week= total 6 bags per week
Mondays by for garbage, leaf & yard, recycling and green cart waste
Wednesdays recycling
Wednesdays garbage
- Workforce Planning Hamilton Survey in February
- NOSH in February
- WinterFest in February

- Patio program applications expected in February for an April 1st start
- Crosswalk at King @ Paisley – request for painting on street for safety
- Slippery paint yesterday – white strips were slippery

B: Financial Update (Anita, Tracy):

- Bank Balances as of December 31, 2023 are: CIBC is \$12601.98 and Alterna is \$32614.15
- Keeping CIBC account open until finished with cheques and all loose ends then will close and transfer funds over to Alterna in early 2024.
- Funds to come: \$4520 reimbursement from City for consultant action plan and shared parking fund \$16,067.66.
- Accountant has connected with KPMG and 2021 audit started. Everything has been submitted and accountant has everything on the cloud.
- ***Motion to receive financial update. Moved by Anita, Robert. Carried.***

C: Westdale Theatre (Bob):

- February 14th – 5th Anniversary celebrations, tickets on sale.
- Special programming continues – successful, level of bookings increasing, ahead of projections, lots of private bookings.
- Increase in number of people coming to Westdale for the Theatre
- Family Movies – Westdale BIA sponsor
- New ticketing system

D: Safety and Security (Anita, Tracy):

- Update on ATM issues. No issues now, had someone, but not been back.
- Crime update: 1 commercial break and enter on Main West (outside BIA)
- New crime manager with HPS

E: Real Estate update (Mohammad):

- Businesses for sale: Pizza Nova, Cinnaholic, Bean Bar, Second Cup.
- Commercial for lease: Grass Hut, Cuppa Tea
- Galleria de-listed or maybe privately sold.
- 2 buildings listed – cycle shop, coffee shop outside of BIA
- 2 commercial activity - 925 King St W leased tea shop, 1035 King St W sold outside BIA.
- Residential: limited quantity, limited sales. 6, 2 new ones, 4 sold. Average pricing \$100040. Average sold of 4 homes at \$837000.
- Can you track rents? It is more challenging in Westdale because not posted through regular means, usually through FB marketplace – not going to realtor.ca. commercial rent hard to track. Tea Shop \$6550 lease per month whole building.

F: HPL update (Ron):

- General – status quo. Things picked up Westdale during lunch and Mac students, Columbia students, seeing increase in numbers. Getting reading for summer reading.
- Other – social issues. All libraries are warming and cooling locations. At Westdale there a couple of people coming, but no issues and are quiet. It is different at some locations.

G: Business updates (Tracy):

- Matamak back open at UPS building – new menu, new pricing
- Beside Next Door Café 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
- Grass Hut for lease and Cuppa Tea seems to be rented

H: Community Outreach (Tracy):

- McMaster PACCR – next meeting in spring to discuss St. Patrick’s Day, meeting should be FEB.
- Minister Filomena Tassi 2024 Pre-Budget Consultations.
Wednesday, Jan. 17, 1:30 pm to 2:30 pm.
Need businesses to participate and comment – any Board members available?
CEBA repayments coming due this month.

I: Streetscape (Tracy):

- Some streetscape items not yet bolted back to ground by City - requested
- Garbage from businesses an issue and on the back laneway between Marion and Paisley.
- Ws and Snowflakes: All Ws working, new local company set up and ~\$3000 saved. Snowflakes up until March then changeover.
- Christmas trees will be down on Friday/Saturday (weather permitting) and donated to a Hamilton school for education purposes
- Some electrical work needed to be done to get all outlets working – a couple still to be fixed, a couple more outlets broken

J: Strategy (Tracy):

- Tourism: hiking, canoeing, kayaking, skating, ice rinks, connection to hotels and visitors.
- Outdoor fresh, safe – shop local, eat local, support local
- Social media = health & wellness, food & drink, hashtags, sharing,
- Experiences in Westdale: dining, experiences, hiking, coffee shops, art, lighting
- Hotel Room Key program: plan to start in February with food events
- Have received request for assistance with rent rates from restaurants. BIA cannot do anything about amounts charged for space – that is between the tenants and their landlords, both are BIA members.

EVENTS supporting food/drink/restaurants:

NOSH month of February

WinterFest FEB 2-19, 2024 – Lights, theatre, food

Gift card giveaway incentives for food/drink/restaurants with Employer 1 survey

Social media promotions – reels, posts, sharing

Discussion to support NOSH (\$200) and giveaways in the amount of \$500? \$1000?

(multiple \$50 or 2 x \$25 giftcards, dinner and a movie all to promote food/drink/restaurants in FEBRUARY/MARCH (not valid on FEB 14)

Jordan, Paul, Isha have declared a conflict and did not vote on motion.

Motion to approve \$1200 is gift cards for restaurants. Moved by Anita, seconded by Ron. Carried.

PATIOS return APRIL 1st. Applications expected to open in March.

Social media – all businesses are invited to get free social media support

Open to suggestions for restauranteurs, not easy now, but BIA trying

Eat West, Drink West, Shop West

Always have to be trying things

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

9. Extra expenditures for consideration:

- Awards of Excellence ~\$800 (awards CofH costs + 3 tickets) Thursday March 28, 2024

- Festival & Events Conference \$749 (early bird) + gas Hotel Niagara x 2 nights = ~\$1249 (FEB 26-28)
 - OBIAA Conference \$875 (early bird) + gas Hotel Mississauga x 2 nights = ~\$1375 (APR 28-May1)
 - Good for best practices, learning, networking
- Motion to approve up to \$1000 for Awards of Excellence, up to \$1300 for FEO conference, and up to \$1500 for OBIAA conference. Moved by Jordan, seconded by Ron. Carried.***

10. Notice of Motions None.

11. Motions None.

12. General Information/Other Business None.

13. Adjournment.

Next Meeting THU 15 February 630pm 2024. Agreement to move one day because of Valentine's Day. (2nd Wednesday of the month is FEB 14 so need to move date).

- 2024 schedule: all meetings at 630pm via zoom
FEB 15 THU, MAR 13, APR 10, MAY 8, JUN 12, JUL 10, SEP 11, OCT 9, NOV 13, DEC 11
NO AUGUST MEETING, NOV 13 is AGM

David Thank you all for coming everybody.

Thank you Mohammad for Real Estate Report

Welcome Quentin from OneZo Hamilton – came to learn how BIA works.

McMaster student in Engineering management.

Motion to adjourn. Moved by Jordan. Carried.

Meeting adjourned at 7:26pm.