

**Westdale Village BIA
Meeting Minutes**

Date & Time: Thursday, February 15, 2024 @ 6:30pm

Location: <https://us02web.zoom.us/j/88235488627?pwd=eklkRk5uNE5icjlgTkpVcTFwQkdPQT09>

Meeting ID: 882 3548 8627 **Passcode:** westdale

Present: David Simpson(Westdale Law), Anita Shilliday (Alterna Savings), Paul Milki (Westdale Cupcakes), Ilona Santa (formerly Casual Gourmet), Isha Soni (Pizzaiolo Westdale), Jordan Geertsma (Snooty Fox), Robert Crockford (Westdale Theatre), Tracy (Executive Director – recording)

Regrets: Councillor Maureen Wilson, Ron Gabor (HPL), Biyao Hu (Second Cup Westdale)

Guests: Mohammad (Nannaa’s Eatery)

1. **Call to order.** Meeting called to order at 738pm with David as Chair.
 - Mohammad Emami: request to the City to add to Westdale Village BIA Board of Directors
 - ***Motion to add Mohammad Emami to the Westdale Village BIA Board of Directors. Moved by Jordan, seconded by Paul. Carried.***
 - Welcome Mohammad, who brings new skill sets: owner of multiple restaurants and a real estate agent. Mohammad noted that he will supply the real estate report and be at meetings.
2. **Approval of Agenda. *Motion to approve the agenda. Moved by Jordan, seconded by Paul. Carried.***
3. **Declarations of Interest** None.
4. **Approval of Minutes of Previous Meeting.**
 - ***Motion to approve the minutes of January 10, 2024. Moved by Jordan, 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 at other meeting sent updates)**
 - Development updates:
 - 90 Carling St (backs on King property near Food Basics) almost done
 - McMaster residence. Demolition complete. Residence expected to be completed for September 2025. Project started. Lots of construction activity
 - 804-816 King St W (@ Paradise) 6-storey. Approved but nothing submitted to start
 - Westdale construction 2023:
 - Marion Ave S Marion St S - 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 – some issues with station
 - Support for streetscape a possibility – meeting with Councillor to discuss 2024
 - 2 way Main Street and King Street update – changes coming in 2024
 - Workforce Planning Hamilton Survey now open
 - Patio program applications expected in March for an April 1st start. BIA letter of support for patios will be on file with the City. Agreement that the BIA supports patios which enliven the street and provide lots of seating for the restaurants and food shops.
 - Tree canopy approved at Council for Westdale with support from Councillor Wilson.
 - BIA would like the lights in gardens on the trees. They have replaced every couple of years.
 - Crosswalk at King @ Paisley – BIA has received requests from community to make it safer.
 - Alleyways remaining status quo.
 - Maureen is investigating extending the centre tree gardens into the King to get rid of the unused lane on either side. Thoughts? Affect traffic flow, may drive in garden, was put in to improve traffic flow and safety. BIA open to look at what proposal for people, buses, traffic.

- Sewer smell up basements, all pipes are fine, CIBC, Pizzaiolo, Snooty, Burnt Tongue. Smell more intense since construction. Businesses now run all taps and flush toilets when they arrive in the mornings to help with smell.
- The corner of King and Paisley is in discussion with horticulture and sustainable transportation.

B: Financial Update (Anita, Tracy):

- Bank Balances as of January 31, 2024 are: CIBC is \$23024.74 and Alterna is \$28698.03
- Keeping CIBC account open until finished with cheques and all loose ends then will close and transfer funds over to Alterna February/March 2024.
- Funds to come: \$4520 reimbursement from City for consultant action plan.
- Working with accountant and KPMG to complete 2021 audit. Everything has been submitted and accountant has everything on the cloud.
- Starting 2024 with printed cheques linked to QB with Alterna. Anita and Tracy met with accountant to go over procedures and update for 2023 financials. 2022 financials ready, just awaiting adjusting entries from auditors.
- David will get to scan and send Alterna Statements.
- ***Motion to receive financial update. Moved by Anita, seconded by Ilona. Carried.***

C: Westdale Theatre (Bob):

- February 14th – 5th Anniversary celebrations went well. Great fundraiser for Theatre.
- Special programming continues
- Increase in number of people coming to Westdale for the Theatre
- Family Movies – Westdale BIA sponsor
- New ticketing system to be trailed with dinner and a movie
- Movie shoot February will bring in much needed funds

D: Safety and Security (Anita, Tracy):

- Update on ATM issues: quiet at ATMs, no reported or seen issues
- Crime update: none reported in BIA, a couple outside on Main St
- Snooty fox in back alley person leaving mesh and needing clean up and few times. Watch for person around the back alleyways.
- Graffiti on some City garbage cans

E: Real Estate update (Tracy/Mohammad):

- Businesses for sale: Pizza Nova, Cinnaholic, Bean Bar, Pizziolo now for sale, Burrito - expired, Second Cup – expired
- 5 buildings for sale, 3 spaces in church leased out 1140 king st
- Commercial for lease: former Grass Hut location, 3 office spaces for lease (outside of BIA)
- Residential: picked compared to previous 7 listings, 5 new this month, 4 sold last month, average \$985000, mean \$806000, 2 sold conditional
- Drop spot leased out, Grass Hut listed off market

F: HPL update (Ron sent regrets):

- General status quo and good useage.

G: Business updates (Tracy):

- Beside Next Door Café a Burger business to open soon. Hot and juicy burgers. Owner of Mikels will be opening the burger business.
- Retail artists shop to open sometime after renos at 948 King St, permit issues
- Former Pete and Kay location - not yet listed for lease, people interested in leasing
- Vintage clothing shop moving from just outside BIA to beside Chef Martin Sushi
- Only Grass Space is for lease (some inquiries sent there)

H: Community Outreach (Tracy):

- McMaster PACCR – next meeting in spring. St. Patrick's Day is coming
- Minister Filomena Tassi 2024 Meeting about FedDev funding and My Main Street with BIA moderating discussion on March 1st with Chambers and BIAs.

I: Streetscape (Tracy):

- Some streetscape items not yet bolted back to ground by City
- Garbage complaint from City for Tim Horton's. Letter dropped for them to clean up.
- Ws and Snowflakes: March then changeover.
- Little garbage with white planters holding space in pots
- Christmas trees donated to a Hamilton school for education purposes – St. David's.
- Some electrical need to be fixed – electrician need to come.

J: Strategy (Tracy):

- Tourism: hiking, canoeing, kayaking, connection to hotels and visitors.
- Outdoor fresh, safe – shop local, eat local, support local
- Social media = health & wellness, food & drink
- Experiences in Westdale: dining, experiences, hiking, coffee shops, art, lighting
- Hotel Room Key program: plan to start in March with food events
- EVENTS supporting food/drink/restaurants:
NOSH month of February – was to be more City promotions, but on BIAs.
Continuing with promotions and giveaways, getting some traction. Just some food/restaurants participating.
- PATIOS return APRIL 1st. Cost to do shared patio space. Motion to Council to waive fee for permit ~\$675 coming to Council in February. Parking spots cost ~\$900 each. Keep with same last year – 12 spots. We already owns tables, umbrellas, etc.
Jordan abstained from discussion and vote.
Motion to support shared/communal patio space in the amount of ~\$11000? Moved by Anita, seconded by Ilona. Carried.
- Awards of Excellence cost ~\$800 (awards CofH costs + 3 tickets) Chamber DATE CHANGE to April 10th, 2024. Westdale Village BIA winners are Weil's of Westdale and Alterna Savings.

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 13 MARCH @ 630pm

(2nd Wednesday of the month)

2024 schedule: all meetings at 630pm

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

Motion to adjourn. Moved by Jordan. Carried.

Meeting adjourned at 7:28pm