

**Westdale Village BIA
Meeting Minutes**

Date & Time: Wednesday, March 13, 2024 @ 6:30pm

Join Zoom meeting:

<https://us02web.zoom.us/j/88360555543?pwd=eGpVc0tpZTN1RzdoTVVaeEVLUXM0dz09>

Meeting ID: 883 6055 5543

Passcode: westdale

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

Regrets:

Guests: Mohammad (Nannaa's Eatery), Biyao Hu (Second Cup Westdale), Isha Soni (Pizzaiolo Westdale), Councillor Maureen Wilson/Stephanie Hilson

1. **Call to order.** Meeting called to order at 6:33pm with David as Chair.
 - Mohammad Emami welcome to the Board unofficially as not yet on Board.
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 February 15, 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/Stephanie Hilson (regrets). Sent update.**
 - City cyber attack update.
 - 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 2024:
 - 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 – working again
 - Support for streetscape a possibility for 2024
 - 2 way Main Street and King Street update – changes coming in 2024, some long overdue construction upgrades needed to be worked into project, so possibly 2025
 - Workforce Planning Hamilton Survey
 - Patio program applications open for an April 1st start. BIA letter of support for patios on file with the City. Portal working now for applications. City Council expected to give final approval for waving of permit fee at March 27th meeting.
 - Tree canopy approved at Council for Westdale. Thank you Councillor Wilson.

- Crosswalk at King @ Paisley. The corner of King and Paisley is in discussion with horticulture and sustainable transportation.
- Extending the centre tree gardens into the King being investigated and will report back.

B: Financial Update (Anita, Tracy):

- Bank Balances as of February 28, 2024 are: CIBC is \$21799.01 and Alterna is \$24781.91
- Keeping CIBC account open until finished with cheques and all loose ends then will close and transfer funds over to Alterna spring 2024. Need to wait until City cyber issues resolved before City EFTs deposit account can be updated.
- Funds to come: \$4520 reimbursement from City for consultant action plan.
- Funds received: \$65664.00 first half of levy + \$2000 movie shoot February.
- KPMG completed 2021 audit. Need to approve draft financial statements (attached). 2022 will start as soon as KPMG is ready. All 2022 items have been submitted.
- Digital cheques now connected to QB for better connected system.
- ***Motion to approve 2021 audited financial statements. Moved by Anita, seconded by Robert. Carried.***
- ***Motion to receive financial update. Moved by Anita, seconded by Jordan. Carried.***

C: Westdale Theatre (Bob):

- February movie shoot closed down theatre for a couple of weeks, but brought in good revenue for Theatre.
- Movies showing lead up to Oscars with Oscar showing next Sunday – free at theatre
- Valentine’s Day – good turnout, good fundraiser
- In discussion with Incite Foundation and Hamilton Community Foundation to extend another year. Always looking for fundraising.
- Special programming continues and generally doing well.
- 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 – just starting with two restaurants to test it out and will see how it goes and how it can work best.
- New ticketing system gives Theatre more stats
- Concert nights doing well - Alysha background in music has helped
- Sponsorship BIA family movies continuing
- Theatre continues to be a big anchor for Westdale Village

D: Safety and Security (Anita, Tracy):

- Update on ATM issues - none
- Crime update: none reported in BIA, a couple outside on Main St
- One guy around for a couple of days, but no issues reported

E: Real Estate update (Tracy/Mohammad):

- 804/816 King St back on the market at 3M have approvals
- Businesses for sale: Pizza Nova, Bean Bar, Pizzaiolo
- Commercial for lease: Grass Hut 2000 sq ft main floor
- 6 buildings for sale in area
- Williams Café across from McMaster conditional sale
- Residential: 8 for sale, 4 sold, 25 days on market down from 44 days. Median \$975, average \$872 (up from low \$800s)

- Welcome package – BIA to put together for new residents, ask businesses to see if want to contribute, would be good to give some gift certificates and a package

F: HPL update (Ron):

- System down, March Break busy, no network
- Some locations getting some service back up, will take time
- Will slowly come back to all libraries and

G: Business updates (Tracy):

- Beside Next Door Café a Burger business to open soon called “Hot and Juicy”
- Retail artists shop to open sometime after renos at 948 King St
- Former Pete and Kay location - not yet listed for lease (BIA sent inquiries to owner)
- Drop Spot Vintage just opened beside Chef Martin Sushi
- Only Grass Hut space is for lease (BIA sent inquiries). Now has an agent. 2000 sq ft asking \$6000, going rate.

H: Community Outreach (Tracy):

- McMaster PACCR – next meeting in April. McMaster to send St. Patrick’s Day plans
- St. Patrick’s Day in Westdale Village/McMaster area – weather looking ok, but not too warm.
- Minister Filomena Tassi 2024 Team Hamilton Meeting about My Main Street moved to Friday, April 5th with Hamilton MPs, Chambers, BIAs.

I: Streetscape (Tracy):

- Westdale High student volunteer helping out with some spring clean up. Graduating this year so needs some hours to complete. One of our summer students. Thank you!
- Some streetscape items not yet bolted back to ground by City – to be done
- Garbage complaint from City for Tim Horton’s – letter seems to have had them clean up
- Ws and Snowflakes: March changeover – Hamilton House Painters to do soon.
- Little garbage with white planters holding space in pots. Will change out soon with a frost friendly perennial that we will use on patios and then plant when summer ferns arrive. A couple got melted with a garbage fire and a couple were broken. Will need to get a few more
- Some electrical need to be fixed – electrician coming in March.

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:
Some NOSH giveaways, not as strong a program from City so less traction.
Carrying giveways into late March/April with other giveaways.
- PATIOS return APRIL 1st. Expect all patios to return in 2024. Setting up some first week of April and others in May – weather permitting.
- Awards of Excellence NEW DATE CHANGE to April 10th, 2024 – night of BIA meeting.
- \$1500 TODS tourism signs available on 403 and Westdale BIA has been approved to get sign.
Motion to spend up to \$2000 for TODS signs. Moved by Jordan, seconded by Paul. Carried.

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

9. Notice of Motions None.

10. Motions None.

11. General Information/Other Business

- Snooty Fox. Sunday Brunch starting Mother's Day. 10am-2pm. More info to come.
- If know anybody looking for a job in lending, Alterna is hiring. Please connect with Anita.

12. Adjournment.

Next Meeting 3 APRIL @ 630pm - APR 10 – Awards of Excellence – need to change date.
(2nd Wednesday of the month)

Next meeting: WED 3 APRIL 630pm AGREEMENT TO MOVE MEETING

2024 schedule: all meetings at 630pm

APR 3, MAY 8, JUN 12, JUL 10, SEP 11, OCT 9, NOV 13, DEC 11

NO AUGUST MEETING, NOV 13 is AGM