

**Westdale Village BIA
Meeting Agenda**

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

Join Zoom meeting:

<https://us02web.zoom.us/j/86721599182?pwd=bSL12jbvfXlk3bb6ax3nWZmcZdGzf9.1>

Meeting ID: 867 2159 9182

Passcode: westdale

Present: David Simpson (Westdale Law), Anita Shilliday (Alterna Savings), Paul Milki (Westdale Cupcakes), Robert Crockford (Westdale Theatre), Ilona Santa (formerly Casual Gourmet), Councillor Maureen Wilson/Stephanie Hilson, Jordan Geertsma (Snooty Fox), Tracy (Executive Director – recording)

Regrets:

Guests: Mohammad (Nannaa's Eatery), Quentin Wang

1. Call to order.

- Mohammad added this week and Quentin to be added soon by the City – behind with cyber attack.

2. Approval of Agenda. *Motion to approve the agenda. Moved by Jordan, seconded by Paul. Carried.*

3. Declarations of Interest

4. Approval of Minutes of Previous Meeting.

- ***Motion to approve the minutes of June 12, 2024. 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/Stephanie Hilson

- City cyber attack update. Permits behind, resubmissions needed.
- Development updates:
 - 90 Carling St (backs on King property near Food Basics) almost complete, move in
 - 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. Westdale BIA requests King 1 bus to remain through Westdale Village and request for another LRT stop needed between Longwood and Cootes.
 - Bus students
- 2 way Main Street and King Street update – changes coming in 2025/2026 with long overdue upgrades to be incorporated, 2025 or 2026
- Crosswalk at King @ Paisley. Green Venture sending plan to look like much of what we did at the clock across the street, with a request for some bolders.
- Extending the centre tree gardens into the King being investigated – came from public comments about safety. Just in early discussions.
- GARBAGE – City Waste Management site walk, blitz to all businesses, possibly adding some more containers, our initiatives well received and blitz helping for more cleanliness in Westdale. Garbage issues with the apartment beside Simpson Law – often large items and items not put out properly.

- Disappointing City beds, weeds, flowers that look like weeds (not white as usual request)
Motion to approve up to \$500 to improve city scape. Moved by Robert, seconded by Paul. Carried.
- Request from City – vacancy audit, encampment survey, info from activities at end of year.

B: Financial Update (Anita, Tracy):

- Bank Balances as of June 30, 2024 are: CIBC is \$5844.00 and Alterna is \$29439.14
- Keeping CIBC account open until finished with cheques and all loose ends then will close and transfer funds over to Alterna in 2024. Need to wait until City cyber issues resolved before City EFTs deposit account can be updated and account closed.
- Funds to come: \$4520 reimbursement from City for consultant action plan. Grant confirmed for 4 summer students ~\$23000.00
- 2022 financial drafts complete. KPMG will starting on 2022, then 2023 can start when 2022 complete with adjusting entries.
- Received word of tourism grant for Winter Wander \$45000
- ***Motion to receive financial update. Moved by Anita, seconded by Jordan. Carried.***

C: Westdale Theatre (Bob):

- Special programming continues – comedy, concerts, movies, private rentals
- Increase in number of people coming to Westdale for the Theatre
- Family Movies – Westdale BIA sponsor – weekends all year long
- New ticketing system to be trailed with dinner and a movie has started, slow start with testing, but option to grow with other events and ideas.
- Theatre and Westdale BIA doing some cross promotions
- Theatre a huge draw for Westdale Village
- Good location for special events
- Getting more live concert bookings, events (ArtsFEST and Fringe Festival coming in July)
- Operating very well
- New Board member – Nick Freeman accountant BDO, helping with bookkeeping
- Sold out the Simon and Garfunkel night

D: Safety and Security (Anita, Tracy):

- Update on ATM issues
- Crime update: 1 Break And Enter – Business (June 17), 1 residential just outside BIA, Shoppers door broken. Protest at ScotiaBank on market night – just sidewalk blocked and noise.

E: Real Estate update (Mohammad):

- Real Estate Report from Mohammad
- Residential – similar to last month 4 homes sold, 14 days, 6 new listings, total 13 listings, people moving at a good pace. List price around \$1M with two at \$1.5
- Commercial – one listing for lease behind Sokie and Co (listing says hair salon), Second Cup back on for sale, 1038-1040 sold for \$4.5M (asking \$4.95M),
- Businesses for sale: Pizza Nova, Bean Bar, Pizzaiolo (conditional sold)
- Commercial: seasonality, Westdale slows down in summer, Westdale biggest challenges between fall and summertime, commercial some listings will not go public, commercial had fairly new tenants and good market rates, some personal issues for business hours
- Residential: similar to last months, usual movement for listings and selling

F: HPL update (Ron):

- Ron is retiring. Resigned from the Board. Send a nice card and gc. Tracy check with library
- Tied up with cyber security with some services, no interbranch loans

G: Business updates (Tracy):

- Next Door Café closed temporarily for summer, reopen in September,
- Bean Bar has sign closed temporarily
- Retail artists shop to open sometime after renos at 948 King St
- Former Pete and Kay location - possibly for lease
- Only Grass Hut space now leased! – undergoing renovations, 2 businesses (maybe bakery)
- Sokie & Co behind for lease
- Pizzaiolo – August 30th conditional sale

H: Community Outreach (Tracy):

- ArtsFEST children's art on display from local schools – lasting well outside
- Local artists and businesses working together = art & business works

I: Streetscape (Tracy):

- Baskets in planters and hanging baskets doing well
- Ferns on patios, grasses and perennials and pollinators in gardens
- Watering contract
- Planters and barrels moved around with patios
- Garden grasses perennials coming up well.
- Summer students helping with gardens and patios – trying to keep it clean and green
- Some electrical need to be fixed – electrician coming next week
- Green Venture garden in front of Saigon for 2025
- Pole Wraps, parkettes lights in the plan
- GARBAGE: City blitz helping keep things cleaner, donated perennials planted and holding up ok in alleys. Students doing garbage pick up multiple times per week. Trying to keep clean

J: Strategy (Tracy):

- Tourism: hiking, canoeing, kayaking, connection to hotels and visitors. Excellent FAM Tour at Westdale Theatre. Great exposure and interest in Westdale Village, patios, Room Key program, promotions, arts, events, farmers market
- Outdoor fresh, safe – shop local, eat local, support local, live music, great patios, tourism
- Social media – focus on arts for ArtsWEST, businesses with any arts aspect, food/culinary arts, farmers market, lots of reels
- Experiences in Westdale: dining, experiences, hiking, coffee shops, art, lighting
- Supporting food/drink/restaurants: social media, music, patios
- **ArtsFEST** - June 21-23 – went well, lucky with weather though some rain and lots of wind, good attendance, great art – appreciated businesses participating, received media, great vintage clothing sale collaboration with DropSpot Vintage (new BIA member), patios well used
- **EVENTS 2024:**
 - Westdale Live!** Live music June 18 – October 6 (TUE 4-7, FRI & SAT 5-8)
 - Westdale Farmers Market** JUNE 18 – OCT 8 TUESDAYS 4-7pm
 - ArtsWEST** - August 9-11
 - Welcome back students vintage night market** – September 14 & 15 (SAT & SUN)
 - OktoberWEST** – October 4-6
 - Spooky WEST** – October 27
 - Winter Wander** - Nov 29 - Dec1

- PATIOS return for 2024 – well used, businesses appreciate the extra tables
- Open if you see at other BIAs events and things.
- Snooty expand Oktoberfest – Tracy and Jordan to

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

9. Notice of Motions None.

10. Motions None.

11. General Information/Other Business

- McMaster Sidewalk sale ~\$500 cost. Promos, coupons, candy.

Motion to approve expenditure up to \$500 for the McMaster Sidewalk Sale.

Moved by Ilona, seconded by Paul. Carried.

Ilona can help at sidewalk sale. Ilona and Tracy to connect.

12. Adjournment.

Next meeting SEPTEMBER 11 @ 630pm NO AUGUST MEETING

(2nd Wednesday of the month)

2024 schedule: all meetings at 630pm

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 723pm.