

**Westdale Village BIA
Meeting Minutes**

Date & Time: Wednesday, September 11, 2024 @ 6:30pm

Join Zoom meeting:

<https://us02web.zoom.us/j/86421037414?pwd=vbGXjbAudhcAR9H2C4cZdYVVvbITAJ.1>

Meeting ID: 864 2103 7414

Passcode: westdale

Present: David Simpson (Westdale Law), Anita Shilliday (Alterna Savings), Paul Milki (Westdale Cupcakes), , Jordan Geertsma (Snooty Fox), Mohammad (Nannaa's Eatery), Tracy (Executive Director – recording)

Regrets: Robert Crockford (Westdale Theatre), Councillor Maureen Wilson/Stephanie Hilson, Ilona Santa (formerly Casual Gourmet)

Guests:

1. Call to order.

- Mohammad officially added by the City. Quentin soon to be added.

2. Approval of Agenda.

Motion to approve the agenda. Moved by Mohammad, seconded by Paul. Carried.

3. Declarations of Interest

4. Approval of Minutes of Previous Meeting.

Motion to approve the minutes of July 10, 2024 (with typo correction "minutes").

Moved by Anita, 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

- City cyber attack update. Permits behind, resubmissions needed. Council given recent update
- 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.
- 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.
Accident recently at King at Paisley, ask City staff to look at crosswalk possibility
- 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. Movie garbage, some businesses bad with garbage, but improvements

B: Financial Update (Anita, Tracy):

- Bank Balances as of August 31, 2024 are: CIBC is \$5630.68 and Alterna is \$13254.25
- Keeping CIBC account open until finished with cheques and all loose ends then will close and transfer funds over to Alterna in 2024.
- Funds to come: \$4520 reimbursement from City for consultant action plan. Movie fund \$2100, CEF grant ~\$1800 farmers market, CEF grant ~\$3000 Westdale Live, 4 summer students remaining ~5000.00, Fed Dev grant for Winter Wander \$45000 (concerts at theatre, outdoor programming, tourism).
- Board motion needed confirming that Board is in agreement for ED to sign the contract with Fed Dev for Winter Wander. ***Motion that Westdale Village BIA Board is in agreement for the Executive Director Tracy MacKinnon is able to sign the agreements and provide documents to proceed with funding for Winter Wander 2024. Paul, Anita. Carried.***
- 2022 financial drafts complete and reviewed with Paul. Uploaded and ready to start 2022 audit. Working with City finance to complete.
- 2nd levy will be lower than expected as TD had their value with MPAC reduced for past 5 years, so BIA reduced levy amount of TD was deducted and Westdale Theatre has had levy reduced. City holding 2nd levy. Tracy to focus to complete.
- ***Motion to receive financial update. Anita, Mohammad. 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 working well
- Candlelight Concerts monthly and selling out two shows
- 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 (Accessible Film Festival this weekend)
- Halloween and Christmas ones coming

D: Safety and Security (Anita, Tracy):

- Update on ATM issues – none reported
- Crime update: 2 Break And Enter – Business (July 17, 28) – not showing within BIA, but Tim Horton's had window broken, 1 residential just outside BIA. Smash and grab vehicles.
- Sunday night had multiple tables moved and damaged (screws taken out), umbrella stands broken, plants damaged, fern stolen.
- Terry incident at Snooty Fox patio – tells everybody he works for BIA, but not known who he is or from where. Case open for him to not visit Westdale. Very aggressive. Jordan has case number.
- Another guy on bike unsafely going fast through attendees, yelling at people at ArtsFest and ArtsWest. Not seen around much lately.

E: Real Estate update (Mohammad):

- Real Estate Report from Mohammad
- Businesses for sale: Pizzaiolo back on market, Cinnaholic, TCBY
- Land at phin coffee sold. Convenience store big bear sold. Listed at \$229 then sold for \$290 – maybe with ability to see alcohol? Interesting movement.
- Commercial: nothing in Westdale

- Residential: things have picked up. 14 current listings 10 new, 6 homes sold, 19 days on average, mostly 14 days, but one 50 days. Avg same medium up a bit, seeing across the board in other markets. Other offer dates. Some are taking. Going at ask. Offer going at ask, not yet going over asking. Bond rate and bank rates will go down.
- Bean bar not showing as sold.

F: HPL update:

- General items checkouts back somewhat working online, program guide out.
- A lot of people use the Westdale library facility

G: Business updates (Tracy):

- Next Door Café now back open
- Retail artists shop to open sometime after renos at 948 King St, 2nd floor renos too
- Former Pete and Kay location - possibly for lease
- Grass Hut space now leased! – undergoing renovations, expected food/bakery
- New business at Periks cycle maybe a pool hall?
- Ken from Dragon Court had another baby – congratulations! Was closed at end of August

H: Community Outreach (Tracy):

- ArtsFEST children's art on display from local schools – still looks good, keeping up for season
- Homecoming McMaster SAT 5 OCT – game with Western – same weekend as OktoberWest
- Paccar meeting before Homecoming

I: Streetscape (Tracy):

- Baskets in planters and hanging baskets doing well
- Ferns on patios, grasses and perennials and pollinators in gardens
- Watering contract ends late September
- Planters and barrels moved around with patios
- Garden grasses perennials coming up well.
- 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, working better with still some issues with businesses and City will revisit. Work on

J: Strategy (Tracy):

- Tourism: hiking, canoeing, kayaking, connection to hotels and visitors.
- 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 and ArtsWEST** – 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. Will have similar for **OktoberWEST**
- McMaster Sidewalk Sale – straw poll results (Paisley, King W Books, Theatre, Casual Gourmet, Chung Chun, Cupcakes, Mikels, Snotty Fox, Nannaa). Great promo for Westdale.

- Westdale Welcome Weekend this weekend. OktoberWest approved by City.
- 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
Westdale Welcome Weekend vintage night market – September 14 & 15 (SAT & SUN)
OktoberWEST – October 4-6
Spooky WEST – October 27 SUN 12-2
Winter Wander - Nov 29 - Dec1
- PATIOS until OCT 31, 2024, depending on weather – well used, businesses and customers appreciate the extra tables

K: Policies (Tracy):

- City needs us to update some policies and will send for next meeting
- Movie policy. Ok to move forward with policy

Motion to approve and receive discussion items.

9. Notice of Motions None.

10. Motions None.

11. General Information/Other Business none

12. Adjournment.

Next meeting OCTOBER 9 @ 630pm NO AUG MEETINGS (2nd Wednesday of the month)

2024 schedule: all meetings at 630pm OCT 9, NOV 13, DEC 11

NOV 13 is AGM – at Alterna? Will confirm.

Motion to adjourn. Moved by Jordan. Carried.

Meeting adjourned at 729pm.