

**Westdale Village BIA
Meeting Minutes**

Date & Time: Wednesday, December 11, 2024 @ 6:30pm
In person at Dragon Court

Present: David Simpson (Westdale Law), Anita Shilliday (Alternia Savings), Paul Milki (Westdale Cupcakes), Ilona Santa (formerly Casual Gourmet), Councillor Maureen Wilson, Robert Crockford (Westdale Theatre), Tracy (Executive Director – recording)

Regrets: Jordan Geertsma (Snooty Fox), Mohammad (Nannaa's Eatery), Quentin Wang (OneZo)

Guests:

1. **Call to order.** Quentin Wang to be added to Board at Council meeting early in new year. Meeting called to order at 6:42pm with David as Chair.
2. **Approval of Agenda.** *Motion to approve the agenda. Moved by Ilona, seconded by Paul. Carried.*
3. **Declarations of Interest.** None.
4. **Approval of Minutes of Previous Meeting.**
Motion to approve the minutes of October 9, 2024. 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

- Development updates. 90 Carling – 20 below market rental units now, building renting out now. Effort Trust now the new owners of Longwood & Main – they require an amendment approved for 18 stories but now 25, peer review design on Thursday. More further along Main St. coming.
- NW corner King @ Paisley – opportunity to soften to pavement.
- Motion in February for 14 new native species trees with a bigger canopy, others hand spade and moved. Arborist approved and noted good for salt.
- Have been receiving King @ Paisley crossing. May have a solution. May be able to put in a former crossing. May be able soon. Challenge – can't have a crossing too close to another, just like at Westdale High crossing. Possibly if can time the lights. Will report back.
- Then will create a sidewalk or extension of green space – will open up options/discussion. Extending the centre tree gardens into the King St in early discussions
- Made permanent program for patios, back April 1st.

B: Financial Update (Anita, Tracy):

- Bank Balances as of September 30, 2024 are: CIBC is \$1009.79 and Alternia is \$2812.19
- CIBC almost ready to close. Alternia now switched to online so better for QB accounting. Anita, Tracy and Paul working on better system for 2024.
- Funds to come: \$4070 reimbursement from City for consultant action plan (deposit tomorrow), summer students grant remaining ~5000.00 (Canada Post strike), Fed Dev grant for Winter Wander \$45000 (concerts at theatre, outdoor programming, tourism – expect some DEC, rest JAN).
- 2022 audit complete, just awaiting KPMG management sign off. Expecting to receive it any day so need to be ready for email approval.
- 2023 financial statements – Accountant Paul is ready to make the KPMG adjustments and send in the statements quickly to start 2023 audit.
- *Motion to receive financial update. Moved by Anita, seconded by Bob. Carried.*

C: Westdale Theatre (Bob):

- 90th Anniversary celebrations with February 14th Gala.
- Paying down debt to Hamilton Community Foundation – launched a capital campaign, a longstanding supporter has agreed to match all funds raised. Hope to have it be a debt free
- 3rd largest Rocky Horror movie tickets in Country
- ArtsFEST helped with live music establishment as a venue, sound much improved at theatre and new ED Alysha has good music connections. All good collaboration.
- Special programming continues – comedy, concerts, movies, private rentals
- Increase in number of people coming to Westdale for the Theatre
- Lots of live concerts, music events, new & old movies
- Robert Crockford
- Bob submitted his resignation which the Westdale BIA reluctantly accepts his resignation with regrets. Bob was thanked for his support and commitment to Westdale BIA and Westdale Theatre.
- Bernadette Curtis from the Westdale Theatre would like to take his spot and continue the good collaboration between the BIA and Theatre.
- ***Motion to approve Bernadette Curtis as a Director on the Westdale BIA Board. Moved by Ilona, seconded by Anita. Carried.***

D: Safety and Security (Anita, Tracy):

- Update on ATM issues. No issues to report.
- Crime update: no crime reported within or around BIA. Very lucky in Westdale. BIA has been doing proactive things to keep it safe, starting during the pandemic and continuing.
- Walmart Shopping cart at David's office.

E: Real Estate update (Mohammad):

- Real Estate Report from Mohammad
- Businesses for sale: Pizza Nova, Cinnaholic, TCBY
- Commercial: one new spot hidden in back for lease
- Residential sales up 45% from last year, Hamilton West up 11% prices. Westdale High a very good school. Interest
- 100% occupancy in BIA = 0% vacancy
- Thank you Mohammad and Ilona.

F: HPL update:

- General – busy with good usage.

G: Business updates (Tracy):

- Former Pete and Kay location – some renovations going on
- 948 King St – renovations ongoing commercial and residential
- King @ Paisley S – Lettuce Love, Heal
- The Hungry Donkey (at former Chaska) is now open
- Hanami (at former Matamak)
- Next Door Café just announced closing

H: Community Outreach (Tracy):

- PACCR meeting in new year

I: Streetscape (Tracy):

- Snowflakes, trees, lights all up for the holiday season
- Fern planters moved to cement planters – less garbage showing up

J: Strategy (Tracy):

- Experiences in Westdale – hiking, winter trails, skating (weather permitting), food, winter beverages, Westdale Theatre
- **Winter Wander** - Nov 29 - Dec1: enhancement funding \$45000 (concerts in Theatre, outdoor displays, electrical, outdoor market multiple days 5-10pm, outdoor activities)
- OTHER: 2025 BIA Business Awards of Excellence, 2025 Commercial Market Assessment TBC
Two suggestions:
Business/Community - Westdale Cupcakes
Business/Community - Westdale Theatre

Façade Improvement: This would recognize the property/business owner for improvements (many times undertaken with funding from the Commercial Property Improvement Grant, CPIG program) to their property.

Sparkle Award: This would recognize the property/business owner for the ongoing maintenance of their property. Creating a clean, aesthetically pleasing environment is a vital part of a healthy business district.

Business/Community Partnership: This would recognize property/business owners for their involvement in the community. On an on-going basis, they are supportive of community initiatives. This may be demonstrated through their involvement with the BIA by participating in programs or events sponsored by the BIA or actively assisting with BIA/community initiatives. This nominee is recognized for their invaluable volunteer hours and commitment that is a vital and intricate component of the health and vitality of the business area.

Paul and Bob abstained from discussion and voting declaring a conflict.

Motion to nominate Westdale Cupcakes and Westdale Theatre for two Business/Community Awards.

Moved by Anita, seconded by Ilona. Carried.

K: Policies (Tracy):

- Procurement, Movie, Land – three policies needing approval. Reviewed and discussed.

Motion to approve the Procurement, Movie, and Land policies. Moved by Ilona, seconded by Anita. Carried

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

9. Notice of Motions None.

10. Motions None.

11. General Information/Other Business

12. Adjournment.

Next meeting JAN 8 @ 630pm (2nd Wednesday of the month)

2025 schedule: all meetings at 630pm will send out calendar invites

Motion to adjourn. Moved by Robert, seconded by Paul. Carried.

Meeting adjourned at 750pm.

Merry Christmas Everyone!

Thank you Councillor Wilson for attending.

Thank you Dragon Court.