

**Minutes of the Annual General Meeting of the
Board of Management (the “Board”)
of the Welland Downtown Business Improvement Area (the “Corporation”)
of the City of Welland (the “City”)
held on Monday, June 6st, 2016
in the Community Room of Civic Centre, Welland, Ontario**

Board Members Present: D. Bujold Wright, S. Yochim, H. Hudson, J. Eisen, D. Thomas, B. Herchmer, K. Jones, S. Billyard, J. Chiochio and A. Stockler

Board Members Regrets: E. Yaremkiw, S. Canjar & B. Fokkens

Executive Director: S. Hicks

Recording Secretary: J. Bujold

1. **Welcome and Call to order**

The Chair welcomes all in both languages and calls AGM to order at 5:40

Opening Remarks – Worship Mayor Frank Campion

The Mayor thanked the Chair for inviting him. The presentation on the bridge put us on the map. The activity of the BIA has been great over the last two years. Increase on beautification and CIP. The Mayor is pleased with the direction and aggression of the board. Great working relations between the board and city staff with continuous progress.

2. **Adoption of Agenda**

S. Yochim motions that the agenda of June 6th be accepted. The motion was seconded by H. Hudson.
The motion was carried.

3. **Special Presentation – Community Improvement Plan**

Christine Rossetto from the City of Welland gave a presentation on the CIP. Project Area is a large geographical area from East to West of the waterway and South and Wellness cluster. Reviewed the seven incentive programs. The budget in the last two years; 2015 Council allocated \$100,000 for CIP and in 2016 Council allocated \$150,000 for CIP. The City had 97 inquiries regarding potential projects for properties. Number of Grant Applications in 2015 were 10 and currently in 2016 only 3. Owner investment in 2015 was \$282,623 and in 2016 currently is \$33,877. The Total Grant Incentive for 2015 was \$119,260 and currently for 2016 is \$25,083. Total for 2015 was \$401,884 and in 2016 currently \$58,960. Tax Incentive Grant Program is based on the increase assessed value of property redevelopment. 80% of the increase in taxes over ten years and the number of applications in 2015 was two, total tax incentive was \$174,444 and total owner incentive was \$920,691. The types of applications received were; Building improvement, windows, roofs and fire alarm systems. Two applications received for beautification of building facades in compliance with City Urban Design. Internal improvement works don't provide a visual identity downtown. To process improvements the City Staff and Council are listening to the BIA, business community and property owners. Tuesday, June 7th Council will consider a report to streamline the process for most Incentive Programs by delegating authority to approve application to staff. In delegating to staff this will reduce processing time by two to four weeks. To reduce applicant's approval, time the staff recommend that the applications be complete. The staff are open to suggestions for other processing improvements.

Graffiti Update – Jeff Petrullo and Adam Waite

Going door to door, taking photos and intent of graffiti assistant program. They are working together. In the last few months the graffiti has increased. NRP has arrested two at this time. Council met in April for graffiti program. Program was reviewed in May and was amended from 50% to 100% allocation. When someone spots graffiti these are, the steps taken;

1. Report to NRP, document and provide the incident number.
2. Inform the City
3. Photo, document and contact one of the approved eight contractors who must be called within five days and then notify the City.
4. Following the cleanup and removal, call the City and hold on to the receipts for refund. The maximum is \$500 until the end of 2016.

There is no fine but the business would get the cleanup bill plus \$175 enforcement fee.

A board member mentioned that the contractors should be aware that some of the buildings are very old and very delicate or brittle. They should know this when doing the cleanup so no damage is done to the building. If absentee landlord, they will be sent a friendly letter to advise them of the graffiti and wait for a couple of weeks for a response. If no response, then the contractor will be sent out and there will be no chance of using the Incentive Program. If the cleanup continues, hopefully the artists will move on to another location or stop all together. Councilman Chiochio advised that in 2015 the city payed \$2000 towards cleanup costs. The Chair mentioned to the members to pass on the information to fellow members and to make sure that they are all aware of the Incentive Program. Be more pro-active and maybe the pilot project could be permanent. A business member feels it is a scam for the City to make money. If the owner will be reimbursed they why should the owner have to pay initially. A business member asked if only visible graffiti should be cleaned up and Adam Waite advised that all graffiti must be reported. A business member asked if they could get a list of the contractors and he was advised that a list will soon be on the website.

4. Approval of minutes of AGM of 2015

J. Eisen moves that the minutes of June 1st, 2015 be accepted. The motion was seconded by D. Thomas.
The motion was carried.

5. Presentation of the Slate of Officers and Directors

The Chair presented the Slate of Officers and Directors

6. Report of the Treasurer

The Treasurer presented the 2015 audited statements. As well as an update with the 2016 budget was approved and contains a proposed deficit by \$15,000 with the anticipation that the 2017 budget will be balanced.

7. Update on WDBIA- Power Point Presentation

The BIA movement had its start on West Bloor in 1970. Since then, over 3600 municipalities have established a BIA. They are a micro engine for economic development. Downtown Welland has been working diligently at this with the addition of 18 new businesses during the 2015 calendar year. Strategic Planning is a must and has been since 2011. To date some of the projects completed are: two-hour free parking within the catchment area; lighting of Bridge #13; installation of refuse bins trash and cigarette butts as well as pet waste. Floral décor with the addition of more street planters and the hanging baskets. As well, there has been the addition of more benches and the Board has proposed and completed the work for the installation of colorful banners to remain in place year-round. New is The Supper Market on Merritt Island commencing June 16th. There will be food vendors and a craft brewery.

There has been the establishment of more eateries and research on the courthouse hanging gardens.

On July 1, 2017 Canada celebrates its 150th and the City of Welland as an incorporation becomes 100. Both celebrations will be combined not only for our members but the community at large.

The BIA has been participating and assisting with the CIP, graffiti and beautification. As well through the work on the lighting of Bridge #13, the Welland Downtown BIA is the proud recipient of 3 awards to date.

The BIA has had a huge growth in media due to hiring Stephanie Hicks who was promoted to Executive Director in 2015. The Board of Management and City Staff are enjoying an excellent working partnership with open lines of communication.

The BIA can now assist member with Google that will provide members with analytics. Also, to remember the social media platforms where Stephanie can meet with you to assist in setting up or developing.

9. Public Discussion

Cigarette butts at Bingo Hall: About the concerns on cleanliness, specifically cigarette butts on the sidewalk and street and more specifics to the areas around the Bingo venue, a letter was sent to OLG last year about the cigarette butts at the Bingo Hall. This strategy improved the conditions but not in a permanent manner. Thusly further correspondence will be sent this year. To note is that the By-Law officers must witness an individual throwing the butt to the ground to give them a fine. It is very challenging to enforce.

Aqueduct street Trail: The trail condition and graffiti on benches was explained and the timely need to get this cleaned up. This is not attractive and as there is a need to keep business this is an area that requires immediate strategy. It was explained by city staff present that should a member or community wish to address issues such as these on public property, the individuals must seek permission from the municipality before commencing. It was further shared that a partnership and the initiative would more than likely be welcomed as it is to the benefit of all.

CIP: Make the façade program application more friendly and less of an encumbrance. Members suggested to city staff to consider making application simpler and to work with the BIA. City Staff has advised that since starting five years ago, the downtown has improved greatly.

Building known as the Dexter: inquiry as to the status of the Dexter. It was confirmed that it has changed ownership and that both the BIA and downtown members would need to wait the outcome of the new ownership.

10. Adjournment

The Annual General Meeting was adjourned at 7:10 pm. S. Yochim motioned the adjournment and it was seconded by H. Hudson. **The motion was carried.**


D. Bujold Wright, Chair

Recording Secretary: J. Bujold

