



2019 Annual General Meeting  
 7 November 2019  
 8:00 am  
 21 Simcoe St S

In attendance:

Paula Morese	Your Money 101	Darryl Sherman	Wilson Furniture
Louise Parkes	Parmac Marketing	Peter Traicus	Property Owner
Lee Degola	Central Healt & Chiropractic	Cindy Malachowski	Property owner
Ryan Ishmael	CCRW	Lisa Cooper	Coopers Auto
Kyle Kornic	Brew Wizards	Lynne Denniston	Kelly Greenway Bruce
Peter Mevcado	Durham Condo Corp	Vincent E	Vincent Hair
Jeff Davis	1339443 Ontario Ltd	Glen Gillett	Gillett Car Cleaning
Amber Derby	Holiday Inn Express	Jayson Phol	Lincoln Realty
Rick Siwek	Royal LePage	Laura Vaillancourt	Doug Wilson Mens' Wear
Dawn Walker	Starting Point Massage	Shawn Solomon	Comic Alley Toys
Cindy Logan	Savers	Derek Giberson	Back Door Mission
Ivano Labricciosa	Oshawa Power	Dina Pen	Oshawa Public Library
Isaac Musial	Compass Wealth	Alex Gates	Canadian Auto Museum
Antonella Diachenko	Sacco Properties	S. Mano	Crazy Jack's
S Carrigon	Capesky Insurance	Steve Catell	Armstrong Funeral Home
Jeff Kellam	MAK Funeral Home	Paul Dobbs	John Howard Society
Valdir Felicio	Feleicio's Cake Boutique	Sarah Chaipparo	Berry Hill
Alexis Kafman	Property Owner	Adriana Lupton	Property Owner
Cathy Coxhead	TD Bank	Peter Stoett	Ontario Tech
Randy Gill	Their Opportunity	Aimee Slater	Spark Centre
Mor Cohen	Mor Ink	Taba Merrikh	Lava Yoga
Janette Sigua	Dream Bloom	Matt Bowles	Lovell Holdings
Nancy Shaw	Chamber of Commerce	Michael Hunter	Koziar & Reczulski
Ada Ianni	Property Owner	Clarissa Sidaway	Inclusive Accounting
Rhonda Foskett	Durham Region Association of Realtors		

Nonvoting members/City/Guests/ Other

Diana Kirk (Lovell Holdings) , Arthur Lovell (Lovell Holdings), Meaghan D (CCRW), Kim Lepine (Carea), Alisha Neubauer (Carea), Lindsay Hannah (Carea), Jon M (Black Watch Tattoo), Lindsay Tuck (Savers), Sue Lupton (City of Oshawa), Kyle Benham (City of Oshawa), Tracy Menusami (Oshawa Public Library), Stefan Diachenko (Sacco Properties), Jeff D (Carea), D Carter (City of Oshawa), Mitchell Wiskel (City of Oshawa), Amber Dignard (City of Oshawa), Rosemary McKonkey (City of Oshawa), Andrea DiSilva (resident) Amanda MacDonald, (staff) Angela Mittoni (staff), Amanda Rylott (staff) and Kerese Monah (staff).



Meeting called to order 8:09 am

Introduction of the board and committee member sitting in the audience.

Declaration of conflict of interest - none

***Motion by Louise Parkes to change the order of the agenda to:***

Guest Speaker, Mayor Dan Carter

Approval of 2018 Annual General Meeting minutes and the Special member meeting minutes

Executive Director's Report

Governance Update -Oshawa Downtown BIA Constitution Review

Amendment to the City By-law

2018 Audit Review

2020 Budget

Guest Speaker, Carea Community Health Centre - Welcoming Streets.

Guest Speaker, Streetscape Update

Downtown Garbage Tote Program

Adjournment

***Second:by Jeff Davis***

Carried

Welcome by Mayor Dan Carter

***Motion by: Ivano Labricciosa to approve the 2018 Annual General Meeting Minutes.***

***Second by: Derek Gibberson***

***Carried***

**Executive Directors Report**

Lee B - a couple of important topics. First is the lack of and availability of parking, especially for the McLaughlin Square area. Second, the increasing taxes.

Cindy L- There are no benches along King St past Mary St. Last year, we did not get a wreath on the pole, we would like one this year.

Paul Dobbs - The work that the BIA has done to date is entirely different the in the past and people are noticing the changes. Great work all around.

Mano - Agrees with Paul that there have been a lot of changes and people are noticing the difference.

Sarah C - also agrees that there are noticeable changes. Could we take a look at Midtown Mall and the impact the activity at the creek and around the creek has on the perception of the downtown. Hopefully



Welcoming Streets will have an impact on this concern. Parking, we hear that there is no parking or there is parking, but it is not available for people to use. The Parking garage on King and MacMillan is for lease holders only and the surrounding visitors cannot direct their customers to park there. Commercials - is there some way to do a joint radio commercial that will benefit the businesses as the ready ads are very expensive.

### **Governance Update**

We held a special members meeting 27 September where the members ratified the Constitution. We are now working on the BIA by-laws as well as the policy and procedures.

Darryl S - Concerned that members were not given proper notice about the meeting to approve the constitution. Also the wording that 2/3 go the board can approve changes to the constitution at a board meeting and these changes take effect immediately and the members then vote on the changes at the next AGM is worrisome. Concerned members not receiving the notices - many of the members in attendance indicated that they had indeed received the notices about the 27 September meeting.

Lee B - concerned that this will impact the levy - concerns to be addressed by the Treasurer later on in the meeting. The board changes every 4 years. The role of the board is to act on behalf of the members. There are also a number of committees where other members of the BIA sit on and are actively involved. One of the biggest issues is that Oshawa has the highest taxes in the GTA. This impacts all the small businesses.

Jeff D - Who is a member and of the BIA? The property owners and any business that pays a gross lease make up the members of the BIA. Need to get everyone involved and not leave it up to a few to make the decisions for the entire membership. The BIA encourages anyone to join one of our various committees and become more actively involved.

Louise P - By removing the cap on the levy, this is removing the "guard rail" and we are worried that there is a lack of accountability. When the BIA created this constitution, we looked at the constitutions from many other BIA's and modelled ours after theirs. According to the Municipal Act, the BIA has to bring any changes to the membership, which is why we held the meeting in September, rather than waiting until the annual general meeting. Louise would like the governance committee to review this as she does not think this is best practices.

### **Amendment to the City By-law**

There are two things here. First is the removal of the cap on the total budget. The other is the removal of the minimum and maximum that members pay. We found out what members wanted and looked at the strategic plan and have crafted the plan for 2020. One of the things we looked at was the pace we are moving. We determined that we were moving too slow. From our Strategic plan, we determined that we wanted to increase the pace, increase engagement with our members, etc. One of the main goals we want is to increase the number of people on the street with our plan. We created our budget using the



bottom up approach. Each committee put together their plans and budgets. These budgets were presented to the board to create the overall budget. The current by-laws in place at the City do not allow us to be able to move forward. There is a process outlined in the Municipal Act on how to remove the Minimum and Maximum from the City by-law. The process takes about 90 days which we started in September and ends on 16 December.

Laura V - We have had our building in the downtown for 53 years. My father-in-law was one of the founders of the BIA in 1974. Thank you for clarifying the effect of the cap and the minimum/maximum. There is an unreasonable fear that the levy will double every year. Currently there is only one other BIA with a cap and that is the Alleston BIA and they are not comparable to our BIA. We used to be the "Shining star" in Durham Region where everyone compared themselves to Oshawa and wanted to be like Oshawa. Now we are at the bottom and we hear "when will we get back on track?" Thank you for increasing the boundary and getting rid of the cap so we can move forward.

Peter T - Some of the concerns here are that the TMI equates to the taxes. When there is an existing lease, and the taxes go up, there is no way for the property owners to recoup this cost or modify the TMI on the lease. We need to know who is in charge of calculating the levy. With no cap, there is no control and no ability to 'claw back'.

Paula M - None of the things the BIA does increase traffic to my location.

Lynne D- It would be helpful to know what the increase will be to help us set our own individual budgets. There are 14 properties that are affected by the minimum/maximum. Of these, seven of them are owned by the City. Unfortunately the BIA does not have the information to be able to tell each of you what your levy will be in 2020. The City can release the tax roll of the rateable properties within the BIA, but they cannot release individual information to the BIA. For this, you will need to call the City. The amount will depend on your property. Perhaps posing in the increase in the levy would work better for the members.

Lisa C- In 2017, we became a member. A number of other properties in our area also became members at this time. Some of these people purchase their property just prior to the BIA expansion took effect. They were unaware that they would also have a levy imposed. Any increase in the levy will be a hardship to these businesses.

Derek G- Some confusion on the cap and the minimum/maximum. The Municipal Act does not have any set requirement for removing the budget cap. However, there are clear guidelines set out in the Municipal Act regarding the removal of a minimum/maximum on the levy. The overall budget cap had already been removed by the City Council. The objection period is only for the minimum/maximum. You have until 16 December to write to the City if you object. The cap is considered a 'guard rail'



Antonella D - In a short time we have see a lot of great changes. It isn't how much you make, it is how much you save. We need the changes but the members also need to see the changes. If we shut this down by objecting to the removal of the minimum/maximum, we are shutting down being able to move forward and we will remain at the same place we have been for the last 25 years. Bottom line - I will invest more to keep my tenants.

Mor C - Parking Machines are not user friendly. These re part of the City and not the BIA.

### **2018 Audit Review**

Motion by Rhonda Foskett to approve the 2018 audited financial statements.

Second by Paul Dobbs

Carried

### **2020 Budget**

There are specific goals that staff need to meet - such as attaining the sponsorships set out in the budget. This is an attainable amount

Taba M - The BIA has worked hard to add projects without increasing our levy. This is seen in the in-kind and sponsorship lines for income. For this I would like to he thank the BIA.

Jon C - Why is it zero for grants? This is because it is an election year and you can never tell what grants will be available so we put zero on this line. Some of the in-kind and sponsorships for 2020 have already been secured.

Ivano L. - Going back to 1974 (actually 1979) using the original rate of \$75,000, if you calculate the inflation, our levy would be \$504,000 and we are asking \$539,000.

Darryl S - in 1974, there were more businesses and commercial properties than there are now. in the 1990's and 2000's businesses decreased in the downtown which meant an increased burden on the remaining businesses. We need to do more with less. At the Real Estate breakfast, the City mentioned that in the last four years, the GDP ad building permits have decreased. In the downtown there will be an increase in residential properties, but hey do not contribute to the levy. Major commercial properties like RBC and BMO are moving out of the downtown

Sue L - Correction to the last statement, the downtown is going through huge changes. The CBD district is mixed use (residential and commercial). There will be an increase in 19,000 more residents in the downtown which will translate into an increase in retail.

Motion by Taba Merrikh to accept the budget review as presented:

Second by Isaac Musial

**Recorded vote**



**Yes Vote**

Dream Bloom  
Durham Real estate board  
Mor Tattoo  
Comic Alley Toys  
Brew Wizards  
Joston legal services  
Canadian Auto Museum  
Berry Hill  
Lincoln Realty  
Lava Yoga  
John Howard Society  
Holiday Inn Express  
Sacco Properties  
Compass Wealth  
Gillett Car Cleaning  
Oshawa Power  
Chamber of Commerce  
Koziar & Reczulski

**No Vote**

Your Money 1010  
Wilson Furniture  
Parmac Marketing  
Peter Traicus \_ Property owner  
Adriana Lupton - Property owner  
Coopers Auto  
Capesky Insurance  
Lovell Holdings  
Central Health & Chiropractic  
1339443 Ontario Ltd

**Carried**

**Presentation for Welcoming Streets**

This program was modelled after the program in Guelph. We have modified it for Oshawa. City has supplied about \$60,000 for the 6 month pilot. Carea is providing the expertise and the BIA is providing a base in the downtown for the program. Focus is to provide training and assistance to businesses. Hand-  
ed out some of the Welcoming Streets pamphlets.

Councillor Mckonkey - appreciation for the program.



### **Presentation on Streetscape**

Construction on Phase 1 along King from Mary to Ontario is underway. Going to Council for Phase 2 yo be included in the 2020 budget.

Streetscape patio design are going to be wrapped into the design of the streetscape. Looking creating a document that is easy to understand and explains what the City expects in the pedestrian realm.

Patios - right now they are are individual. This is not a design s standard. City will be looking at where the patios should go and what material should be used in the design. Hoping for this in 2020.

Sarah C - planters are currently being used as barriers. These are then filled and maintained by the City. Businesses nearby are frustrated as they are not treated equally and feel slighted. Also creates a safety hazard as the planters create a hidden driveway.

Streetscape furniture has been determined and had been can be seen in various locations in the down-town.

Arthur L- objection to the widening of the sidewalks from Simcoe to Ontario along King. Widening the sidewalks, removing parking etc., does not do anything for retail. Only the restaurants benefit.

Each phase may be a bit different. This will be determined by the street, infrastructure, etc. The report will outline the methodology the City will be following.

### **Garbage Tote Program**

This is really for the restaurants. Restaurants, if they do not have private pickup, will have to get one or more of the garbage totes for their garbage. The totes will keep our streets cleaner. Every restaurant has to sign up.

Motion by Jayson P to adjourn

Second by Sarah C

Carried

end 11:09