



Unionville BIA Board Meeting

Date: Wednesday January 25th, 2022

Via ZOOM

Board Members in Attendance:

Niina Felushko, Shibani Sahney, Kimberly Wake, Debbie Smrz, Sylvia Morris, Councillor Reid McAlpine & Tony Lamanna

Guests: Juyoun Hong, Sandy J & GLD

Executive Director: Sonia Chow

Call to order: By Chair Niina Felushko at 9:40am

Approval of Agenda

Motion to approve by Sylvia Morris

Seconded by Shibani Sahney

All were in favour

Approval of Meeting Minutes, December 2022

Approval of Meeting Minutes for December 2022 by Niina Felushko.

Seconded by Sylvia Morris

Approval and update of Financials

The financials for the period ending November 30th, 2022 were sent out.

A lot of Activity with expenses going out.

Fed Dev resources has not yet come through.

The application for 2 Summer Students has been submitted.

There was a Finance Committee meeting including budget prep for the \$100,000 carried forward with Tony Lamanna, Sylvia Morris, Sonia Chow and Niina Felushko

Some of the changes include; Increased budget for website maintenance, washroom facilities for summer, office rent, contracted services, revitalization and proposed budget for 2023.

There was a request for Sonia Chow to discuss proposed costs and website development with the board before making final decisions.



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Revenue up to Nov.30th + expenses and accumulated surplus, balance sheet shown.
Cash flow statement shown.

Motion to approve financial by Niina Felushko

First by Sylvia Morris

Seconded by Debbie Smrz

All were in favour

Website:

Decisions to move forward with improvement to website. Current web hosting is not reliable. The plan is to move to AWS Amazon Web Services. As well as develop a new web design and content creation. Complete with SEO and phone friendly integration.

Unionville Festival:

Niina Felushko and Sonia Chow have discussed the festival at length to establish what's required and who is responsible for each task.

Councillor Reid McAlpine expressed concern that if the AGM doesn't happen until March that the consultant they plan to hire may be getting a late start. Conversation around the recruitment process is required and suggested they have a committee meeting to get the ball rolling. Perhaps putting a job description together and notifying the street.

AGM:

Scheduled for March 8th at the Old Country Inn

Word has gone out to the street and all members

The Mayor has been invited as well as the engineers, Chris Rickett and Renee.

New Board Members Recruit:

Discussions surrounding if there would be an election and recruitment for new members this year. The regulations around who was eligible to have a seat on the board was discussed with conversation around having a non-member hold a seat with special approval from council if all seats were not taken as a special designation.

Pass a separate motion asking council to approve at AGM.

Scheduled to step down currently from the board; Debbie Smrz, Kash Mahmood, Sarah Isles & Niina Felushko (Board is requesting Niina Felushko remain if possible, even as a consulting roll).

Kimberly Wake would like to remain if approved at the AGM but not as an executive roll.

Currently the remaining members of the board will be Councillor Reid McAlpine, Sylvia Morris, Tony Lamanna & Shibanni Sahney



City Updates:

Councillor Reid McAlpine
Regular meeting reconstruction of Main Street

Discussions and Concerns we brought forward with Mary Wilson of 5 Division at YRP surrounding the Unionville Festival, Jazz Festival and Parade regarding the Policing in the past. Costs in particular were discussed and they understand there is a need to control them in future.

Bill Dawson sent a note on the Bandstand requesting support for funding. There needs to be further discussions between Chris Rickett and Bill Dawson to find future solutions.

Sylvia suggests the shops on Mainstreet remain open Thursday nights as they may benefit/profit from the visitors that the bandstands attract.

Bill 23 is creating massive financial pressure for the city for future years therefore we must maintain our resources.

Sonia Chow should be boards representative to sit in on City Meetings with Renee.

At the Unionville Sub Committee Meeting of Council there was an update on construction on main street & sub projects. Approved \$10 Million to redo the street and laneway. There were some obvious things that were not included, these were highlighted as something that should be included in the scope. This is set to be explored further. Some of these suggestions were; redo courtyard at Art Gallery as a design attraction, closed driveway at Crosby Arena, Place a trail next to Alley Cafe, treatments of blades, extensions of light posts and square at top of stairway at east side.

Dates for the next Public meeting for revitalization has not been provided yet.

Unionville Sub Committee has a rep from the UBIA.

Currently at the 60% design phase - engineering has gone quiet. There will be follow up surrounding this.

Regarding timeline, Majority of the businesses on the street voted they wanted to delay to 2024, and only 30% wanted asap. Therefore a decision has been made to delay Mainstreet development but proceed with the east lane.



The consensus from the businesses and city staff was to leave the street open for business but close it for vehicular traffic.

Further conversations were had around the simultaneous construction between the Watford Group and Revitalization, Parking Issues, traffic flow and engineering timelines.

Niina Felushko has been in conversation with Eco Development to hire a consultant, Councillor Reid McAlpine suggested a retail consultant to ensure businesses were not impacted. It is still to be determined if anyone can or will be hired as a result of budget and final approvals. Therefore, business owners should be taking a very close look when they do propose detailed designs.

Accessibility committee will be reviewing designs and will be involved along the way.

ED Report: Sonia Chow is settling in as Executive Director for January 2023 taking immediate action.

Real Estate updates

157 - had first floor leased for \$1700
155- JW Cosmetics is selling the business
Niina's old office is available for rent
3rd floor of the Queen's is renting.

New items

Councillor Reid McAlpine suggests that for reference for a year from now that the UBIA consider the fact there is a 65% Asian Demographic and that there has been nothing done to recognize Lunar New Year.

Important Meeting Dates Upcoming

February 22nd, 2023 - Board meeting via zoom
March 8th - 7pm (Doors open at 6:30pm) - AGM - In Person at The Old Country Inn

Motion to adjourn at 11:12am by Niina

Moved by Sylvia Morris
Seconded by Tony Lamanna
All were in favour

Meeting adjourned at 11:12am

Next Meeting: Wednesday, February 22nd, 2023 at 9:30am