

# **MINUTES OF THE UBIA 2016 AGM**

Wednesday, February 3, 2016 @ Old Country Inn - Main Street Unionville

**PRESENT:** Councillor Don Hamilton, Elisabeth Mensher, Simin Jahedi, Tony Lamanna, Larry Marianni, Sarah Iles, Parveen Jhingan

**UBIA Members Present:** Dave Tucci, Sylvia Morris, Wendy Kadlovski, Ray Smylie, George Iliopoulos

**Guests:** Mavis Smylie, Wes Rowe, Domenico Furlano, Ron Mandelzys

**1. Meeting called to order at 5:50PM by Elisabeth Mensher as Chair. Elisabeth welcomed everyone to the Annual General Meeting (AGM) and thanked those who attended.**

**2. Approval of the Agenda.**

**Moved by Tony Lamanna**

**Seconded by Sarah Iles**

**3. Approval of February 4, 2015 AGM Minutes.**

**Unable to approve of minutes as they were not provided to the City's Clerks Department or UBIA members.**

## **4. Year in Review & What's Ahead**

Chair Elisabeth reviewed the highlights of 2015, including events and activities that occurred on Main Street and how the street has benefited from these efforts. Following the review, Elisabeth introduced new event ideas to possibly bring to the street. She continued to explain that Central Counties Tourism is no longer offering their standard match partnership, but they are now providing 4 different partnership options. These options will be discussed and voted on in the upcoming BIA meeting.

## **5. Individual UBIA Board Member Address**

Chair Elisabeth Mensher opened the floor to the Board of Directors to speak. Larry Marianni applauded Elisabeth for her work as Chair, Parveen also joined in and stated that he was extremely happy with the hard work Elisabeth has put in within the last year. Tony joined in with the same sentiment and added that it was unfortunate that only a few people came out for the AGM, and hopefully the board can turn this around and have more support within the UBIA community. He continued by saying, he believed the street has a great chance for a turn around and continue to move towards the right direction. There are still two vacancies on the street, which is great compared to previous years, as most spaces are now filled. 147 Main Street, across from the Millennium Bandstand, and The Stiver House is currently up for lease. Tony continued by providing an update on streetscape, saying that it must be priority for merchants to upkeep clean sidewalks & windows and have appropriate seasonal decor in the windows. Tony concluded his streetscape update by stating that the UBIA community members must be notified of this in order to bring the street into a positive direction.

Sarah then commended Elisabeth for all the efforts she put forward, especially when it came to National and Local TV coverage for the street and its businesses. George mentioned that Thursday Movie Nights definitely benefit the street, as many families come out. Wendy seconded this and agreed that movie nights benefit merchants. George then stated that although TV coverage and filming benefits the street, the BIA should be asking production companies for a levy of \$4,000 in order to film on the street.

Elisabeth responded by saying she was not aware that merchants in the past required a minimum of \$4,000. She noted that Master Chef had a limited budget when filming on our street, in which they used her facilities and did not ask for compensation as she knew the coverage would benefit the street. She continued by stating the BIA normally requests \$2,500 from production companies when they choose to film on the street. George responded by saying that receiving \$2,500 is not worth the inconvenience. Elisabeth responded by saying that although it is inconvenient, the street benefits in the long run from the promotion and local/national TV coverage. Elisabeth suggested that in the next BIA meeting, we discuss and vote on whether the levy should be raised. George responded by saying we should not accept anything lower than \$4,000.

Elisabeth mentioned that Schitt's Creek did not close the street, as they only filmed at Simin's store, in which they paid her an undisclosed amount. The only street closure that occurred in 2015 for filming was Master Chef. She continued by stating that film companies all have different budgets and sometimes you have to weigh out the pros and cons of when to decline a certain amount of money. Although the BIA received a lower amount than usual, Master Chef agreed to plug in "Main Street Unionville" as much as possible so we receive maximum national exposure.

Mavis stated that in the past film companies had to provide the UBIA with \$1000 if they were just to take a photo of a storefront. Elisabeth confirmed that if film crews were to use film at a merchants business location, they would pay the merchant their own amount. Chair Elisabeth stated that the details on requested levy's from film companies will be discussed in future meetings.

Simin mentioned that the quality of visitors have went up this year and brought a lot of success to the street. Shibani agreed and mentioned that she enjoyed working with Elisabeth and Kendra, as it was always easy to communicate with both of them.

## **6. Audited Financial Statement**

Chair Elisabeth went over the YTD financial report, breaking down the expenses over the year 2015. She concluded by stating, even after all the events and activities that were brought to Main Street, the BIA finished the year off with a surplus of \$16, 780.

## **7. Proposed Annual Budget**

Elisabeth discussed the proposed 2016 budget:

- (1) Member tax levy - \$205,982
- (2) Surplus - \$16, 780

(3) Celebrate Markham Grant for Olde Tyme Christmas Parade - \$6,000

(4) Canada Summer Jobs Grant - \$4,000

(5) Sponsorship - \$5,000

This totalled to a combined amount of \$237,762. All attendees agreed that this budget was reasonable moving into 2016.

## **8. Director Nominees**

Elisabeth reviewed the restructured Executive Board Member roles as:

Chair: Ryan McLachlan

Vice-Chair: Elisabeth Mensher

Treasurer: Tony Lamanna

Secretary: Sarah Iles

Board members approved of the restructuring. Elisabeth then opened the floor to attendees who filled out nominee forms for the 2 open Director positions on the Board. Sylvia Morris' form was submitted to the Board. Elisabeth then put the nomination to a vote amongst board members, in which all present board members voted unanimously to have Sylvia sit in a Director position.

## **9. New Business**

Larry mentioned that the Annual Golf Tournament will continue this year and will most likely be held sometime in June. He continued by stating that it is good for the street as it brings good publicity. All attendees agreed that the golf tournament is great for the street.

Mavis mentioned that the street looked great but wished that the Bandstand was decorated through out the year. Elisabeth mentioned that the Bandstand is property of the City of Markham and the BIA is unable to decorate this all year round as the city books it for events, activities, photography, ect... Tony added that the BIA only has a limited budget for streetscape and last year he proposed that the BIA increases the streetscape budget for the winter season. Because of this, he focused the budget on the street poles and sidewalks. George asked if the City has a beautification budget in order to increase decor along the street and bandstand. Councillor Don Hamilton responded by saying that the budget is more so for trees and other types of streetscape. George mentioned that the plastic garbage bins currently on the street are not appropriate as they are constantly falling over. Councillor Don Hamilton stated that this is just for the Winter season, as the City removes the black metal bins to avoid rusting and safety issues. Tony asked that the City put a weight inside the bins to avoid them falling over and having garbage spill on the street. Councillor Don Hamilton agreed and said that he will bring this up to the City and work on it.

Dave Tucci mentioned that lighting is an issue for the street and compared the street's lighting proximity to Main Street Markham's. Councillor Don Hamilton replied by saying the City is working towards revitalizing the lights on Main Street Unionville, when this will be done, he is not sure - it all depends on the life cycle. Shibani asked if the street can possibly have more lighting in order to brighten the dark street (string lights above the street). Elisabeth said that this issue will be added to next months agenda. Tony

asked if the City can add this revitalization into their budget in order to update and brighten up the dark street, as Main Street Markham's lights were just revitalized. Don Hamilton stated that this issue will be brought up to the City.

Elisabeth mentioned that the BIA has hired Kendra as the Executive Director. Ray Smylie stated that the office was not currently being used and wondered that if the office was available for visitors. Elisabeth responded by saying because of Kendra's part-time role, it is difficult for her to be there every day, but she is available from Friday - Monday until the end of April. Starting from the beginning of May, Kendra will be available at the office as she will be working full-time by then.

Sylvia asked what the process was in order to have your name written in the stones at the Bandstand. Councillor Hamilton responded by saying that was done years ago as it was for a Bandstand fundraising event.

**Councillor Don Hamilton exited the meeting at 6:47PM.**

Wes Rowe mentioned that the bandstand sign must be changed and updated frequently. Elisabeth and Kendra responded by saying this will be fixed as soon as possible.

Ray Smylie said that he was happy that the board members have filled the previously vacant positions, but meeting quorum is a constant worry for him as it is a reoccurring problem. Elisabeth said that she will do her part in asking board members to show up for quorum. Ray continued by saying that some members are consistently absent for meetings and he wants to ensure that the Chair will be present to run meetings. Elisabeth stated that she understands the importance of the Chair and said she is confident that the new Chair, Ryan, will be successful in this role.

Ron asked how many people normally attend AGM's and BIA meetings. He voiced that the meetings are not necessarily held at the most convenient times. Elisabeth responded by saying she has tried in the past to change meetings to different times, but it did not work out. As for the AGM, several e-mails were sent out to all merchants, giving plenty of notice but the BIA is not able to police and tell people to come out to meetings.

## **10. Adjournment**

**Meeting was adjourned at 6:55PM**

