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Wexford Heights BIA
AGM Meeting Minutes
December 3rd 2020

Location: Virtual Meeting (Via Zoom)

Attendees:

| | |
|------------------------------------|--|
| Michael Phan – Chair | Deanna Dickens Demers– Better Than Yia Yia`s 1842 Lawrence Ave.E |
| Steve Wanless – Vice-Chair | Justin Dickens – Better Than Yia Yia`s – 1842 Lawrence Ave. E. |
| Hovic Boyadjian - Treasurer | Rafiq Dosani - Auditor |
| Robert Givelas – BM | John Kiru – Executive Director TABIA |
| Deputy Mayor Michael Thompson - BM | Raj Kumar – City BIA office – Capital Projects |
| Shien Thiagarajah – BM | Steve Smith – Property owner – 2135 Lawrence Ave. E. |
| Yani Zhao – BM | Edgar Tam – Scarboro Mazda – 2124 Lawrence Ave. E. |
| Linda Raeside BIA office | Ihor Wons – Office of Deputy Mayor Michael Thompson |
| | Jerry Wexler – Warranty Auto Sales -1830 Lawrence Ave. E. |
| | Sandi Koitsis-Zigomanis – City BIA office |

1. Call to Order & Introductions

- Meeting called to order at 6:40pm and introductions
- Vice-Chair Steve Wanless announced the resignation of board member Sandy Bassett – Secretary and thanked her for her tenure of 13 years.

2. Declaration of Conflict of Interest

- None declared.

3. Approval of Minutes 2019 Annual General Meeting

It was moved by Vice-Chair Steve Wanless, seconded by board member Yani Zhao to accept the meeting minutes of 2019 AGM

Motion carried

4. Auditor`s 2019 Report

- Rafiq Dosani – Auditor presented the financial statements for the year-ending Dec. 31st, 2019.

It was moved by board member Robert Givelas, seconded by Chair Michael Phan to accept the report as presented.

Motion carried

5. Appointment of Auditor for 2020

Note: Rafiq Dosani transferred to waiting room while vote taken.

It was moved by Chair Michael Phan, seconded by Treasurer Hovic Boyadjian to re-appoint Rafiq Dosani to conduct the 2020 audit.

Motion carried

6. Sub-committee reports

- **TOL** – Co-Chair Michael Thompson advised in light of new information from public health and concerns for public safety, the board has taken decision not to host the TOL in 2021. Major sponsor funds from TD will carry over when next the TOL is held. He thanked fellow Co-chair Yani Zhao and the TOL sub-committee for their efforts. He advised there were great plans and expectations for the 2021 event. Co-Chair Yani Zhao reiterated his comments and looks forward to event in 2022.
- **Marketing** – Chair Michael Phan advised BIA has retained MBA student from U of T (Tanya Adityan) to create a communications strategy and build awareness and engagement with the business community she is currently reaching out to the businesses to gather information for creation of a database.

Chair Michael Phan shared a slide/video presentation of the WexPops installation that was installed during the summer of 2019 for a 6 week period, a public space in a parking lot on private property. It created a community space as there were weekly events/activities happening in this space for public to participate in. The WHBIA received a lot of press with this installation. Board member Robert Givelas mentioned website traffic down due in part to cancellation of TOL. The business members section however was very active with views from members. Social media continues to see growth with increase in content posting from social media consultant Louroz Mercader. Robert advised social media moving in positive direction with plans to push for more content in future.

Streetscaping – Chair Michael Phan advised the parkettes project has been reinstated as no future construction planned on Lawrence Ave. E. Presentation of concept designs provided which includes planters, seating areas, branded signage structures with accent solar lighting, pavers. Raj Kumar – City’s Capital Projects Coordinator spoke to the budget for this project originally around 1mil estimate, consultants started detail design and realistic figure is estimated at 750k. If funds available, the BIA could 50/50 capital cost-share or enter into loan program with City, 35% from City to a maximum of 350K, 65% commitment from BIA. Of note have secured funding from Urban Design for 100k. Loan to be paid back over 10yr period at market rate. Tender to go out Feb. 2021 with planned construction for this project summer of 2021. Deputy Mayor Thompson questioned if this is the best way to utilize and spend 750k, Chair Michael Phan commented this creates a community gateway and heightens awareness as these corners are very high traffic area. Deputy Mayor Thompson asked to review the southeast concept drawing and to consider creating more benches west of bus shelter for seniors who reside at the Salvation Army. Chair Michael Phan also mentioned looking to have the bollards on the northeast corner removed to allow for more greenspace. Raj Kumar also noted the bus shelter at this northeast corner could be moved more to the east, Deputy Mayor Thompson asked that she investigate any issues were this shelter to be moved. Property owner Steve Smith enquired about the benches appear to be made of concrete questioned the ¾ million budget should look at approaching suppliers in the area. Raj Kumar advised material is not concrete, composite material for outdoor use. She further added the 750k is not just benches includes all other elements i.e. paving, icons, planters. Chair Michael Phan advised costs will be tendered out and look at inviting/sourcing local suppliers i.e. AC Waterjet. Deputy Mayor Thompson suggests send copy to Steve Smith and himself once more detailed plans are made available and invite other stakeholders to provide input, look at other areas for future plans i.e. Birchmount/Victoria Pk. expansion – broader coverage of the area efforts. Chair Michael Phan advised the planters located in soft areas are now secured on concrete pads and new signage added to all planters. One of our local suppliers AC Waterjet won the bid for this project. Look at opportunity to expand planters in other areas.

7. 2022 Proposed Budget

- Treasurer Hovic Boyadjian provided an overview of the proposed budget for 2022. The major expenditure for 2022 is streetscaping upfront contribution of 200k.

It was moved by Treasurer Hovic Boyadjian, seconded by Chair Michael Phan to approve the budget as presented. **Motion carried**

BIA advisor Sandi Koitsis-Zigomanis advised there also needs to be motion to enter in loan agreement with the City.

It was moved by Chair Michael Phan, seconded by Treasurer Hovic Boyadjian to enter into a loan agreement with the City. **Motion carried**

8. New Business

- John Kiru – Executive Director TABIA spoke on the issue of Business Education Tax (BET) during recent budget. He advised this tax will be reduced by 10%. He noted Toronto pays a significant volume of this tax. This reduction amounts to a 160 mil reduction in commercial property taxes to businesses in Toronto. Deputy Mayor Thompson commended John on behalf of all BIA’s for his contributions and leadership during these difficult times. John Kiru reciprocated Deputy Mayor Thompson’s leadership through Economic Development navigating these unprecedented times.

