



**Cloverdale BIA AGM Minutes: Monday, February 27, 2017**  
**Meeting held at the Cloverdale Legion Auditorium**

Dean Moore, as President of the Cloverdale BIA acted as Chairman of the meeting and Paul Oraziotti as Secretary of the meeting. The president was advised that there was a quorum at the 2017 AGM.

**Meeting Called to order @ 7.07pm**

1. **Call to Order** by Dean Moore. The BIA president opened the meeting and welcomed guests and the presenters for the AGM. Dean excitedly spoke to the 9% growth in businesses over last year located in the Town Centre. The report started to detail all of the proposed residential/commercial developments in Cloverdale starting with Townline's Bristol with 97 apartments and over 10,000 sq. ft of retail. Next door is a Town Home development being proposed by Mosaic Homes which would add 112 new units. The report then addressed another long time vacant piece of property on the by-pass just south of the 7-11/PetroCan gas station that was coming forward with 59 Row Townhomes. With all of the eminent development Dean spoke about the importance of parking and to ensure that the City would continue to work with the BIA to ensure that the community has sufficient parking space for the future.

**2. Adopt the Agenda**

**Motion:** To adopt the Agenda for the AGM meeting of the BIA for February 27, 2017.

Upon a motion duly made by: Alex Charles Seconded by: Freda Matern

**Motion Carried:** Approved by show of hands (none to the contrary)

**3. Adopt the 2016 AGM Minutes**

**Motion:** To adopt the Minutes of the 2016 AGM held on Feb. 23, 2016

Upon a motion duly made by Steven Bednash Seconded by Yolanda Moore

**Motion Carried:** Approved by show of hands (none to the contrary)

**4. ELECTION OF DIRECTORS**

Paul Oraziotti reported on behalf of the nomination committee and brought forward 9 names for election. The acting nomination chair asked 3 times for any additional nominations from the floor and there were none. The following names are the elected directors for the 2017/2018 BIA board of directors: Kent Archibald (business) - Firearm Training Centre, Steve Bednash (business)- Clover Ventures (Cloverdale Hunting and Fishing Show), Alex Charles (business/property owner) - Unifor Local 780G, Freda Matern (business)- Ye Olde Piggy Bank, Dean Moore (business/property owner) - Michauds Salon, Michelle Moore - The Rustic Rooster

Bakery & Cafe, Rob Paterson (business/property owner) - New Mac Animal Feed and Frank Redekop (business) - Cloverdale Legion

### **5. RCMP Report Staff Sergeant Winston Shorey**

Sgt Shorey spoke about the launch of the City of Surrey's new Public Safety Strategy in the winter of 2016 and several new programs that will be unveiled in the spring of 2017. Winston had the results of a recent Town Centre survey performed in January of 2017 and reported that businesses remain concerned about shop lifting, loitering and nuisance behaviour. Winston happily reported that the area was not facing any serious crimes and that the stats as compared to the year before were all done. One area concern that remains is theft from autos. Sgt Shorey ended his presentation by complimenting the wonderful relationship that exists between the Dist 4 RCMP office. Sgt Shorey did indicate that the Cloverdale area statistically remains one of the safest parts of Surrey.

### **6. Town Centre OCP Presentation**

Don Luymes - Long Range Community Planner unveiled the new 2017 OCP for the Cloverdale Town Centre which will replace the 2000 edition. Highlights of the new plan featured the following points:

- Focus of Town Centre along the two main streets: 176 Street and 176A Street (which will form a Historic Business District)
- Increase the amount of cultural heritage art and placemaking in the core
- Increased mix of residential and commercial uses within Town Centre to enhance the viability of the Town Centre core
- Overall increase in residential land uses in and around core to support Town Centre growth and vitality
- Medium density residential development (apartments) within walking distance of Town Centre core to support commercial/ business growth
- Convenient public parking facilities within walking distance of Town Centre
- Existing single-family areas within walking distance of the Town Centre core encouraged to be redeveloped for higher density uses to increase area's population
- Pedestrian-friendly/street-oriented commercial in the core
- Area south of Highway 10 to be maintained for light industrial and business park uses to create employment opportunities
- Increased and more distributed park space throughout the Town Centre
- Develop several community gateway signs for the community

The business community warmly received the plan and wanted to make sure that the City understands the importance of parking in the community and that any major shifts proposed still take in account the current and future needs for the Town Centre.

### **7. Museum of Surrey Expansion**

Museum manager Lynn Saffery and Alec Page Project Manager - Core Project Management brought the level of excitement up a notch with a presentation on the fantastic new Museum

expansion. The presentation gave a conceptual view on the new project on where new travelling exhibits would be displayed, along with a Kid's area, a small heritage village composing of the Anniedale School, the Anderson cabin, and the 1881 Town Hall. The grounds were to be opened up to give more access to the Veteran's Square along with a berm along Highway #10 that would have some built in amphitheatre seating and noise mitigation for the square. The presentation also unveiled the new logo for the Museum which will be in the top 5 museums in the province. The Museum was also looking for support from the BIA and its member to address the Museum's shortfall in parking.

### **8. Treasurer's Report**

Robert Curran of Heming, Wyborn and Grewal, Chartered Accountants, presented the audited 2016 Financial Statements of the Cloverdale BIA. Robert was pleased to report that the BIA financials were clean and without any issues. The BIA continues to be in a better cash position at the beginning of the year and was carrying monies donated in 2015 most notably a \$10,000 grant from the province via Min. Stephanie Cadieux for the new Community Gateway sign.

There were no questions from the floor at the end of the report.

President Dean Moore asked that voting members please cast their vote on the ballot provided to either accept, not accept or abstain from accepting the Financials as presented for the Year Ending Dec. 31, 2016. Vote count: 23 Yes, 0 Abstain, 0 No

President Dean Moore asked for a motion from the floor to re-appoint the Auditors for another term.

Upon a motion Duly made by: Troy Dean, Seconded by: Yolanda Moore

Re-appoint Heming, Wyborn and Grewal, CA's for the fiscal year ending December 31, 2017.

**Motion Carried:** by show of hands (none to the contrary)

### **8. 2017 BIA Budget/2016 BIA Budget vs Actual:**

Paul Oraziatti presented the 2017 Proposed Budget for the Cloverdale BIA. The budget was similar in direction to the 2016 BIA budget with new money being directed towards a new large scale community event called the Cloverdale Country Festival to be held on July 16th. The new event would feature the BC Hot Rod Association who were moving their Annual Show N Shine from Langley to Cloverdale. The second area that the BIA will continue to work on is business recruitment in conjunction with the City of Surrey and the Cloverdale District Chamber of Commerce. The BIA would continue with its other existing annual events, and the two parades for the Rodeo and Santa Claus will continue to be more reliant on sponsorships. The BIA's most significant project remains to be the primary Community Gateway sign (Welcome to Cloverdale) proposed for the By-pass near Highway #10. The BIA is working with Mosaic on a new design which will be similar but smaller in size for the Mosaic property to be located near the corner of the By-pass and 58 Ave.

Paul then discussed the previous year's budget and compared actual dollars spent. The most significant variance was the delay in completing the Community Gateway sign and monies that would be carried over for 2017. The ED explained that the BIA was carrying over unspent monies on the website and the Christmas promotion money. The BIA increased its support of Cloverdale Market Days which is an outdoor market held on 176 Street. The ED went on to explain the new measures for cost estimates for each project that would be reviewed by the board before proceeding. At the end of the presentation Paul asked for any questions from the floor and there were none.

President Dean Moore asked that voting members please cast their vote on the ballot provided to either accept, not accept or abstain from accepting the 2017 BIA Budget as presented. Vote count: 23 Yes, 0 Abstain, 0 No

#### **9. Executive Directors Report: BIA Year in Review**

Paul Oraziotti reported that the Cloverdale BIA continues to roll out the new brand for the Town Centre which is "Cloverdale - Since 1870 A Good Place to Grow". The BIA had great success with all of its special events especially with the Surrey Santa Parade which continues to grow both in participants and in crowd numbers. The ED thanked all of the people who had volunteered their time to help the BIA with its events, projects and advocacy for the Cloverdale Town Centre. The ED reported that the growth in the community has been unprecedented since his 18 year tenure. Another bright light was the record 9 Film productions that happened in 2016 which had left behind a decent amount of money for local businesses and the BIA. The monies that the BIA collected from filming was to be invested in the area that filming occurred and that by end of March new Street marker signs with the original historic name of the road would be added to the blades that appear on each corner of intersections on 176 St and 176A St.

At the end of the presentation Paul asked for any questions from the floor and there were none.

**Adjournment @ 9pm**