



# CLOVERDALE

Business Improvement Association

A good place to grow, since 1870

## Minutes

***BIA Board Meeting held on Tuesday Sept. 11, 2018 @ 6pm - BIA office***

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### **Present**

Kent Archibald	Steve Bednash	Alex Charles
Freda Mattern	Dean Moore	Michelle Moore
Rob Paterson	Terry Stewart	Paul Orazietti ED

### **Absent**

Mike Garisto	James O'Neill	Frank Redekop
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### **Guest**

Kiran Kooner (COS)	Edward Tain (City of Surrey)
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Recording secretary: Paul Orazietti Call to order 6:08 pm

Adoption of Agenda: Moved by Steve Bednash, 2nd by Terry Stewart, all in favor, motion carried.

Adoption of July 10<sup>th</sup> Minutes: Moved by Freda Mattern, 2<sup>nd</sup> by Terry Stewart, Carried, all in favor.

### **1. NEW BUSINESS:**

**a. Treasurer's report:** Treasurer Dean Moore presented the July and August Treasurer's report since there was no board meeting in August.

The July 2018 Report had a Total Income: \$8,500 and Total Expenses: \$10,909.80 and that the Bank balance as of July 31st, 2018 was **\$92,727.64**

The August 2018 Report had a Total Income: \$189,820.24 which included the annual BIA levy from the City of Surrey at \$185,000.00. Total expenses: \$13,073.94. Bank balance as of August 31, 2018: \$268,003.27

Adoption of Treasurer's report: Moved by Steve Bednash, 2nd by Terry Stewart, all in favor, Motion carried.

**b. Supportive Housing:** The BIA has attended several meetings with BC Housing and the City of Surrey about a proposed Supportive Housing unit for the corner of 176A St. and 58 Ave. There was only one option presented with no opportunity to make any changes. BC Housing is going to hold several community consultation meetings at the Pacific Community Church and a large

open house on Sept. 20<sup>th</sup> to explain the need for the facility and what it would offer its tenants. The project has been expanded to be a 4 story building with 60 units and the building would be considered low barrier. The building envelope would also take away 9 parking stalls from the city parking lot on the corner of 58A Ave and 176A St. The tenants for the housing would come from Cloverdale and from other parts of the city including the temporary housing in City Centre with no guarantee on the mix. The tenants would also be able to take drugs on site and under supervision if they wished. The Executive Director had conducted an online survey with the business members and with local residents totaling 1,161 respondents and found that 89.32% were opposed to the Supportive Housing location. The E.D. has also spoken with the majority of property owners and business owners within a two block radius of the proposed site and has found them all to be opposed to the development. The BIA has requested some research from BC Housing to demonstrate a local need for the Housing but no statistics to date have been presented. The BIA has been addressing the Supportive Housing concerns on a daily basis from local businesses and residents which has also overwhelmed the Chamber & BIA staff. A number of residents and businesses have asked that the BIA take a formal position against the proposal and make a more concerted effort to defeat the proposed development. The BIA director reports that there is virtually no support from any local businesses on the Supportive Housing proposal and believe that the Association can with a high degree of certainty vote against the development.

Upon a motion moved by Steven Bednash and seconded by Kent Archibald that Cloverdale BIA send letters to the City of Surrey and BC Housing to completely oppose the proposed development of Supportive Housing for downtown Cloverdale. Motion carried unanimously.

Note: BIA Directors that were not able to attend the Board meeting did advise the BIA office in advance of their opposition to the proposed development.

## **2. Old Business**

**a. 176A Street City Parking:** The BIA is working on a petition to get support for the two existing City parking lots and will send the results into Mayor and Council in early Sept. when they return for weekly meetings. The BIA had met with the new beautification officer Dave Sadler and he was given a past letter to reaffirm the Associations desire to start working on the 176A St lot at 57A Ave. The BIA was advised that the City planners and Parking Manager are reviewing the future parking requirements for the area and will hold meetings at a later date. Especially in light of one parking lot that potentially could be smaller in size if the Supportive Housing Development proceeds.

### **3. BIA Committees:**

**a. Beautification:** The new Beautification planner needed time to get up to speed on all of the proposed BIA/City projects like the Community Gateway signs and would meet at a later date as decisions were made. The BIA was advised that the hanging baskets would come down around Thanksgiving Day in October.

**b. Communications:** The new website remains under construction as new elements are added to it.

**c. Business Development:** The BIA office has been advised that the Hawthorne has now sold out. There has been a little dialogue with different builders like Akalia Ventures (58 Ave and the by-pass) which is several months behind schedule because of some needed re-zoning.

The BIA board also reviewed a Transit/Transportation survey that the office had undertaken online. In general, the Business members found that transit services were inadequate with not enough buses per hour. In addition, many employers noted that their employees required long periods of time to get to work since there is such poor transit connectivity between town centres. The West-East direction to the Town Centre created the most problem for people travelling to Cloverdale. Over 61% of businesses felt that there isn't sufficient parking for their customers at peak periods.

**d. Special Events:** The BIA is now working on the Santa Parade and is looking for sponsors to fund the event. The City of Surrey has come on board with a community grant of \$2,000 for the parade. The BIA will also speak with the property managers of the Brick Yard Station and Clover Square Village on some potential activities for the month of December.

**e. Safety & Security:** The BIA has been advised by the RCMP that the new Bill Reid Place has attracted a number of drug dealers and that there is a spike in break and enters in the Industrial area just north of the Homeless shelter. The BIA office has also received emails & calls about increased drug usage and needles showing up. There has been a growing trend of new people who are known to police in the area who are from City Centre.

**4. Other Business:** The Board was advised that the Cloverdale Chamber executive director Raminder Thomas has taken a leave of absence to run for City Council. Kiran Kooner – Business Development officer also thanked the BIA for its work as she is moving on to a new position and she had brought her replacement Edward Tain to meet the board. The BIA thanked Kiran for all of her help and wished her well.

**5. Next BIA meeting:** Next BIA meeting scheduled for Tuesday, Nov. 13th, 2018 at 6pm.

Adjourned : 8:15 pm