



CLOVERDALE

Business Improvement Association

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Minutes

BIA Board Meeting held on Tuesday Mar. 12, 2019 @ 6pm - BIA office

Present

Kent Archibald
Dean Moore
Terry Stewart

Mike Garisto
Michelle Moore
Paul Orazietti ED

Freda Mattern
James O'Neill

Troy Michaud
Rob Paterson

Absent

Steve Bednash

Alex Charles

Frank Redekop

Guests

City of Surrey Councillor Steven Pettigrew, Edward Tain Bus. Dev.

Recording secretary: Paul Orazietti Call to order 6:15 pm

Adoption of Agenda: Moved by Freda Mattern, 2nd by James O'Neill, all in favor,
Motion carried.

Adoption of Feb. 19th Minutes: Moved by Troy Michaud, 2nd by Mike Garisto, Carried, all in favor.

1. NEW BUSINESS:

a. Treasurer's report: Treasurer Dean Moore presented the February 2019 Treasurer's report for discussion. The February 2019 Report had a Total Income: \$250.00. Total expenses: \$11,126.16 Bank balance as of Feb. 28, 2019: \$212,274.26

b. Cloverdale Supportive Housing proposal

ED Paul reported that at a recent meeting of the Coalition of Surrey BIA's, that Councillor Brenda Locke was in attendance and did bring up the City's efforts to continue to work with BC Housing to introduce 250 units of modular permanent low barrier supportive housing to Surrey. Brenda was quoted in the Surrey NOW Leader newspaper that, "We're looking at different areas," said Councillor Brenda Locke, who chairs the city's social planning committee. "I expect in every town centre, there will be something built." In the meeting Locke suggested that 50 units would go to the Cloverdale District and on city owned land. Paul suggested that the BIA form a Supportive Housing Task Force for the Cloverdale District that could work with the City and Councillor Locke in a more transparent fashion. The BIA will look to form a task force that

has both business and residents from all over the district involved. One of the key concerns is that the new Supportive housing will be part of the City's desire to spread the 160 clients that are at the Downtown Surrey temporary housing units (work trailers).

Upon a Motion moved by: Michelle Moore and seconded by Rob Paterson that the BIA strike a Task force to work with the City and BC Housing on a Supportive Housing Modular development for the District of Cloverdale which includes Clayton. Motion Carried

c. 18782 Hwy #10 – Residential Rezoning app to Commercial

The BIA ED reported on a new Development Proposal sign that the BIA president recently saw near the corner of Hwy # 10 & 188 Street. The rezoning proposal was part of a larger residential subdivision that was being designed in 2016. The new commercial rezoning was just proposed by the developer to include approx. 16,000 sq feet of retail. The BIA board discussed the proposal in detail and the majority of directors were concerned about the Retail leakage that is occurring around the Cloverdale Town Centre. There was a concern that the potential tenants could be poached from the Town Centre and will more than likely create even more service oriented competition. The Board cited the City of Surrey's desire to not let highway commercial expand along Highway 10 in residential areas. The Board was also hopeful that the vacant Bourassa Property across the street from Kwantlen University at 180 St and Hwy #10 should have more mixed use development that adds to the Town Centre not competing with it 8 blocks away.

Upon a Motion made by Dean Moore and seconded by Freda Mattern that CBIA is opposed to the Re-zoning of Residential property to Commercial and will advise the City of Surrey. Motion Carried, one director abstained.

d. CBIA 2020 EGM

The board discussed the process that will be required to start a 5 year renewal of the BIA but will also consider border expansions and a yet to be determined increase in the levy to allow the BIA to fund more place making/beautification projects and special events. The BIA is in the process of getting a summer temp to undertake the research of the membership to determine and confirm spending priorities. The ED will need to form a renewal committee to address potential boundary changes and helping with more senior member interviews.

e. Ridesharing in BC

In light of the poor transit options that the Cloverdale Town Centre will continue to have for numerous years, it was felt that the Ridesharing concept that is taking place in the majority of major cities in North America except for Metro Vancouver should be considered. Ridesharing

Now along with 31 other organizations in BC are trying to garner support from various business organizations as they prepare to sell this to the Provincial Government. Several BIA directors who have used the service spoke enthusiastically about it and felt that it would be helpful for Cloverdale, Metro Vancouver and the Fraser Valley.

Upon a Motion moved by Freda Mattern and seconded by Troy Michaud that the Cloverdale BIA will support the Ridesharing concept and will promote its use to its members.

Motion Carried Unanimously.

2. OLD BUSINESS:

a. King Street Alley Project

The BIA and City continue to work on this exciting project and are working on Façade Grants, quotes for various services including asphalt patching, lane striping and the building of a garbage enclosure for the north end of the lot. The BIA will also get a legal document for the building owners that will allow the addition of decorative festoon lighting along the roof lines of several buildings on 176 St that face the parking lot in the rear.

3. BIA Committees:

a. Beautification:

Mosaic Homes have advised that they will be starting the construction of the new Community Gateway Sign in March with a completion by late April.

b. Communications: Special event application forms for all of the Rodeo Day events which include the Bed Races and Decorated Bike Parade plus the Rodeo Parade have been posted.

c. Business Development: The BIA is starting to prepare to work on one video that will capture Rodeo Day events. The BIA will engage the services of James Skog (Affordable Drone Services) who shot the Surrey Santa Parade video in Dec. 2018.

d. Special Events: The BIA has submitted FEST applications for the Rodeo Day events (Bed Race, Chili Cook-off and Rodeo Parade) and has now started to solicit participants. The BIA and Cloverdale Chamber have agreed to race each other at the Bed Races.

e. Safety & Security: Criminal activity in the Cloverdale Town Centre has been relatively low and the Dist 4 RCMP office is doing a great job locally. Several merchants have complained about recent rash of B&E's in the area especially near the homeless shelter (Bill Reid Place).

4. Other Business: BIABC 2019 Conference will be held at downtown Surrey in late April. The Board discussed sending the ED to the conference.

Upon a Motion made by: Rob Paterson and seconded by Michelle Moore moved that the BIA cover expenses for Paul to attend. Motion Carried.

City Councillor Pettigrew stayed for the entire meeting and was very supportive of the Cloverdale BIA's efforts to partner with the City of Surrey on numerous projects. The Councillor did express an interest to return for future meetings of the Directors.

Discussion was also brought up by a director regarding the White Hotel electrical problems. One viable tenant was struggling to keep the business open without power. The BIA agreed to look into the matter.

5. Next BIA meeting: Next BIA meeting scheduled for Tuesday, May 14th, 2019 at 6pm.

Meeting Adjourned: 8:30 pm