



CLOVERDALE

Business Improvement Association

A good place to grow, since 1870

Minutes

BIA Board Meeting held on Tuesday Sept. 10, 2019 @ 6pm - BIA office

Present

Kent Archibald	Alex Charles	Mike Garisto	Freda Mattern
Troy Michaud	Dean Moore	Michelle Moore	James O'Neill
Rob Paterson	Frank Redekop	Terry Stewart	
Paul Oraziotti ED			

Absent

Steve Bednash Kristy Hill

Guests

Edward Tain - City of Surrey

Acting Recording secretary: Paul Oraziotti Call to order 6:15 pm

Adoption of Agenda: Moved by Rob Paterson, 2nd by Mike Garisto, all in favor, Motion carried.

Adoption of May 14th Minutes: Moved by Troy Michaud, 2nd by Rob Paterson, Carried, all in favor.

1. NEW BUSINESS:

a. Treasurer's report: Treasurer Dean Moore presented the August 2019 Treasurer's report for discussion. The August 2019 Report had a Total Income: \$196,781.31. Total expenses: \$10,629.08. Bank balance as of August 31, 2019: \$282,096.84

Adoption of Treasurer's Report: Moved by Alex Charles, 2nd by Troy Michaud, carried, all in favor.

b. 17277 56 Ave Development Proposal (Strata Warehouses)

The Cloverdale BIA has gone on record with the City of Surrey that it supports a proposed development by PC Urban for a high quality warehouse complex. The Board has discussed this project in great detail and after a decade of multiple attempts at developing this site, the BIA supports this current effort. The BIA executive director and other BIA directors have personally spoken with residents and neighbouring businesses. The vast majority would like to see the project move forward and believe that it will be asset to the community. The ED has consulted

with the Planning Department and has confirmed that they also support the proposed development which includes landscape buffering and a new road that will connect to 57 Ave on the north side of the Brick Yard Station mall.

c. 18782 56 Ave

The ED briefed the BIA board on comments forwarded by Aplin Martin that suggest identical businesses (tenants) to those in the Cloverdale Town Centre would likely become occupants in the newly proposed rezoning highway commercial. The Board did discuss this project and have not changed their position of not supporting the rezoning.

d. BIA Renewal – 2020

The Board discussed all of the requirements to prepare for the upcoming Extraordinary General Meeting with a date to be set after a sufficient amount of responses from the Member Survey. Edward Tain from the City of Surrey has made a recommendation that BIA expand its levy to over \$230,000 with an approx. 3% increase annually. In the previous board meeting the directors did indicate that it would not be prudent to ask for a large levy increase. The City of Surrey did calculate a new base levy that would move the total upwards of \$35,000 based on the new developments and that it should not raise any more taxes on existing building in the BIA catchment area. The City of Surrey agreed to vet the BIA Member survey and will review upon its completion. Another component necessary will be a 5 year strategic plan that reflects the Board's previous discussions about continuing to work on landscaping and beautification projects that would include modern two more City of Surrey surface parking lots in town. The Board also wanted to ensure that there was sufficient funding for existing annual events. The BIA will also work on Place Making projects that will add lighting and public art to public areas.

e. Cloverdale Community Assn

The Board discussed various positions taken by the Assn which are contrary to those of the Cloverdale BIA. The Cloverdale BIA will continue to consult its members on significant matters and will advise the City of Surrey accordingly.

2. OLD BUSINESS:

a. King Street Alley Project

The BIA and City of Surrey have broadened discussions on Place Making elements proposed for the King St alley businesses that are adjacent to the parking lot. The BIA is working on a façade grant for the rear of the office along with pursuing heritage story boards, lighting and a final estimate for one of the garbage enclosures. The COS has confirmed that they have spent just under \$46,000 on the project (which does not include a contribution from BC Hydro for half of

the EV fast charger for over \$35,000). The BIA has spent just under \$17,000 to cost share on line striping, landscaping and paving.

b. Cloverdale Supportive Housing Task Force

The BIA will survey its membership on whether they support a future proposed Permanent Modular low barrier support housing development proposed by BC Housing near the Town Centre. At the time of this meeting no additional information has been forwarded to the Assn. on this matter.

3. BIA Committees:

a. Beautification:

The BIA was advised by MOSAIC that their installer for the gateway sign had been injured in a motor vehicle accident and that they were expecting him to return to finish the sign by the end of September. Upon completion of the BIA renewal, the office will move forward with the specs from the original gateway sign to get an estimate for a new Gateway sign that will be installed in a landscaping bed at the corner of 180 St and Highway #10 by Stampede Tack.

b. Communications: The BIA website upgrades along with google ads have boosted the number of calls to the office and visits to the website. The BIA has added a new Calendar of Events in Cloverdale that is very popular.

c. Business Development: The BIA office has been visited by several developers and property owners who are seeking to develop in the Town Centre. As more information is provided the board will be brought up to speed on several 4 story apartments proposed on 177B St and just west on 56A Ave. The BIA has spoken with all of the developers and has stressed the importance of having sufficient parking for their developments.

d. Special Events: The BIA will look into organizing a 2020 outdoor movie night for the King st parking lot along with other additional activities such as an expansion of the Cloverdale Market Days. The office is actively working on the 2019 Santa Parade and will have announcements for the October board meeting.

e. Safety & Security: The BIA office has met with the new Sgt Ed Hryciuk for the Dist 4 office and is working on a briefing to review our past activities and current concerns for the area. The Board briefly reviewed the RCMP 2nd quarter stats for the area and once again we remain a very safe area compared to the rest of the City of Surrey.

4. Other Business: None discussed

5. Next BIA meeting: Next BIA meeting scheduled for Tuesday, Nov. 12th, 2019 at 6pm.

Meeting Adjourned: 8:10 pm