



Minutes

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

Present

Kent Archibald	Mike Garisto	Freda Mattern	Troy Michaud
Dean Moore	Rob Paterson	Terry Stewart	
Paul Orazietti ED	Edward Tain - City of Surrey		

Absent

Steve Bednash	Alex Charles	Michelle Moore
Kristy Hill	James O'Neill	Frank Redekop

Acting Recording secretary: Paul Orazietti Call to order 6:11 pm

Adoption of Agenda: Moved by Troy Michaud, 2nd by Freda Mattern, all in favor, Motion carried.

Adoption of Oct. 8th Minutes: Moved by Rob Paterson, 2nd by Terry Stewart, Carried, all in favor.

1. NEW BUSINESS:

a. Treasurer's report: Treasurer Dean Moore presented the October 2019 Treasurer's report for discussion. The October 2019 Report had a Total Income: \$11,488.44. Total expenses: \$15,453.09 Bank balance as of October 31, 2019: \$267,561.64

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

b. Office Lease Renewal

The City of Surrey purchased the Dale Building in Cloverdale with the eventual goal to demolish the building and use the land for a pedestrian/park connection in keeping with the Cloverdale Town Centre land use plan. For this reason, the leases were kept on very short term with low rental rates to provide flexibility to proceed with this plan. In more recent planning the City no longer wishes to pursue this objective. The building is considered an investment holding and should have a rate of return consistent with the market.

In the coming months the Landlord will be working with you to structure new leases with lease terms of three to five years with the intent to get the lease rates closer to market rates. It is our view that market rates for the premises are between \$10.00 and \$12.00 per sq ft triple net. The

current additional rent for the premises is \$5.69 per per sq ft. The Board discussed the rate increase and current rates around town and the new rate still is well below the new buildings that have recently been built. The BIA will discuss this matter with the Cloverdale Chamber to determine if we can afford the rent and if we need to add an additional tenant to help offset costs. The BIA will also need to complete its 5 year renewal in 2020 before making any long term commitments.

c. BIA Renewal Update

The Cloverdale BIA held an Extraordinary General Meeting on Mon., Oct. 21, 2019 @7pm - 9pm Cloverdale Legion. The meeting had quorum and the members approved an operating budget for 2020. Member research clearly showed that parking, illegal dumping and nuisance behavior to be the Town Centre's top problems. The new budget sustains all of the BIA's existing events including support for the Cloverdale Market and Ladies Night Out. The new budget continues to work on partnering with the City of Surrey on new beautification projects that include fixing up two city owned parking lots on 176A St/58A Ave and at 56A Ave just west of 176 St. There is also plans to do some beautification on Hwy #10 especially at the corner of the two highways.

2. OLD BUSINESS:

a. King Street Alley Project

The BIA has suspended work on this project until it finalizes its lease with the City of Surrey. The BIA will continue to work on completing some garbage enclosures in the lot and depending on the lease renewal will look at installing decorative lighting on the rears of several buildings that face the parking lot.

3. BIA Committees:

a. Beautification:

The Gateway sign at the corner of 58 Ave and the Cloverdale By-pass is virtually complete. The office has discovered that the date Cloverdale was named was not 1870 but closer to 1891. The BIA discussed this with Heritage services of the City who went on record that they did not support adding the year that the Town was named. The BIA will review this matter and will take a position on this matter shortly.

b. Communications: The BIA website has added a new Cloverdale Events section of what's going around town which is generating a lot of traffic for the website. The BIA has also worked with Google to improve its listing and search results.

c. Business Development: Mike Garisto, a director made a presentation on behalf of Columbus Homes who are working on redeveloping the Southdale Manor which is a seniors' supportive housing complex on 176A St near 60th Ave. The director was looking for some initial support for the project from the BIA and raised a concern about meeting held with Mike Bola, the President

of the Cloverdale Community Association and comments that he raised. The BIA ED did discuss numerous complaints made by different developers that have recently approached the BIA with their plans and all of them expressed concerns about the President of the Community Association. The BIA will work with the City and the Planning Department to review these concerns.

Upon a motion moved by Rob Paterson and seconded by Freda Mattern that the CBIA supports the redevelopment in principle. Director Garisto abstained from voting. Motion carried.

d. Special Events: The BIA continues to work with the City on expanding the parade route and addressing safety concerns. The City is looking at adding a substantial amount of more police, by-law officers and traffic control people. The BIA has not yet been given a cost estimate for the increase in services. The BIA will continue to look for corporate sponsors to offset the new costs.

e. Safety & Security: The BIA is working with the Cloverdale Chamber to look at a variety of safety issues that Highway #10 faces especially in light of two people being recently hit in intersections. A number of residents have contacted the office to express concerns about highway speeding and the intersection at 177B St and Highway #10. The BIA and Chamber will bring this matter up with our local MLA Marvin Hunt, the MOT and the City of Surrey.

4. Other Business: None discussed

5. Next BIA meeting: Next BIA meeting scheduled for Tuesday, Jan. 14th, 2020 at 6pm.
Meeting Adjourned: 8:00 pm