



CLOVERDALE

Business Improvement Association

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Minutes

BIA Board Meeting held on Tuesday Mar. 8, 2022 @ 6pm - BIA office

Present

Steve Bednash	Tyler Dennis	Natalie Gauvreau	Troy Michaud
Dean Moore	Anita Parker	Terry Stewart	Scott Wheatley
Coreen Windbiel			
Paul Oraziotti ED			

Guest

Edward Tain – COS

Absent

Kent Archibald	Mike Garisto	Rob Paterson	Frank Redekop
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Acting Recording secretary: Paul Oraziotti Call to order 6:09 pm

Adoption of Agenda: Moved by Terry Stewart, 2nd by Tyler Dennis, all in favor, Motion carried.

Adoption of Feb. 8th, 2021 Minutes: Moved by Terry Stewart, 2nd by Natalie Gauvreau, Carried, all in favor.

1. NEW BUSINESS

a. Election of Directors:

i. Nomination for position of President. Nomination of Dean Moore for President. *Moved by Terry Stewart & seconded by Coreen Windbiel. Any other nominations from the floor, called three (3) times, no other nominations, All in favour, none against, **Carried Unanimously***

Dean Moore took the chair after being re-elected President

ii. Nomination for position of Vice President. Nomination of Rob Paterson for Vice President. *Moved by Troy Michaud, seconded by Tyler Dennis. Any other nominations from the floor, called three (3) times, no other nominations, All in favour, none against, **Carried Unanimously***

iii. Nomination for position of Treasurer: Nomination of Anita Parker.

*Moved by Coreen Windbiel, seconded by Scott Wheatley. Any other nominations from the floor, called three (3) times, no other nominations, All in favour, none against, **Carried Unanimously***

iv. Nomination for position of Secretary: Nomination of Troy Michaud. *Moved by Coreen Windbiel, seconded by Natalie Gauvreau. Any other nominations from the floor, called three (3) times, no other nominations, All in favour, none against, **Carried Unanimously***

b. Treasurer's report: Financial report for December of 2021 was presented for review by the BIA board meeting. FEB. P&L Total Income: \$1,360.00 Total Expenses: \$20,274.03 Bank Balance as of Feb. 28: \$267,215.74 Bank Balance as of Jan. 31 \$288,016.05
Motion to approve Feb 2022 Financials as presented. Moved by Rob Paterson and seconded by Tyler Dennis. Motion carried.

c. 17555 56A Ave: The BIA recently discovered that the owner of this property next to the parking lot on 56A Ave had put it on the market. The BIA contacted the City of Surrey Realty Dept. to make them aware of the availability. The City initially was going to pass on the purchase because there were insufficient funds in the Parking Reserve. The funding shortfall was not large, and the BIA ED suggested that board consider moving some funds to assist with this very important acquisition. The board had been advised that the realtor had a prospective buyer that was interested in building a new light industrial business that was not in keeping with the new OCP for that area which recommended a mixed use development.

Motion moved by Coreen Windbiel to provide \$100,000 of funding to assist the City with the property acquisition seconded by Troy Michaud, Motion carried unanimously.

c. Hawthorne Square: The BIA board was advised that the City is moving forward on a new design for the Square and that the public would be able to comment on the proposal. The City Beautification planner David Sadler reported that the City did remove any financial support for this project for 2022. The BIA may extend the completion date for this project as part of its funding was going to be moved over for the parking lot property acquisition. The BIA will also look into other sources of funding for the square.

d. Highway 10 & 177B St Intersection The BIA ED expressed great frustration with this project since the MOT and the City of Surrey have not formally responded to the BIA's request to enhance this intersection after a year and half. A department of the City of Surrey (Vision Zero program) has resumed discussions with the MOT and City on this matter.

2. OLD BUSINESS:

a. Heritage Storyboards

The BIA is starting to work with the Heritage Advisory commission on a second set of heritage storyboards for the Town Centre for 2022 which are tentatively set to be located at the BrickYard Station and near the Fraser Valley Heritage railway station.

3. Committees

a. Beautification – Sidewalk repair phase two. The BIA is awaiting for the contract to be awarded for the sidewalk repairs for the 5700 block of 176 Street.

b. Communications – The BIA continues to work on social media messaging to promote positive activities occurring in the Cloverdale Town Centre. The BIA has picked up some strong feelings by residents and businesses that are affected by a Traffic button that has been installed in the intersection of 173 Street and 57 Ave. It appears that the City is trying to get all commercial traffic to exit onto Highway #10 from 172 St. This will cause some dramatic traffic problems in the future when the trucks try to turn eastbound on Highway #10 without a traffic light.

c. Business Development: The BIA ED once again expressed frustration with the City of Surrey planning department for not wanting to schedule a meeting to discuss the OCP and whether a portion of the plan could be amended to consider “Mixed Use” for some redevelopments planned for 176A St, north of 58A Ave. City rep Edward Tain indicated that the planning dept. would meet with the BIA sometime in the future.

d. Special Events: The BIA is working with the Cloverdale Chamber and the Rodeo on holding the annual Cloverdale Bed Races on May 19th at 6pm. An application has been forward to the FEST committee.

i. Safety & Security: The BIA has been advised by the RCMP that there are several homeless individuals that are causing problems locally. Their identities are known to the RCMP and they are working on the cases. Graffiti remains a minor problem in the area. The BIA is using two nonprofits to remove graffiti as it appears.

ii. Other Business: Director Coreen Windbiel asked if the Executive Director would qualify for a Salary Review. The Board agreed that BIA Executive would perform a review of the ED.

Next BIA Board meeting: The next board meeting is scheduled for Tues. April 12th at 6pm

Meeting Adjourned: 8:00 pm