



Grimsby Downtown Business Improvement Association

Meeting date: February 14, 2024

Meeting time: 9 am

Meeting Place: Teddy's Sports Bar, 30 Main Street West, Grimsby

Attendance: Councillor Davoli (exited at 10:46 am), Mark Wood, Simon Duong, Christine Kempf, Daniel Vandersteen, Chris Mindorff, Ben Burns, Lisa Sproston

Absent: Mayor Jordan

Staff: Brandon Wartman – Director of Public Works (exited at 10:41 am), Spencer Pierce – Supervisor of Capital Engineering (exited at 10:41 am), Frank Miele – Interim Economic Development Officer (exited at 10:41 am), Marvin Ingebrigtsen – Manager of Engineering Services (exited at 10:41 am), Michael Palomba – Transportation Engineering Technologist (exited at 10:41 am), Jessica Beaupre – Committee Coordinator, Amanda MacDonald – Executive Director of the BIA

1. Call the Meeting to Order

The meeting was called to order at 9:05 am.

2. Approval of the Agenda (Additions/Deletions)

BIA – 24 – 009

Moved by: Member Kempf

Seconded by: Member Vandersteen

Resolved that the agenda for the February 14, 2024, Grimsby Downtown BIA meeting be approved.

CARRIED

3. Declarations of Interest

There were no declarations of pecuniary or non-pecuniary interest.

4. Approval of the Minutes

- a. Grimsby Downtown BIA Minutes - December 13, 2023
- b. Grimsby Downtown BIA Minutes (Special Meeting) - January 22, 2024
- c. Grimsby Downtown BIA Minutes (Special Meeting) - February 2, 2024

BIA – 24 – 010

Moved by: Councillor Davoli
Seconded by: Member Kempf

Resolved that the following minutes be approved:

- Grimsby Downtown BIA Minutes - December 13, 2023
- Grimsby Downtown BIA Minutes (Special Meeting) – January 22, 2024
- Grimsby Downtown BIA Minutes (Special Meeting) – February 2, 2024

CARRIED

5. Business Arising from the Minutes

There was no business arising from the minutes.

6. Procedural By-law

BIA – 24 – 011

Moved by: Member Mindorff
Seconded by: Member Duong

Resolved that the Grimsby Downtown BIA defer the procedural by-law to the next regularly scheduled meeting on March 13, 2024.

CARRIED

7. Delegations / Presentations

This section of the agenda was re-ordered due to technical difficulties. Serena Carbone, a representative from DeSantis Homes, was a late addition to the agenda to speak to the Century Condo project.

a. Michelle Seaborn – Regional Councillor

i. Farmers Market

Regional Councillor Seaborn explained the steps required for a street closure for the Farmers Market.

BIA – 24 – 012

Moved by: Member Kempf

Seconded by: Member Sproston

Resolved that the Board give their support to the upcoming Farmers Market.

CARRIED

b. Serina Carbone – Representative from DeSantis Homes

- i. **Serena Carbone, Representative from DeSantis Homes,** explained that they have been working closely with Town and Region to resolve issues with the construction management plan. She noted lane closures may be required, and the timelines on the project can vary but a lane could be closed for up to 24 months. She also noted these timelines are dependent on the encroachment agreement. She explained that they acknowledge this will cause a disruption to the surrounding businesses, and they are trying to mitigate that. One program they would like to set up program with BIA and the Chamber is a portal to promote local businesses to their workers and contractors on the project. They would like to continue that portal for residents once the building is done, as it will be a smart building.

Member Mindorff noted for the record that the construction management plan did not consider the full impact on BIA merchants. He also raised a question of whether Doran Avenue was an option that was fully considered in plan.

c. Brandon Wartman – Public Works (Town of Grimsby)

- i. **Downtown Reimagined/Downtown Watermain Update**
- ii. **Strategic Parking Study Update (Downtown)**

- iii. **Century Condos Update**
- iv. **Downtown Beautification**

Brandon Wartman, Director of Public Works, gave a presentation to the Board. He touched on the Downtown Re-Imagined project and the accompanying construction, the Main Street visual concept, the Parking Study results, the Century Condo construction management plan and downtown beautification opportunities. The Board engaged in discussion and a question-and-answer period with Brandon and Public Works staff.

- d. **Harley Valentine**
 - i. **Downtown Re-Imagined**

Harley Valentine gave a presentation to the Board regarding a pedestrian vision for Downtown Grimsby.

BIA – 24 – 013

Moved by: Member Duong
Seconded by: Member Kempf

- Resolved that the following delegations be received:
- Michelle Seaborn – Regional Councillor
 - Serina – Representative from DeSantis Homes
 - Brandon Wartman – Public Works (Town of Grimsby)
 - Harley Valentine

CARRIED

8. Ladies Night – Spring Event

Member Kempf explained that as a result of the success from the past several events during the holiday season, they would like to do a spring Ladies Night event. She asked the Board for input on the event date. She also explained that they are open to ideas for the event, and if anyone has any, to contact her.

BIA – 24 – 014

Moved by: Member Burns
Seconded by: Member Vandersteen

Resolved that the Spring Ladies Night Event be hosted on May 9th, 2024.

CARRIED

9. Street Closure – December 6, 2024 (Christmas Market)

The Chair explained that they are looking to host their first annual Christmas Market this year, and they would like to close the street for the event.

BIA – 24 – 015

Moved by: Member Wood

Seconded by: Member Kempf

Resolved that the Board petition the Town of Grimsby and the Niagara Region to close a section of Main Street on December 6, 2024, for the Christmas Market event.

CARRIED

10. New Business

The Chair explained they received an email from Frank Miele, **Interim Economic Development Officer**, where he shared two grant opportunities the BIA / members could access. The Chair instructed anyone interested to contact Frank. The Chair also welcomed their new **Executive Director, Amanda MacDonald**.

Member Vandersteen updated the Board on his discussions with the Town about using shared space on a server for the new Executive Director. If this is not plausible, he will look to purchase an office subscription.

11. Solar Eclipse – April 6, 2024

The Chair explained that the Solar Eclipse will be a massive event, as the best vantage point is going to be through the Niagara Region. If anyone has any ideas about how the BIA can be involved / create opportunities for the event, the Chair asked them to send ideas their way.

12. Adjournment

The meeting was adjourned at 10:52 am.