



Grimsby Downtown Business Improvement Area (BIA)

Meeting Date: February 12, 2025

Meeting Time: 9 a.m.

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

Board Members: Mayor Jordan (exited at 10:09 a.m.)
Mark Wood
Simon Duong (exited at 9:31 a.m., returned at 9:34 a.m.)
Christine Kempf
Daniel Vandersteen
Chris Mindorff
Ben Burns
Lisa Sproston

Absent: Councillor Davoli

Staff: Amanda MacDonald – Executive Director, GDBIA
Noah Nickel, Committee Coordinator, Town of Grimsby

1. Call the Meeting to Order

The meeting was called to order at 9:02 a.m.

2. Approval of the Agenda

Chair Wood amended the agenda to include a delegation from Gabriel DeSantis and Eddie Ming of DeSantis Homes regarding an update on road closures associated with the downtown construction project. This delegation will take place prior to the delegation from Town Staff.

BIA-25-004

Moved by: Simon Duong
Seconded by: Daniel Vandersteen

Resolved that the agenda for the February 12, 2025, meeting of the Grimsby Downtown BIA be approved as amended.

CARRIED

3. Declarations of Pecuniary and Non-Pecuniary Interests

Simon Duong declared a non-pecuniary conflict of interest relating to Section 10a of the agenda because he is Chair of the Board of The Happening.

4. Business Arising from Previous Minutes

There was no business arising from previous minutes.

5. Approval of the Minutes

BIA-25-005

Moved by: Christine Kempf
Seconded by: Daniel Vandersteen

Resolved that the following minutes be approved:

- Grimsby Downtown BIA Meeting Minutes – December 11, 2024
- Road Construction Business Support Task Force – January 13, 2025

CARRIED

6. Delegations/Presentations

a. Gabriel DeSantis, President and Eddie Ming, Project Manager – DeSantis Homes – Downtown Project Update

On March 13th, a portion of Main Street will be temporarily closed with a detour route established. The road closure will start at 2 a.m. and end late that same evening. Public notice will be given two weeks prior.

b. Town of Grimsby Staff – Downtown Reimagined Construction Project Update

Brandon Wartman, Director of Public Works, provided an update on the Downtown Reimagined Project. The presentation included renderings of plans for the project, as well as the timeline for development and construction.

7. Road Construction Business Support Task Force

a. Amanda MacDonald, Executive Director – Regular Update

The Task Force held their first meeting wherein they elected officers and worked through their Terms of Reference.

8. Chair's Report - VERBAL UPDATE

Chair Wood provided a brief explanation of the Road Construction Business Support Task Force and its purpose and future goals and prospects.

9. Financials

a. Financial Update – Member Vandersteen

The latest profit-loss statement was attached to the agenda with nothing to report on finances thus far. The audit process is ongoing and nearly completed. A meeting with the Town is scheduled for next week regarding the audit. No concerns are anticipated.

10. Old Business

a. GDBIA and The Happening

Chair Wood spoke to collaboration efforts with the Happening Board.

Simon Duong declared a non-pecuniary conflict of interest relating to this item because he is Chair of the Board of The Happening.

BIA-25-006

Moved by: Daniel Vandersteen

Seconded by: Ben Burns

Resolved that the GDBIA organize and send a delegation to the next meeting of the Happening Board to discuss opportunities to collaborate and coordinate resources with one another going forward.

CARRIED

11. New Business

a. Amanda MacDonald, Executive Director
Re: Regional Garbage Collection Time Change

There is a contract renegotiation between the Niagara Region and their garbage collection vendor. The Region reached out for the GDBIA's input on time preferences for garbage collection.

BIA-25-007

Moved by: Daniel Vandersteen

Seconded by: Simon Duong

Resolved that the Executive Director be directed to send out a survey to the membership of the BIA to determine when they would like to have garbage collection come for pickup.

CARRIED

b. Amanda MacDonald, Executive Director
Re: Regional Recycling Program Update

New Provincial legislation has shifted the cost of recycling from municipalities to the companies creating recycled materials. The recycling of commercial businesses was not included in this legislation and will not be offered as of January 2026. Regional BIAs and the Niagara Region are delegating and advocating to secure funding to maintain recycling services for commercial businesses.

c. Mark Wood
Re: Road Construction Business Support Task Force Terms of Reference

BIA-25-008

Moved by: Simon Duong

Seconded by: Daniel Vandersteen

Resolved that the Road Construction Business Support Task Force Terms of Reference be approved and adopted.

CARRIED

d. Mark Wood

Re: Grimsby Garden Club Correspondence

BIA-25-009

Moved by: Chris Mindorff

Seconded by: Daniel Vandersteen

Resolved that the Executive Director be directed to expense \$840.00 to purchase the flower planters and baskets from the Grimsby Garden Club.

CARRIED

12. Resignation and Appointment of Officers

a. Resignation of Chair

BIA-25-010

Moved by: Christine Kempf

Seconded by: Lisa Sproston

Resolved that the resignation of Chair Mark Wood be accepted.

CARRIED

Mark Wood vacated the Chair and Vice Chair Simon Duong assumed the role of Acting Chair at 10:18 a.m.

b. Appointment of Chair, Vice Chair, and GEDAC Liaison

BIA-25-011

Moved by: Mark Wood

Seconded by: Daniel Vandersteen

Resolved that Simon Duong be appointed Chair for the remainder of the term of the GDBIA Board.

CARRIED

BIA-25-012

Moved by: Daniel Vandersteen

Seconded by: Chris Mindorff

Resolved that Mark Wood be appointed Vice Chair for the remainder of the term of the GDBIA Board.

CARRIED

BIA-25-013

Moved by: Mark Wood

Seconded by: Christine Kempf

Resolved that Daniel Vandersteen be appointed GEDAC Liaison for the remainder of the term of the GDBIA Board.

CARRIED

13. Adjournment

The meeting adjourned at 10:22 a.m.