The Corporation of the Town of Tillsonburg
Economic Development Advisory Committee

December 10, 2019
10 Lisgar Avenue, Tillsonburg, Board Room

MINUTES

Present:
Andrew Burns, Councillor Deb Gilvesy, Mayor Stephen Molnar, Lisa Gilvesy, Jesse Goossens, Jim Hayes, Kirby Heckford, Lindsay Morgan-Jacko, Ashton Nembhard, Steven Spanjers, Collette Takacs, Randy Thornton, Cedric Tomico and Jeff VanRybroeck

Absent with Regrets:
John Veldman and Lindsay Tribble

Also Present:
Cephas Panschow, Development Commissioner
Ron Shaw, Chief Administrative Officer
Laura Pickersgill, Legislative Services Coordinator
Ian McKenzie, General Manager, THI

1. Call to Order
   The meeting was called to order at 7:37 a.m.

2. Adoption of Agenda
   Resolution #1
   Moved by: Kirby Heckford
   Seconded by: Andrew Burns
   THAT the Agenda as prepared for the Economic Development Advisory Committee meeting of December 10, 2019, be adopted.
   Carried

3. Disclosures of Pecuniary Interest and the General Nature Thereof
   There were no disclosures of pecuniary interest declared.

4. Minutes of the Previous Meeting
   Resolution #2
   Moved by: Jim Hayes
   Seconded by: Kirby Heckford
   THAT the Minutes of the Economic Development Advisory Committee meeting dated November 12, 2019, be approved.
   Carried
5. Presentations/Deputations

6. Information Items

7. General Business & Reports

7.1. Monthly Project Updates

Development Commissioner provided a summary of the Monthly Project Update. Highlights from this update included: CJDL Engineering has made a complete submission for VanNorman Innovation Park. The Town’s Engineering Department is currently reviewing the submission. It was mentioned that the target is to tender the work in January with site works beginning, depending on weather, in March or April 2020.

The Post-Secondary Education Enhancements are delayed due to labour unrest.

The High Tech Manufacturing Sub-Cluster Action Plan Launch Event has been delayed until early January 2020.

7.2. Economic Development & Marketing Results

Development Commissioner provided an overview of Q3 Economic Development and Marketing Results.

It was noted that 46 lead files have opened to date in Q3 and there has been an increased number of client visits at 23, which is significantly higher than prior years.

To date in Q3, 18 new businesses have opened and 4 businesses have closed.

Execulink and North Frontenac have both invested into providing fibre networking into the community. Both of these companies plan to open store fronts in Tillsonburg.

Rogers has been undertaking some improvements in the Glendale Subdivision to improve the connectivity among the community.

7.3. Third Quarter Building, Planning & By-Law Services Results- Report DCS 19-31

Development Commissioner provided an overview of Report DCS 19-31.

It was noted that the number of permits issued and total value of construction in 2019 has already surpassed previous years with the residential section having the most increase in activity.
7.4. Community Strategic Plan
7.4.1. Excellence in Local Government
7.4.2. Economic Sustainability
7.4.3. Demographic Balance
7.4.4. Culture and Community

7.5. Tillsonburg Hydro Inc.
7.5.1. CAO 19-19 – Response to Hydro Sub-Committee Report

CAO provided an overview on Report CAO 19-19 – Response to Hydro Sub-Committee Report.

Ian McKenzie, General Manager of THI, entered the meeting at 7:55 a.m. to answer any hydro-specific questions.

Discussion was held on the interpretation of the verbiage used in the correspondence received from the Ontario Energy Board if the movement to the 90% developer share is mandatory or just permitted.

The General Manager of THI indicated that the former President of THI had reached out to the Ontario Energy Board for clarification and had not received any feedback. Mayor Molnar indicated he will approach the secretary of the THI Board of Directors to ensure follow up on this initiative is received.

It was suggested that a member from the Ontario Energy Board or the Minister of Energy be invited to a future meeting to provide an overview of Ontario’s electrical sector including changes to the regulatory framework. The mayor indicated he will follow up on this letter in order to get an answer.

General Manager of THI, explained that THI is concerned with fulfilling their mandate of adhering to regulations and maintaining profitability of THI rather than the competitiveness of keeping rates low for ratepayers.

Information on Yearbook Statistics, dated back to 2003, are available on the Ontario Energy Board’s website.

Mayor Molnar vacated the meeting at 8:39 a.m.

Report to be forwarded onto the Hydro Subcommittee for further comments and recommendations.

Concerns were raised regarding poor customer service through THI. It was encouraged that customers contact the General Manager of THI directly to
allow for proper follow-up and remediation if required. It was suggested that THI review their customer service model for improvements.

Councillor Gilvesy and Ian McKenzie vacated the meeting at 8:43 a.m.

7.6. Town Hall Task Force
At the Council Meeting of December 9, 2019, Council passed the following resolution:

Moved by: Councillor Parker  
Seconded by: Councillor Esseltine

THAT Report CAO 19-14 Town Hall Recommended Option – Town Hall Steering Committee be received;

AND THAT, given that the quotes have come in well in excess of the benchmark and will create a negative impact on future budgets, that Council reject all proposals for the Design, Build/Lease of a new Town Hall and terminate the current RFP process;

AND THAT that staff communicate with the proponents in regards to the honorarium and report back in February with recommendations on how to proceed with consideration of a complete set of options on how to proceed towards new corporate space for the Town of Tillsonburg with lower costs to the Town.
Carried

The new CAO is to bring a report with a new range of options back to the Committee in February 2020.

7.7. Community Improvement Plan (Oxford Lofts Inc, 83 Rolph St – Phase 2)

7.8. Oxford County Water and Wastewater Billing and Collections Review

Chair, Jesse Goossens, is presenting the Committee’s comments as a delegation at Oxford County Council on December 11, 2019.

8. Community Organization Updates
8.1. Downtown Business Improvement Association

The AGM was held December 3, 2019 and had very successful attendance. Award winners at the AGM are shown on the BIA’s Facebook page.

The Christmas Crawl was held on December 6, 2019.
The BIA has sponsored the TGO transit system to run, free-of-charge to users for Saturdays in December.

8.2. Tillsonburg District Chamber of Commerce

There was not a representative from the Tillsonburg District Chamber of Commerce present.

8.3. Tillsonburg District Real Estate Board

Members reviewed the real estate activity provided by the Real Estate Board for November 2019.

8.4. Physician Recruitment

It was noted that doctors are in extremely short supply in the Town. It was mentioned that Tillsonburg District Memorial Hospital is aware of this issue and is investigating ways to remedy this.

Ron Shaw and Collette Takacs vacated the meeting at 9:12 a.m.

9. Correspondence

10. Other Business

John Veldman has provided his resignation from the Committee.

A re-election of the Vice-Chair position will occur at the next meeting.

This vacancy will not be posted as there are currently enough members to meet quorum on a regular basis.

11. Round Table

Member Nembhard advised that he was aware of a land sale in Aylmer for a 15 acre parcel of land for an automotive supplier.

It was noted that the hydro pole beside Kelsey’s Restaurant is still broken and repairs need to be addressed.

Member Spanjers indicated he will circulate the video clip from the CTV news show “Made Right Here” that features a segment on his company, Triton Innovations.

Member L. Gilvesy noted that E&E McLaughlin celebrated their 40th business anniversary and they have purchased 51 Clearview Drive.
12. **Next Meeting**
   Tuesday, January 21, 2020 at 7:30 a.m.

13. **Adjournment**
   
   Resolution #3
   Moved by: Andrew Burns
   Seconded by: Cedric Tomico
   THAT the December 10, 2019 Economic Development Advisory Committee meeting be adjourned at 9:21 a.m.
   **Carried**