

The Corporation of the Town of Tillsonburg

Development Committee

December 11, 2018

7:30 AM

Boardroom, Customer Service Centre
10 Lisgar Ave, Tillsonburg



MINUTES

ATTENDANCE

Andrew Burns, Deb Gilvesy, Lisa Gilvesy, Jesse Goossens, Kirby Heckford, Mayor Stephen Molnar (Left 9:25 AM), Lindsay Morgan, Ashton Nembhard (Left 9:20 AM), Steve Spanjers, Randy Thornton (Left 9 AM), Cedric Tomico,

Staff Present: David Calder, Cephas Panschow

MEMBERS ABSENT/REGRETS

Mel Getty, Councillor Jim Hayes, John Veldman

Guests: Ian McKenzie, Acting General Manager; Tillsonburg Hydro Inc

1. Call to Order

The meeting was called to order at 7:35 AM.

2. Adoption of Agenda

Moved By: R. Thornton

Seconded By: A. Burns

Resolution # 1

THAT the Agenda for the Development Committee meeting of December 11, 2018 be adopted.

Carried

3. Disclosures of Pecuniary Interest and the General Nature Thereof – None Declared

4. Adoption of Minutes of Previous Meeting – November 13, 2018

Moved By: A. Burns

Seconded By: L. Morgan

Resolution # 2

THAT the Minutes of the Development Committee Meeting of November 13, 2018 be approved.

Carried

4.1. Business Arising from the Minutes

4.1.1. Highway 3 Business Park – Naming Process

Potential names were circulated and the committee considered the following names:

Van Norman Innovation Park (VIP)

Tillsonburg Innovation Park (TIP)

Highway Innovation Park (HIP)

Clearview Innovation Park (CIP)

Moved By: K. Heckford

Seconded By: R. Thornton

Resolution # 3

THAT the Van Norman Innovation Park (VIP) be recommended to Council for consideration as the new name to market the industrial park and that it be applied to both sides of Highway 3.

Carried

5. Delegations and Presentations

5.1. Tillsonburg Hydro Inc (THI) – New Economic Evaluation Model

Acting General Manager provided a presentation on changes that Tillsonburg Hydro Inc is making with respect to development applications:

- Responsibility for development related network expansions to be shifted to developers with THI performing certain functions. Developer will cover costs up front and upon energization the new Economic Evaluation Model is run to determine cost sharing amounts for both THI and Developers
- Additional costs are now included in the Economic Evaluation model. Previously, only Operation & Maintenance costs were added to initial capital costs, but now Billing & Collections, Administration, Amortization and Interest costs are included.
 - In addition to this, the proposed cost share is approved to be 90% developer and 10% THI versus previous 50:50 cost sharing
- An Expansion Deposit is also being proposed. Purpose of this deposit is to provide guarantee of revenue stream (new customers) to fund maintenance & future replacement of infrastructure. The purpose of this deposit is to move risk from THI to the developer. Deposit will be returned as customers are added to the network expansion.

The new economic evaluation model was approved by the Tillsonburg Hydro Board earlier in 2018, but confirmed at their October 2018 meeting. Concern about doing

consultation after the new model was approved. Feedback from the consultation will be brought to the board and could result in changes to the policy.

Will this affect the costs for the Highway 3 Business Park? Yes, Town will be responsible for a larger portion of the network expansion costs plus the expansion deposit. Costs per residential service expected to double.

Overall, these are significant changes as now the developer will be responsible for the managing and paying for the network expansion costs upfront, they will be getting less cost-sharing with THI, and also be responsible for guaranteeing that customers are connected through the Expansion Deposit.

How does Tillsonburg compare to other utilities? Many other utilities, including those in Tillsonburg's association, are moving in this direction, but both adjacent utilities are still using the 50:50 cost sharing model.

Moved By: L. Gilvesy

Seconded By: A. Burns

Resolution # 4

THAT the Town of Tillsonburg Development Committee encourages the Tillsonburg Hydro Inc (THI) Board of Directors to consider competitiveness when reviewing the Economic Evaluation Model and electrical system expansion deposits;

AND THAT the THI Board of Directors consider delaying the implementation of changes to the Economic Evaluation Model and electrical system expansion deposits until such time as information is made available regarding other Local Distribution Companies' current practices related to Economic Evaluation Models and electrical system expansion deposits;

AND FURTHER THAT this resolution be sent to the THI Board of Directors and copied to Town Council.

Carried

6. Information Items

6.1. Community Strategic Plan – No update

6.2. Tillsonburg Hydro Inc – See above

6.3. Town Hall Task Force – Report from the Town Hall Committee was presented to Council on December 10 with a motion that it be referred to staff for a report. However, Council decided to move forward with the release of the RFP concurrently with additional information being prepared by staff.

7. General Business & Reports

7.1. Monthly Project Update

Heritage lights are now being installed in Downtown. Hwy 3 Business Park widening project is complete with the exception of the sanitary sewer crossing, which will likely take place in January. Regarding Post-Secondary education, Personal Support Workers are still in high demand.

7.2. 2019 Budget & Business Plan

Development Commissioner provided an overview of the draft Economic Development & Marketing business plan. Key items will be re-establishing the Discover Tillsonburg builder partnership, potential Mission to Asia, update to the Economic Development Strategy, Downtown Revitalization, determining right time to start construction on business park, and consideration extension Manufacturing Acceleration Partnership program. Question as to whether residents could be survey regarding desirable retail uses. Yes, but current analysis underway will be based on data with potential to add survey information.

8. Committee Minutes & Reports

8.1. Tillsonburg District Chamber of Commerce – AGM is being planned for early January.

8.2. Downtown Business Improvement Association – Mark Renaud has been hired as the new Executive Director but board has made decision to contract out coordination of marketing/website/social media as well. Thanks to the Town for assisting BIA with funding/debenture of heritage lights. LED Signs are being repaired shortly. Question about who is responsible for snow clearing. Is there a bylaw requiring property or store owners to clean in front of their store? CAO to investigate and circulate information.

8.3. Tillsonburg District Real Estate Board – Monthly sales volume down 31% versus last year, with year to date down 2%. Units sold down 8% and new listings down 9%. Year to date average residential price is up 13% to \$240,985.

8.4. Physician Recruitment – No update

9. Correspondence – None**10. Other Business****10.1. Roundtable**

D. Gilvesy reported that Council had received a delegation from tenants at the airport that are considering investments and Council has directed that staff report back by January 2019 on who has the authority to approve developments at the airport.

11. Closed Session - None

12. **Next Meeting** – Tuesday, January 8, at 7:30 AM

13. Adjournment

Moved By: K. Heckford

Seconded By: D. Gilvesy

Proposed Resolution 5

The meeting adjourned at 10 AM.

Carried