



The Corporation of the Town of Tillsonburg

Economic Development Advisory Committee

February 12, 2019

7:30 a.m.

Boardroom, Customer Service Centre
10 Lisgar Ave, Tillsonburg

MINUTES

Present:

Andrew Burns
Deb Gilvesy
Jesse Goossens
Kirby Heckford
Stephen Molnar, Mayor
Lindsay Morgan-Jacko
Ashton Nembhard

Jeff Van Rybroeck
Steves Spanjers
Collette Takacs
Randy Thornton
Cedric Tomico (Arrived 7:39 a.m.)
Lindsay Tribble
John Veldman

Absent with Regrets:

Lisa Gilvesy
Jim Hayes

Also Present:

Amelia Jaggard, Legislative Services Coordinator
Cephas Panschow, Development Commissioner
Donna Wilson, Town Clerk

1. Call to Order

The meeting was called to order at 7:34 a.m.

Mayor Stephen Molnar welcomed committee members.

Cedric Tomico arrived at 7:39 a.m.

2. Adoption of Agenda

Proposed Resolution #1

Moved by: Randy Thornton

Seconded by: Kirby Heckford

THAT the Agenda as prepared for the Economic Development Advisory Committee meeting of February 12, 2019, be adopted.

Carried

3. Disclosures of Pecuniary Interest and the General Nature Thereof

There were no disclosures of pecuniary interest declared.

4. Adoption of Minutes of Previous Meeting

Proposed Resolution #2

Moved by: Deb Gilvesy

Seconded by: Lindsay Morgan-Jacko

THAT the minutes of the Economic Development Advisory Committee dated January 18, 2019 be received, as information.

Carried

5. Presentations/Deputations

6. Information Items

7. General Business & Reports

- 7.1. Orientation – Donna Wilson, Town Clerk and Amelia Jaggard, Legislative Services Coordinator

Amelia Jaggard, Legislative Services Coordinator, provided an overview of the materials available to members of the committee.

Donna Wilson provided an overview of the roles of members and general governance for committees.

- 7.2. Election of Chair and Vice-Chair – Donna Wilson, Town Clerk

Moved by: Kirby Heckford

Seconded by: Randy Thornton

THAT Jesse Goossens be nominated for the role of Chair.

Carried

Moved by: Stephen Molnar

Seconded by: Randy Thornton

THAT John Veldman be nominated for the role of Vice Chair.

Carried

Donna Wilson left the meeting at 8:30 a.m.

- 7.3. Meeting location, dates and time

Moved by: Ashton Nembhard

Seconded by: Randy Thornton

THAT the meetings of the Economic Development Advisory Committee have a hard stop of 9:15 a.m., which can be extended to 9:30 a.m. if announced at the beginning of the meeting or by motion during the meeting.

Carried

Moved by: Lindsay Morgan-Jacko

Seconded by: Kirby Heckford

THAT the Economic Development Advisory Committee meet the second Tuesday of each month at 7:30 a.m.

Carried

Location to be determined.

7.4. Monthly Project Updates (**Attached**)

The Development Commissioner gave a monthly project update.

A media release is being prepared regarding the Highway 3 Business Park's new name and pricing, but an update to the property listings on the Town website will be completed this week.

It was suggested to consider listing the properties on MLS and/or using the Town's online tendering software, to ensure that property information is shared as widely as possible.

Moved by: Deb Gilvesy

Seconded by: Randy Thornton

THAT an overview summary and status update of the Highway 3 Business Park be provided to the committee.

Carried

7.5. Community Strategic Plan

No updates.

The Community Strategic Plan to be provided to committee members.

7.6. Tillsonburg Hydro Inc

The Corporation of the Town of Tillsonburg and THI finalized and signed a Master Service Agreement.

7.7. Town Hall Task Force

John Veldman gave an overview and update on the committees work.

7.8. Economic Development & Marketing Q4 2018 Report

The Development Commissioner presented the Economic Development and Marketing Q4 2018 Report.

How the Town targets different types of businesses to fulfill demands within different sectors to be discussed further.

An overview of key Economic Development tools and programs (CIP, other supports) was requested to be provided for the benefit of committee members.

7.9. Downtown Retail Gap Analysis (**Attached**)

The Development Commissioner presented the Downtown Retail Gap Analysis.

It was noted that the Tillsonburg Real Estate Board is interested in becoming more involved with initiatives moving forward.

Randy Thornton left the meeting at 9:16 a.m.

To bring this item forward to the next meeting in order to allow for more discussion on the matter and to determine how the document can be used.

8. Committee Organization Updates

8.1. Tillsonburg District Chamber of Commerce

Lindsay Tribble provided an update.

Downtown Retail Gap Analysis to be reviewed at the next Board meeting.

The Chamber received a response in January from THI regarding proposed policy revisions to the new Economic Evaluation Model (EEM) process, to be reviewed by the Chamber.

The golf tournament is being moved from the month of August to the month of June. Date to be determined.

The 2019 Awards of Excellence will be held on Thursday, May 9, 2019 at 5:00 p.m. at the Lions Auditorium

The Mayor's Breakfast will be held on March 19, 2019 at 7:15 a.m. at the Carriage Hall.

Economic Outlook, breakfast meeting will be held in conjunction with the Delhi Chamber of Commerce on February 27, 2019 at 7:15 a.m. at the Carriage Hall.

It was noted that the Chamber wants to get more involved in affordable housing efforts within the community.

8.2. Downtown Business Improvement Association

Cedric Tomico provided an update.

The BIA Annual General Meeting was held in January.

A calendar of events will be communicated once dates are finalized.

Downtown Retail Gap Analysis to be reviewed at the next Board meeting.

Lindsay Tribble left the meeting at 9:31 a.m.

8.3. Tillsonburg District Real Estate Board (**Attached**)

Lindsay Morgan-Jacko provided an update.

January activity numbers are down. It has been predicted that numbers will be down over the course of the year.

Monthly Canadian Real Estate Association (CREA) statistics to be provided.

8.4. Physician Recruitment

Proposed draft budget of \$70,000 in partnership with the hospital for the 2019 year.

9. Round Table

Tillsonburg Aquatics Facility Survey and Retail Cannabis Sales Survey results to be provided.

Ashton Nembhard noted that there are opportunities for increased use of rail and this should not be forgotten. The availability of this rail service should be promoted when marketing industrial development.

Deb Gilvesy noted that Norfolk County staff have initiated a Green Light Team. This group is formed from the County's various departments to help entrepreneurs grow. Tillsonburg has created an expedited approvals process, which has been used by a number of local developers.

Cedric Tomico gave an update on the Housing: Let's Get Into It forum held on Thursday, February 7, 2019. Information sheet to be sent to committee members.

Mayor Stephen Molnar noted that Application for Zone Change - ZN 7-18-12 - 2370392 Ontario Ltd. (Matheson) - 101 Bidwell was approved by Council at the meeting on February 11, 2019. The applicant is proposing to add a dance studio, an assembly hall, a restaurant, a brewery and storage units.

The province is currently undertaking a regional government review.

The 2018 Ontario Good Roads Association Conference will be held at the Sheraton Centre Toronto on February 24 to 27, 2019.

Through the Community Transportation Grant Program (CT Program) the Town is eligible to receive \$1,457,732 in provincial funding for intercommunity transportation.

10. Other Business

11. Next Meeting

Tuesday, March 12, 2019 at 7:30 a.m. at the Corporate Office in Suite 203, 200 Broadway, Tillsonburg, ON.

12. Adjournment

Proposed Resolution #3

Moved by: Kirby Heckford

Seconded by: John Veldman

THAT the February 12, 2019 Economic Development Advisory Committee meeting
be adjourned at 9:50 a.m.

Carried