



**Economic Development
Advisory Committee**

March 21, 2019

7:30 a.m.

Board Room, Customer Service Centre

10 Lisgar Ave.

MINUTES

Present:

Andrew Burns, Deb Gilvesy, Lisa Gilvesy, Jesse Goossens, Jim Hayes, Mayor Stephen Molnar, Ashton Nembhard, Jeff Van Rybroeck, Steves Spanjers, Collette Takacs, Randy Thornton, John Veldman

Absent with Regrets:

Kirby Heckford, Lindsay Morgan-Jacko, Cedric Tomico, Lindsay Tribble

Also Present:

David Calder, Chief Administrative Officer

Amelia Jaggard, Legislative Services Coordinator

Ian McKenzie, General Manager, Tillsonburg Hydro Inc. (Arrived at 8:20 a.m.)

Cephas Panschow, Development Commissioner

1. Call to Order

The meeting was called to order at 7:32 a.m.

2. Adoption of Agenda

Economic Development System to be added as item 7.5.

Proposed Resolution #1

Moved by: Stephen Molnar

Seconded by: Lisa Gilvesy

THAT the Agenda prepared for the Economic Development Advisory Committee meeting of March 21, 2019, be adopted, as amended.

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: Andrew Burns

Seconded by: Deb Gilvesy

THAT the minutes of the Economic Development Advisory Committee dated February 12, 2019, be approved.

Carried

5. Presentations/Deputations

5.1. Tillsonburg Hydro Inc Policy Changes – Presented by Ian McKenzie, General Manager, Tillsonburg Hydro Inc.

6. Information Items

6.1. Correspondence – Ministry of Economic Development, Job Creation and Trade
Currently Tillsonburg does not have any sites in the 500 to 1,500 acre range for industrial expansion; however, we do have some potential to amalgamate properties to create a larger site and the Town intends to make a submission to this program.

7. General Business & Reports

7.1. Monthly Project Updates (Attached)

- Retail Gap Analysis – Implementation plan being created and will be brought to Council shortly
- Sanitary crossing underway and the Tender for the extension of Clearview Drive South is anticipated to be ready for release soon.
- Future Industrial Growth – Feedback from companies on new name has been provided to Council. Will be sending out media release shortly.
- Education Enhancements – Setting up meetings with school board and high school to discuss expansion of experiential learning opportunities for students.

7.1.1. Downtown Retail Gap Analysis

Development Commissioner circulated a supplemental handout which contains an initial analysis of the report's recommendations and next steps. This document is being reviewed by the Business Improvement Association as well and will be developed into a more comprehensive plan working with Mark Renaud, Executive Director, Tillsonburg BIA.

Staff to send supplemental handout with the minutes.

There was discussion regarding the pros and cons of having multiple online business directories on websites including the Tillsonburg BIA, Tillsonburg District Chamber of Commerce and the Town of Tillsonburg website.

The Tillsonburg Operations Department has incorporated the Downtown Parking and Accessibility Study into their 2019 Business Plan and the Building Department will be utilizing the information from study when addressing parking around the Town Centre.

7.1.2. MAP Update – High Tech Mfg Cluster Model (Attached)

Development Commissioner provided an overview of the High Tech Mfg Cluster Model, which showed that Tillsonburg has the highest proportion of its resident labour force employed in manufacturing at 33% compared to 20% in the tri-county area and 9% in Ontario54% of manufacturing

employment is in the transportation sector followed by machinery (12%), food (10%), fabricated metal (8%), etc. Tillsonburg's share of Advanced Manufacturing (High Tech) was also higher than the tri-county and Ontario areas.

The goal of the study is to help create a framework for manufacturers to work together using an "industry cluster" type model. There was feedback received at the workshop regarding a desire for collaboration between businesses.

There was feedback received at the workshop regarding a desire for collaboration between businesses.

There was discussion about finding ways to encourage youth to pursue manufacturing jobs such as the Ontario Youth Apprenticeship Program which is a school to work program for grades 11 and 12. It was noted that Norfolk County has a similar initiative called "Turning Point."

Encourage Human Resource departments of local manufacturing businesses to engage with local high schools to create opportunities for youth to learn about and engage with the manufacturing industry.

Ian McKenzie arrived at 8:20 a.m.

5. Presentations/Deputations

5.1. Tillsonburg Hydro Inc Policy Changes – Presented by Ian McKenzie, General Manager, Tillsonburg Hydro Inc.

Ian McKenzie provided an update on Tillsonburg Hydro Inc. (THI) Distribution System Expansion Costs and Charges changes as approved by the Board of Directors in January 2019. Motion approved was:

AND THAT the Board confirm that THI use the EEM process capturing total capital costs (developer and THI) and ongoing costs defined as Operating, Maintenance, Administration, Depreciation and Interest costs as outlined in the Distribution System Code effective January 1, 2019;

AND THAT the expansion deposit collection be deferred until it is mandated by the regulator.

This change includes a change in the cost-sharing ratio from 50:50 to 90:10 with the developer now bearing the majority of the costs as determined through the Economic Evaluation Model (EEM). This is different from other utilities in the area, but it is anticipated that they will be moving to this type of model in the near future. While this requirement is now in place, no applications have been received yet.

The Board did defer the requirement for a system expansion deposit until such time as it is mandated.

No formal communication from the development community regarding the recent changes has been received by staff or the Board.

Concerns regarding the varying costs throughout Ontario should be directed to the Ontario Energy Board.

Staff to send "Update on Tillsonburg Hydro Inc. (THI) Distribution System Expansion Costs and Charges" letter dated January 31, 2019 with the minutes.

Ian McKenzie left the meeting at 9:00 a.m.

Motion

Moved by: John Veldman

Seconded by: Randy Thornton

THAT the Economic Development Advisory Committee advise Town Council that the Committee is deeply concerned about impacts to competitiveness with respect to the decision made by the Tillsonburg Hydro Inc. Board of Directors to increase the costs included in the Economic Evaluation Model as well as to increase the share of these costs paid by the developer.

Carried.

Staff to keep the committee updated regarding this topic.

7.2. Community Strategic Plan

7.2.1. Goals for Committee Term

Item to be brought forward at the next meeting.

7.3. Tillsonburg Hydro Inc.

7.4. Town Hall Task Force

7.5. Economic Development System

8. Committee Organization Updates

8.1. Tillsonburg District Chamber of Commerce

8.2. Downtown Business Improvement Association (**Attached**)

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

The new First-Time Home Buyer Incentive program will allow Canadians to purchase a home and lower their monthly payments by sharing the cost of the mortgage with the government. Terms and conditions will be released in the coming months and the program is expected to be operational by September 2019.

Increasing the Home Buyers' Plan (HBP) Withdrawal Limit from \$25,000 to \$35,000 will allow home buyers greater access to their own savings to purchase

a home. To date, the HBP has helped over 2.9 million Canadians achieve homeownership.

Expanding eligibility for the HBP during significant life changes to include Canadians who have experienced a breakdown in their marriage or common-law partnership.

8.4. Physician Recruitment Funded in the 2019 budget.

9. Round Table

Deb Gilvesy proposed that the Tillsonburg Hydro Inc development charges be an item at the next meeting.

Mayor Stephen Molnar met with one of the Regional Government Review advisers, more discussion regarding this topic will happen.

Staff to send the Tax Ratio Policy to the committee.

The Federal budget has been approved and there will be an internal review of impacts. The Provincial budget is coming up in April 2019.

SCOR's Annual General Meeting is being held on Friday, March 29, 2019 at their office at 4 Elm St Tillsonburg.

Development Commissioner noted that a local construction materials manufacturing company has laid off employees due to a slowdown in the housing market.

Another currently vacant facility will likely be on the market shortly.

10. Other Business

11. Next Meeting

Tuesday, April 9, 2019 at 7:30 a.m. at the Corporate Office in Suite 203, 200 Broadway, Tillsonburg, ON.

12. Adjournment

Proposed Resolution #3

Moved by: Andrew Burn

Seconded by: Jim Hayes

THAT the March 21, 2019 Economic Development Advisory Committee meeting be adjourned at 9:23 a.m.

Carried