



**Economic Development  
Advisory Committee**

April 9, 2019  
7:30 a.m.  
Corporate Office, Suite 203  
200 Broadway, 2<sup>nd</sup> Floor

# MINUTES

**Present:**

Andrew Burns, Deb Gilvesy, Lisa Gilvesy, Jesse Goossens, Jim Hayes, Kirby Heckford, Mayor Stephen Molnar, Lindsay Morgan-Jacko, Ashton Nembhard, Collette Takacs, Randy Thornton, Cedric Tomico, Lindsay Tribble, John Veldman

**Absent with Regrets:**

Jeff Van Rybroeck, Steves Spanjers

**Also Present:**

Amelia Jaggard, Legislative Services Coordinator  
Cephas Panschow, Development Commissioner

**Also Absent:**

David Calder, Chief Administrative Officer

**1. Call to Order**

The meeting was called to order at 7:35 a.m.

**2. Adoption of Agenda**

Proposed Resolution #1

Moved by: Cedric Tomico

Seconded by: Randy Thornton

THAT the Agenda prepared for the Economic Development Advisory Committee meeting of April 9, 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: Lindsay Tribble

Seconded by: John Veldman

THAT the minutes of the Economic Development Advisory Committee dated March 21, 2019, be approved.

**Carried**

## **5. Presentations/Deputations**

## **6. Information Items**

## **7. General Business & Reports**

### **7.1. Monthly Project Updates (Attached)**

The Development Commissioner and Multi-Service Centre representatives met with the Glendale High School Principal, Head of Guidance and Coop program to discuss increasing opportunities for experiential learning.

The school is rebuilding and expanding the co-op program, and will consider expanding experiential learning opportunities like "Take a Kid to Work Day" available to more grades and creating opportunities for week-long work placements.

The Development Commissioner has committed to helping build a list of local employers to provide to the TVDSB in order to make finding and creating opportunities for experiential learning easier.

Development Commissioner will look into surrounding school board's initiatives (i.e. Grand Erie District School Board).

There is no set date for the media release regarding Van Norman Innovation Park. The Development Commissioner will provide an update at the next meeting.

There are no updates on the Wayfinding Signage; this project has been put off due to the amount of projects of higher importance. The Development Commissioner will provide an update at the next meeting.

### **7.2. Overview of key Economic Development tools and programs**

Development Commissioner provided an overview of key Economic Development tools and programs.

It was noted that the Livingston Centre which offers job development assistance has just experienced a cut in government funding towards its programming.

There was discussion surrounding the potential benefits of having a local Centre of Excellence and the challenges of building such a centre.

The first Accessibility Renovation Grant has been received and approved at the Council meeting of Monday, April 8, 2019. Applications are available on the Town of Tillsonburg website on the Community Improvement Plan page.

It was suggested that the committee could develop a strategic plan for the term.

It was noted that in previous terms, goals of this committee has included:  
Industrial land development, business retention, and streamlining processes.

The committee noted the following goals:

- Retention of existing businesses;
- Encourage industry diversification;
- Identifying alternative capital options for struggling businesses (i.e. Community Futures Oxford);
- Review the Community Strategic Plan;
- Review the Economic Development Strategy.

The Development Commissioner will compile goals from the Community Strategic Plan, Economic Development Strategy and the Committee's Terms of Reference to present at the next meeting.

It was suggested to use Google docs to allow committee members to share their goals.

#### 7.3. Draft Development Charges Study

Based on changes in infrastructure needs, the draft Development Charges Study is showing decreased Development Charges for residential development and commercial development.

Currently industrial development is exempt from Development Charges which has been a long time strategic advantage when promoting the Town of Tillsonburg. The study identifies Development Charges for industrial development.

Staff to send out link to the delegation request form for the Regional Government Review In-Person Consultation being held on April 16, 2019, between 9:00 a.m. to 4:00 p.m. at the Oxford County Council Chamber, 21 Reeve St., Woodstock, ON.

Randy Thornton left at 9:06 a.m.

#### 7.4. Community Strategic Plan

##### 7.4.1. Goals for Committee Term

Discussed under item 7.2. Item to be brought forward at the next meeting for further discussion.

#### 7.5. Tillsonburg Hydro Inc.

Cedric Tomico made a delegation to Council at the meeting on Monday, April 8, 2019, to raise concerns from the development community in response to the

decision made by the THI Board of Directors to increase the costs included in the Economic Evaluation Model and to increase the share of these costs paid by the developer.

Jesse Goossens on behalf of the Economic Development Advisory Committee, made a deputation to Council at the meeting on Monday, April 8, 2019, to express the committee's concerns about impacts to competitiveness with respect to the decision made by the THI Board of Directors to increase the costs included in the Economic Evaluation Model and to increase the share of these costs paid by the developer.

In response to the committee's report, Council passed a resolution requesting that the CAO provide an update report for the Council meeting of April 23, 2019, and that a special meeting of the Shareholder of Tillsonburg Hydro Inc. and the Board of Directors of Tillsonburg Hydro Inc. be called on April 23, 2019, to discuss the Economic Evaluation Model.

The CAO report will be provided to the committee at the next meeting and circulated to the development community.

#### 7.6. Town Hall Task Force

The RFP was released January 18, 2019, with a response deadline of April 30, 2019. Commercially Confidential Consultations were held April 3, 2019. Deadline for questions is being extended along with the submission deadline to sometime in May, 2019.

### 8. Committee Organization Updates

#### 8.1. Tillsonburg District Chamber of Commerce

There was not a meeting in March.

Chamber Travel Trip to Spain is almost full.

Registration is still open for the TDCC Golf Tournament on June 20, 2019.

The TDCC welcomed four new Directors in January, 2019.

The TDCC sent another follow up letter to the THI Board of Directors regarding the increased costs included in the Economic Evaluation Model.

#### 8.2. Downtown Business Improvement Association

The BIA Board of Director's has been working on a Beautification Plan which will be initiated in early May.

The Board has also been working with the Turtlefest Committee, as well as working towards improving BIA focal point signage and fixing the WIFI.

**8.3. Tillsonburg District Real Estate Board**

Lindsay Morgan-Jacko will send out the stats once they become available, and will also send out the Board's Affordable Housing submission to the Province as information.

**8.4. Physician Recruitment**

No updates.

**9. Correspondence**

**10. Other Business**

**11. Round table**

Lindsay Tribble will be attending the Ontario Chamber of Commerce conference in May, 2019.

Development Commissioner noted that a currently vacant facility may sell to an end user shortly.

Kirby Heckford noted that Tillsonburg Developments Inc (Baldwin Place) will be back in business shortly.

Lisa Gilvesy noted that two new coffee businesses are coming to Broadway

Mayor Stephen Molnar noted that the MP and MPP will be in attendance at next week's SCOR meeting.

Tax Ratios will be on County Council Agenda for Wednesday, April 10, 2019.

Information regarding the Regional Government Review can be found on the Town website.

**12. Next Meeting**

Tuesday, May 14, 2019 at 7:30 a.m. at the Corporate Office in Suite 203, 200 Broadway, Tillsonburg, ON.

**13. Adjournment**

Proposed Resolution #3

Moved by: Lisa Gilvesy

Seconded by: Jim Hayes

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

**Carried**