



PRESTON STREET BIA

AGM 2021 – Minutes

Tuesday, November 16th, 2021, 7:00pm to 9:00pm

Board Attendance: Antonella Ceglia, Tony Zacconi, Joey Frangione, Claudio Lepore, Lauryn Santini, Marcus Filoso, Steve Moffatt, Rebecca Judd, Lindsay Childerhose

Membership: Delio D'Angelo, Angelo Filoso, Tom Fulwood

Motion to approve the 2020 Annual General Meeting minutes.

Moved by Claudio Lepore.

Seconded by Joey Frangione.

Unanimously accepted.

Motion to approve the 2021 Annual General Meeting agenda.

Moved by Tony Zacconi.

Seconded by Marcus Filoso.

Unanimously accepted.

Presentation: Summary of Annual Report by Lindsay Childerhose

Presentation: Street Maintenance Items by Lindsay Childerhose

The bollard light posts from under the Queensway bridge and the Viva L'Italia lights at Bambini will undergo repairs from Thursday, November 18th onward.

Ray Neon has been contacted for repairs to the "Little Italy" lights on the Queensway overpass, as well as the green neon at the Millennial Archway. The City has agreed to issue an encroachment permit for these repairs. Lindsay is currently booking a third-party traffic control company to facilitate the work.

As always, the Postcards from the Piazzas sculptures will be wrapped for Winter before December 1st.

Motion to approve new BIA Governance Documents

Motion to approve new governance documents for Ottawa BIAs. Three documents have been assembled: Document 1, the guidance document on By-Law Minimum Provisions, Document 2 on Hiring Opportunities and Document 3 Spending Protocol, and on Election-related Procedures.

Moved by Joey Frangione.

Seconded by Tony Zacconi.

Unanimously accepted.

Answers to Q&A Submissions

- **Q:** Angelo Filoso notes that action items from the previous AGM are not addressed, such as, the CIAO sign when one leaves Preston Street.
 - o **A:** Antonella responds that at the start of 2020, the BIA applied for a grant to have this done, but unfortunately, was not awarded the grant for this and the idea was postponed. At this time, the Board has decided to bench the idea of the CIAO sign. There are other 'housekeeping' items and beautification projects in the works for 2022, but Antonella mentions that the board can discuss re-visiting this idea should they wish to.

- **Q:** Angelo inquires as to the status of the Preston and Albert archway.
 - o **A:** Antonella replies that this is an item that was discussed just before the pandemic. She mentions that it is unclear as to whether the BIA will be permitted to build this until plans are finalized for Lebreton Flats. Before the pandemic, the BIA had a meeting to discuss interest with the city planners involved in the Lebreton Flats project, but the meeting was left as a 'maybe' because of encroaching development plans. Antonella believes the BIA should meet with the city in the New Year to discuss any updates on this project and how the BIA can build an Arch to welcome passersby.

- **Q:** Angelo asks why Leo Bartholonti is not part of the BIA's committee to discuss with the city. He mentions that Leo had developed the plan for the second archway.
 - **A:** Antonella mentions that while she was not there for those discussions, she is aware of the architect's name and his plans. Antonella mentions that the City was not aware of the BIA's plans to build the archway. She suggests that his contact info be retrieved and that the BIA sets up an appointment at or before New Year. Antonella has requested that Angelo send his contact information.

- **Q:** Angelo requests that the office space reduction and resulting expense reduction be explained in more detail.
 - o **A:** Lindsay responds that reducing our rent from \$1800/month to \$888.80/month saves us \$10,934 annually. She notes that the BIA also now no longer pays for Enbridge (\$2,400), office hydro (\$1,600), window cleaning (\$450), janitorial services (\$600), or office supplies/internet (\$3000 - based on previous year's budget). These savings combined result in a total annual savings of \$18,984.

- **Q:** Angelo notes a change in reserves from previous years, and inquires as to what is it today and what the BIA is doing with it.
 - o Lindsay remarks that the BIA does not have the 2020 audited financial statements from the auditors at this time. The BIA is working with the City to have them completed, Lindsay notes that there's been a delay for 10 of the BIAs who applied for CEWS. These statements will be circulated with the membership once they are received. The last known audited value of the reserve was in \$397,568 in 2019.

- **Q:** Angelo remarks that the BIA ended the past year in a surplus of about \$80,000, and wants to know if those funds went into the reserves.
 - o **A:** Antonella says that if the BIA is able to do that, they will. She reminds Angelo that we have not received the audited financial statements for 2020, but that that would be the BIA's plan.

- **Q:** Angelo responds and asks for an estimate of the reserve amount; he guesses \$450,000.
 - o **A:** Antonella responds that this is possibly the amount.

- **Q:** Angelo responds and says, considering that the reserve amount is greater than the estimated cost of the archway, he asks why the levy is being raised to 75% of pre-COVID levels.
 - o **A:** Antonella responds and notes that, when the BIA was in last discussions about having the second archway built, the previous Executive Director and Board members were under the impression that the costs would be far greater at around

\$1,000,000. She reminds Angelo that the City suggested benching the idea because the BIA was not sure of their ability to build it, so therefore the reserve continues to grow.

- **Q:** Angelo believes that the increase in levy from 50% to 75% should be decided by the membership and asks for the rationale to explain the increase. He questions the decrease of expenses alongside an increase to the levy. He asks why the reserves are being funded with funds from cancelled functions and decreased office space.
 - **A:** After cutting the levy for two years, the board voted to increase the levy by 25% for 2022. The levy would return to 100% for 2023. The BIA is raising the levy to fund upcoming beautification projects without dipping into the reserve fund. Given that the reserve is to be used for much larger projects in the future.
- Antonella expresses that the Board would like to continue all the same programming as in pre-COVID times, necessitating more funds in order to actually run those events. Antonella notes that there are many projects and beautification initiatives that the BIA would like to do next year, and explains that those are costly as well.
- **Q:** Angelo explains that he would like to see a reduction in his property taxes through the levy.
 - o **A:** Antonella explains that that is why the BIA decided to increase it in a smaller increment. She explains that, as the BIA continues to grow, there may be opportunities to decrease the levy with more business in the area.
- **Q:** Angelo asks if we know the amount of development charges paid by Claridge, Taggart Construction, and other developers in the area. He explains that there are regional development charges that should get put back into the community.
 - **A:** Antonella explains that the BIA can inquire and try to find contact information for all parties responsible.
- **Q:** On behalf of the ICCO and the FCA, Delio D'Angelo submitted a formal request for an increase in sponsorship amounts for their activities. The Ferrari Festival would be increased to \$30,000, the Car Parade to \$10,000, and Ferragosto to \$6,000.
 - **A:** Lindsay mentions that this is to be discussed December 7th at the next Board meeting. Marcus requests that the BIA asks Delio and his colleagues for an explanation of the increases, and offers a more complete breakdown of the budget in order to justify the increase.
- **Q:** Lindsay raises the previous request for the Ottawa Fire Department Christmas float to perform on Preston Street. The band is looking for sponsorship of \$800, and the band would perform at a selected location(s) on Preston Street.

Angelo recalls the Band's performances in other BIAs of Ottawa, and questions why the BIA does not follow similar initiatives.

- **A:** Antonella responds that there were unknown answers from a similar inquiry she made last year, and that the BIA previously did not want to draw too much attention to the street with COVID. She mentions with the re-opening continuing, the BIA can now encourage people to gather in the area again.
 - Lindsay mentions the Winterlude budget of \$10,000, and that the BIA has been looking into options to light the street that could work for the holidays and Winterlude season.
 - Antonella has said that the Board will discuss this over email.
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- **Q:** Angelo remarks that more Christmas lights should be installed to increase more pedestrian traffic for businesses. He also believes that fireworks should be planned for December 31 in Little Italy to attract more business. He remarks that the fireworks could be set off by someone from the Fire Department.
 - **A:** Antonella responds that this idea could be added to the Board agenda to discuss further.
 - Joey mentions that the BIA would have to do something in conjunction with restaurants and promote the fireworks through restaurants. He remarks that this should be done with a menu created for Preston Street restaurants, a public relations campaign, etc.
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- **Q:** Angelo wants to know if there is anything coming up for 2022 with the Euro Cup?
 - **A:** Antonella reminds Angelo that the BIA did not get more involved with Euro Cup 2021 due to additional COVID liabilities involved. Antonella remarks that the BIA has already discussed ideas for next year, but that the World Cup won't be until next December.
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- **Q:** Angelo has expressed that it's important for future AGMs to be held in-person, ideally with a dinner involved in order to generate AGM interest.
 - **A:** The Board has expressed interest in doing this for future AGMs, and will do this with future meetings.

Motion to approve the BIA budget for 2022.

Moved by Tony Zacconi.

Seconded by Joey Frangione.

All in favour. Unanimously accepted.

Motion to close the Annual General Meeting for 2020.

Moved by Steve Moffatt.

Seconded by Tony Zacconi.

All in favour. Unanimously accepted.