



Market BIA

**Kensington Market BIA Annual General Meeting 2020**

MM for Thursday, November 19th, 2020 @ 6pm - Digital Meeting on ZOOM

**Present:**

Gwen Bang, Grey Coyote, Mike Layton, Terence Chan, Jason Krulicki, Martin Zimmerman, Barb Panter, Kristen Snider, Ryan Johnson, Micheal Shepherd, Pouria Lotfi, David Beaver, Anthony Aarts, Micheal Saunders, Owen Walker (absent), Zenon Manduik, Nick Horton, George Yan, Peter Wildman, Christina, (Property manager from 160 Baldwin), Soudi(KOS/Film Cafe), Anita Da Silva

ITEM	BACKGROUND	ACTION OR DECISION
<p><b>Call to Order by Chair</b></p>	<ul style="list-style-type: none"> <li>● Approval of Consent Agenda</li> <li>● Cassandra explains the standard protocols for zoom meeting</li> <li>● ( muting, polling, issues mentioned in chat, tech issues, screen sharing )</li> <li>● AGM 2019 MM shared in chat</li> </ul>	<p><i>Gwen does land acknowledgment</i></p> <p><b>Motion</b> To approve <u>2019 MM</u> made by Martin, second by Pouria Lotfi</p> <p><b><u>All approve</u></b></p>
<p><b>Declaration of Conflict of Interest</b></p>	<ul style="list-style-type: none"> <li>● No Declarations of Conflicts of Interest</li> </ul>	<p><b><u>No conflict of interest to declare</u></b></p>
<p><b>Update from Mike Layton/ Jessica Bell's Office</b></p>	<p><b>Kristen Snider;</b></p> <ul style="list-style-type: none"> <li>● Learning about challenges BIA is facing; before the pandemic and exacerbated</li> <li>● Holding press conferences; gwen, round and krudar, calling on premier to enforce eviction ban and bring direct rent relief for tents. Especially those who are not able to participate because landlords have abstained.</li> <li>● Support local business planned for KM. Bring in plaquered to support shopping local</li> <li>● Still fighting for policy changes</li> <li>● Bell interested to hear from businesses directly, encourage to reach out to her</li> </ul> <p><b>Mike Layton;</b></p> <ul style="list-style-type: none"> <li>● Support online sales, delivery for effectively and cheaply</li> </ul>	

- Focus people purchasing away from big box retailers that are doing extremely well during these difficult times
- Promote how businesses are trying to retool and provide resources available for businesses and residents
- Promoting what BIAs are doing
- Planning requests have been retired so that level has returned to staff - we expect there will be a public meeting for the HCD plan before the end of this year.
- Development application in the neighbourhood on St Andrew and adjacent and now latest at Sneaky Dees site. Look to community to give us feedback and try to make something that is more accommodating
- Advocate on rental relief on commercial and residential side
- Advocate to weather the financial storm to the federal and provincial government, as vaccines will take some time
- We are operating on a deficit

**Questions/Comments**

**CAFETO**

**David Beaver** - CafeTO program, is there a talk of extending this to next fall?

**ML** - yes, it will continue through next year, we took staff to other programs for these TO programs. We're looking to hire additional people. I know there were some issues, they took too long to respond - Kensington was the first to pilot this. Knowing what we do about rolling out locations, we have thousands of requests, we are going to put into the budget some positions to help us do it again. As for the most part it was a success.

**MS** - Is there a plan to make this permanent?

**ML** - We're just getting to next year at this stage - there is an enormous appetite for this. I certainly would be one to promote that we should allow it to continue. We now recognize that the desire is felt globally. Not guaranteed yet, but pretty confident that it will make sense to continue.

**PL** - Wondering if we have an emergency and the city can bypass the regular planning process. Having these patios would be impossible. Most Torontonians loved it. If there was no pandemic - the normal planning routes would have shut it down. There is an

issue with the planning process in this city, especially for small businesses.

**ML** - Cafeto was on municipal land, we can snap our fingers and it was done On private land we need municipal zoning order - most cases we don't want to do that. There was zero public engagement and I think would be the challenge, it would be the notion of local democracy entirely. learning exercise to approve cafeto, I think we've taken that to space that people have on private property and had a rethink on how we treat them in the future.

Patios opened up on bloor that were never possible before and it was changing in the zoning by-law, making people rethink about the appropriateness for small business.

**PL** - If the city was to do this during regular times, we would have to go through consultation and most other things if someone supports don't bother coming to a meeting. If the city were to propose having patios on municipal land - they would go through some public consultations and there would be people who were against it, it would be far limited, it would take a lot of effort. My point is there is an issue with the planning process and it doesn't help creativity.

**ML** - working as a city wide initiative, different when it's a one off property. We just don't have the luxury in cutting out the public from the decision making process.

#### **WINTER MARKET/TORONTO HYDRO**

**AZ** - Spirit of using public assets to help the business survive, we're struggling with the holiday market ;out decorations and lights and to do it we think we can make a difference. Can the city help us do those things quicker?

**ML** - I often work with Toronto Hydro and nothing is easy with them. They have a regulatory requirement and need to check every mark on that list. We can move regular meetings with Toronto Hydro if you need more support. We'll book three meetings - one for issues, one for how to solve our issues, and the last meeting to give the go ahead. Transportation - we can put more pressure on them

Don't call it a destination this year - we may be trying to create a pleasant environment, but the second you call it a destination the public health will close it down.

**BUSINESS RELIEF/COVID**

*AZ - All the relief has been going to businesses that were open prior to February, What about businesses who have open after/during the pandemic?*

*ML- Don't have anything to reply to that and make note of it.*

*GC - If we can't identify the reasons why we're in where we are and have yet to acknowledge the mortality rate is in decline why would you impose on the people most effective furthermore restrictions when it doesn't seem like anything that were being told to do si resuying the number of cases, why would you threatened for christmas when mortality is in decline, admit we don't understand why and how?*

*ML - I am not coming up with the resolutions. I am sorry, I sit on the board of health. They make proposals and we either accept them or we don't.*

*GB - I have to continue the AGM.*

*CG - We can't have a spirited discussion?*

*GB - Go ahead Grey*

*CG - We've had this extended warm weather. What are the plans for those three months where winter is the hardest for small businesses?*

*ML - The city doesn't control rent relief in that way. We only have control over property taxes and utilities. The city does not have the luxury of putting off paying the costs and the cost will always remain and the same if not greater. Costs have gone up and revenue has gone down. It's going to be difficult at the receive on the municipal level if they recommend any more measures.*

*There is a trade off here - keeping the economy going and locking down so we can deal with this issue of the pandemic and that's the reality.*

*GB - We are advocating with Jessica Bell's office and at TABIA to help protect the businesses in trying to secure the moratorium for evictions because what they have been doing is extending them month to month which does not work. It would help if they had*

some protection right away and considered all the resources for us.

**KS** - gwen thanks, that's exactly what we are working towards and the message we will be sharing tomorrow. Jessica will be doing this in Kensington Market to highlight the impact of the market.

We need to make sure the eviction ban continues and is enforced because what we're seeing right now is elevation taking place while a ban is in place. and making sure small businesses have access to direct rent relief. Those are the main pillars that we know small businesses need to survive.

**JK** - There is going to be a shut down starting Monday night at least, for retail so we can only do curbside. I am just asking if we can depend on Councillor Layton to vouch for us to open up for the xmas season.

**ML** - I would love to say yes, but I do not think it's responsible to say yes as a member on the board of health.

**RJ** - These are desperate times; any sort of grace licence might convince them to - would you be in favour people giving a small break on their levy payments

**ML** - The board wasn't to do this, we can support it but you're going to see a rebound. There is this economic echo that happens after the recession. I would ask the question - how much of a burden is the BIA levy vs anything else? and if it will make a difference.

**GB** - We're going to talk about the budget soon

**AZ** - Address Grey's question; there have been government programs put in place that will help businesses and will address some of the costs that the city charges to businesses.

**MZ** - What are other BIAs doing that are innovative?

**ML** - Doing what they can to promote to digital mainstreet or other efforts to move from traditional retail sales to online sales and delivery. KMBIA is on par with the others trying to do promotion. If there are any innovative approaches over the holiday, we would try to pursue that. I don't think that the bar is much higher than where this BIA sits. There are many who are those under the bar.

The Bag campaign; they are curating these bags of goods from local businesses. If there was a way of facilitating that - I think that may be something to consider.

**ZM** - Curbside retail, would that facilitate the return of curb and active to?

	<p><b>ML</b> - Cant speak to this. I do not know if it's real. As it's been discussed by the provincial government to make things mandatory. Issue with why activate TO were removed from the streets is snow removal.</p> <p><b>CA</b> - Some BIAS get private snow removal and the private company does extra. And there are battles with insurance because the private company damaged a lot of BIA assets and city property. Seems like a difficult issue to deal with.</p> <p><b>MS</b> - We did one year of snow removal privately and plowered and had sidewalks shovelling. We looked at contacts to do it, but nobody mentioned anything about insurance. We hired a company one year, \$2700 dollars and then we used the CST team.</p>	
<p><b>Financial Report 2019</b></p>	<p>(Cassandra shares screen of financial statement 2019)</p> <p><b>Terence Chan:</b></p> <ul style="list-style-type: none"> <li>● Total surplus is 73K similar to 2018</li> <li>● Revenue increased by the levy</li> <li>● and other revenue includes from the streetscape/ master planning, tent storage</li> <li>● Major changes for expenses are</li> <li>● salaries ; \$36K to \$49K from 2018. There was also no coordinator for much of the year.</li> <li>● Advertising was a difference in spending; we budget for more, spend less.</li> <li>● For streetscaping, we budgeted 20K, and spent 27K</li> <li>● Overall, we over - budgeted for expenses and under - budgeted revenue</li> <li>● Net financial assets; 280K at the end of 2019</li> </ul> <p><b><u>Questions/Comments</u></b></p> <p><b>Martin Zimmerman</b> - I am fine with this</p> <p><b>GB</b> - Great. We need to appoint Auditor ; Terence Chan for 2020. We'll put Terence in another room to go in camera.</p> <p><b>Martin Zimmerman</b> - Option non members to vote? Why is this an issue? Percentages are skewed. Should be abstained.</p> <p><b>Allen Zimmerman</b> - you can mathematically derive what it would be. Leaving it in gives someone a choice.</p> <p><b>Micheal Saunders</b> - Corrent, should be yes, no or abstain</p>	<p><b>Motion</b> To approve <u>2019 Financial Statement</u> made by Martin Zimmerman, seconded by Dave Beaver</p> <p><b><u>All approve</u></b></p> <p><b>Motion</b> To approve appoint Terrence as our <u>2020 Auditor for our Financial Statements</u></p> <p>Made by Pouria Lotfi seconded by David Beaver</p> <p><b><u>All Approve</u></b></p>

**2020 RECAP**

**Gwen Bang;**

- Increased Engagement with our community and improved relationship building.
- Finished our website - developed by PPLDOE
- Partnered with FOKM and SSCH to have the program through TPS; Neighbourhood Officer Program,
- Finished our masterplan and reformatting the streetscaping committee
- Hired Shelby; Our social and communication manager
- Started a round table for commercial affordability with BIAs, and MPPS. This was started before COVID really hit hard.
- Reach out through phone calls, door to door etc to see how people were doing
- Facilitated CafeTO program to get every business on board
- Provided resources through social, newsletters, website
- Continue to do the Kensington Destination Sign
- Find out from Astral Media and get Ad space to keep promoting the market.

**Cassandra Alves;**

- Reached out to Bag of Toronto
- Applied to lots of grants 10k confirmed with Red Pepper
- Launch a grant; Kensington Kreators to support local artists and creatives. Had applicants all over the market from any creative sector as to how to animate Kensington during this time. Funded through the innovation grant
- WinterGrantTO - applying for that to help light up the market
- Advertising on Indie88 (*Plays ad*)
- UofT with affordability research study
- Cecil community centre; harassment and discrimination based issues
- Address needles in the market

**Shelby Monita Lee;**

- We have a gift basket giveaway; we've gotten 200 new followers in the last week. features many members in the market as well.

**DB** - Might consider diving it up into a couple of baskets! And continue this idea.. easily do something with that.

**SM** - It's already up as well, if member do like it we plan on continuing it.

**Barb Panter;**

- SCH merged with the neighbourhood group
- Responsible for harm reduction program and drop in programs

<p><b>2021 BUDGET</b></p>	<p><b>David Beaver;</b></p> <ul style="list-style-type: none"> <li>● <b>2020 Levy</b> - 168K</li> <li>● <b>2021 Proposed Levy</b> - 155K</li> <li>● <b>2021 Proposed Grants</b> -32K</li> </ul> <ul style="list-style-type: none"> <li>● <b>Expenditures;</b> <u>2020 Proposed</u> - 97K, <u>Actual 2020</u> - 75K, <u>Proposed 2021</u> - 89K</li> <li>● <b>Streetscape Improvements</b> - 25K approved, only spent 4K, we decided to continue it for 2021</li> <li>● <b>Promotion and Communication;</b> \$7200 approved and only spend 4k and we decided to continue for another 7K for 2021</li> <li>● <b>Festivals and Events;</b> Approved 59k, used 16K, for 2021, porpsed \$59,500.</li> </ul> <p><b><u>QUESTION/COMMENTS</u></b></p> <p><i><b>GB</b> - We made a motion to decrease the festival of lights ( Winter Solstice) from 10K to 5K. This will be adjusted next year for the budget. This year we are proposing a levy of 155K that is down 10 percent. There was some discussion on som concerns but we are if anyone has anything to say, we can make a motion to approve the budget.</i></p>	<p><b>Motion</b> To approve <u>The 2021 Budget.</u></p> <p>Made by Micheal Shepherd seconded by Pouria Lotfi</p> <p><b><u>All Approve</u></b></p>
<p><b>ADJOURN MEETING</b></p>		<p><b>Motion</b> To <u>adjourn the meeting</u></p> <p>Made by David Beaver, seconded by Jason Krulicki</p> <p><b><u>All Approve</u></b></p>