



Market BIA

**Kensington Market BIA – Board Management
Committee Minutes for September, 11th 2019
RED PEPPER - 160 Baldwin St - 10am– 1pm**

Present: Mike Shepherd, David Beaver (absent) Gwen Bang, Cece Scriver, Pouria Lofi, Martin Zimmerman, Zenon Mandziuk, Anthony Aarts, Owen, Abi Roach (absent), Ryan Johnson, Sarah Yellin, Barb Panter (SSCH), Farzaneh Hemmasi (UofT), David Contin (wine rack), Randi Luster(SSCH), Emily Wong (City of Toronto)

ITEM	BACKGROUND	ACTION OR DECISION
Call to Order by Chair	Approval of Consent Agenda	<p><u>Motion</u> Motion to approve the consent agenda and minutes from the previous meeting</p> <p><i><u>Moved by Ryan Johnson and seconded by Owen Walker</u></i></p> <p>Motion carried</p>
Declaration of Conflict of Interest	No Declarations of Conflicts of Interest	No conflicts of interest
Review of Action Items (AI) + Motions from Previous Meetings	<p>General Procedure for Meetings:</p> <p>Presenting on behalf of the committee – then we’ll go around the board clockwise -- - say you agree or disagree, one at a time – and we’ll go around for discussion. Just to make it a bit smoother to avoid talking over each other.</p> <p>The website to be presented by the end of the month – and that’s when the domain name can be bought.</p> <p>GIC and holds all the GICs and interests that rolls over to the community account</p>	<p><u>Motion</u> Motion to approve the invoices.</p> <p><i><u>Made by Martin Zimmerman, seconded by Cece Scriver</u></i></p> <p>Motion carried</p>

	<p>Content – for social media post review</p> <p>board reviewing – and will get back with ideas etc.</p>	
<p>Direct Co-op</p>	<p>Basically, Direct co-op – allows small business to vote on the small services and unify those offerings to get substantial businesses</p> <p>Offering an app – completely for free – developed hosting for the BIA because what we’re trying to do is not just the BIA but have a level of communication that has not existed before – All restaurants in specific niche – can do this with click of a button. The way we get set it up as a joint venture as a community.</p> <p>The percentage we made on those transactions we split that 50/50 with the group we work -- with other partner and more higher level of communication—and even directly with the BIA – even though we have no ramped it all up – but the intention is to generate some money as well –</p> <p>Possible to have a meeting and explanation on how we go through the platform and introduce everything that were doing.</p> <p>It is a good idea – and is going to be the key idea – one-year anniversary – part of a big event.</p> <p>Gwen - Some ppl are hesitant...</p> <p>Issue with the landlords of 56 Kensington– lots of negative feedback –</p> <p>Direct - We had no idea what was happening</p> <p>Is the partner an owner of the building?</p> <p>Direct - There are about 10 people who own the building --- Joe Lu – did help open doors with the community – which was a big help –I invited him on board to be our advisors– if there is money that comes out with that relationship we can all share... just to be very clear --- so he is on board of advisors not board of directors –people were aggressively kicked out and there is a lot of misinformation about the incident</p> <p>Trying to rectify the situation and he has a property manager and she had instructed to</p>	

	<p>something to the document it was all fake, so he got rid of her.</p> <p>It's important to this conversation and we don't want anyone to have bad energy – we have to support you – nobody is penalizing you – but you have to be really careful and be very transparent because of the bad situation with this person – this screwed the landlord.</p> <p>Cece- Let Danny know about compostable options—that's more what we're trying to do – start breaking into the market—if we go green, that would be better to break into the market.</p> <p>Expectations from Direct – our people will be coming to visit the stores – with the small services and demonstrate the platform and every transaction that takes place in the market or if someone is ordering food from the platform and if we are working with the BIA we are splitting that with the BIA</p> <p>Asking for more visibility in the market and to have the BIA's blessing.</p> <p>We would like to invite the office to show the platform and it's a great extension for the BIA to vote on issues etc.</p> <p>End of the month for our launch, happening on either Sept 25th or the 2nd</p>	
<p>PSK</p>	<p>We need the paid duties for PSK – last event I spent the time dealing with the Moracas people – we're having a lot of problems with them, he put up a tent on the other side of the street which was not allowed. Paid duties spoke to them.</p> <p>Andy appreciates this and know its has nothing to do with PSK. They are illegally dumping and have a non-licensed patio</p> <p>This is street event proposed budget – bump it up 5,000 – \$2,000 for Patrick – give Lesley money as she's being a volunteer 441/ each event. – he does so much, which works out to \$2646 for 6 events.</p> <p>Joe Cressi told him to take the extra money – however the letter attached to it to use it for operating expenses and how we were going to use it to help decrease our budget. Patrick</p>	<p><u>Motion</u> Motion to accept the PSK expenses and the payments</p> <p><i><u>Motion made by Mike Shepherd and seconded by Cece Scriver</u></i></p> <p>Motion carried</p>

	<p>can't just give himself a raise..</p> <p>We want our Instagram followers -maybe its so that people have multiple control of it – Get the password – has it for a personal account – – Write a contract for him – Cece said she's all for contracts – if we get back the social media, password and then he can get raise and include a contract.</p> <p>All social media that we started and belongs to us. It belongs to us period ---- the increase can happen as long as the social media get returned back and as the ownership of the BIA.</p> <p>Biggest increa</p> <p>se in the budget with honorariums</p>	
<p>Budget</p>	<p>WSIB - Do we need to consider this? We don't have a certain number of employees so, we should be fine...</p> <p>Appelcare? Not necessary for Cassandra's old computer.</p> <p>Website – subscription to 200 bucks</p> <p>Something for xmas, maybe holiday lights. Let's think outside the box..</p> <p>KMBIA bought lights one years—and people took them home—tried twice –and we have to do it in public realm only not private property—Allocate funds to decorating?</p> <p>Could fall under street events?</p> <p>Branding – t-shirts – promo items – drop the 5,000 to 2,000 maybe? But we spent 4900 in 2018...</p> <p>30,000 on 172,000, 200 bucks on 1,000 – if it doesn't get accepted at the AGM, then we'll deal with it then</p> <p>Signature event – 2020 – take 5,000 out - we'll do it on our own budget</p> <p>Page 4 - to suggestion for a budget for holiday budget – decorative pedestrian lighting to put on the columns –</p>	<p><u>Motion</u> To approve the budget 2020 proposed.</p> <p><i><u>Motion made by Ryan Johnson, and seconded by Cece Scriver</u></i></p> <p>Motion carried</p>

	<p>Holiday decorations—garlands – wreathes – put something there</p> <p>Quotes form companies if we want to do that.</p> <p>Pedestrian lights – to use – wrapping the posts etc. – we did lanterns that was super nice and the community worked on it. That is something we can do.</p> <p>There is money there – we don’t even have to put in 5000 – next year we can budget – because we have a surplus. 5,000 and we allotted by 2,000 – it was under 2,000 – there was wind damage, however.</p> <p>3,000 for that – allocated into a 5,000 community picnic—and throw it into lanterns for 2020.</p> <p>Approved today by us –</p> <p>Gwen – levy – other revenue – 2375 – we know based on the tents etc. and there is also other revenue aside from the HST – Levy’s are going up however..</p>	
<p>Coordinator Updates</p>	<ul style="list-style-type: none"> - Upcoming meetings discussed - Orkin update - Website update - Toronto Studies updates - Budget + GICs. - Social Media Position 	<p><u>Action Item</u></p> <p>Contact Orkin about other options and costs.</p>
<p>Masterplanning</p>	<p>Gwen - Masterplanning subcommittees— Non-monetary concerns about having the financial power of the entity and willing to participate in this BIA – that is something at risk that I feel is not good for our financial impact --- subcommittee has being doing a great job, no objections tot the masterplan— not sure on how we can improve on these things – Cassandra making sure transparency and letting everyone know about – anything that comes back to us</p> <p>Pouria – I don’t think is a subcommittee of this board—more than a few of us – granting more autonomy, right now we’ve been lagging– if we bring up every issues –we’re</p>	<p><u>Motion</u></p> <p><i>Motion to grant more autonomy to all the subcommittees, including the masterplanning/streetscaping subcommittee with the following cavitates</i></p> <p><i>1. Must be 3 people to meet quorum at the meetings including one board member if the chair is away, another board member can step in</i></p> <p><i>2. All monetary decisions and</i></p>

	<p>wasting the boards time</p> <p>Subcommittee updates the board – Gwen -- not sure if we've really stalled time –entrance on college has been delayed – because of the board – essentially about one person</p> <p>Gwen – we were already behind and others should have come out but this was way before when we had this walk about – did we have any objections – I really thought that the subcommittee was doing a good job—</p> <p>Mika – wrote the RFP – my suggestion to the board and have been overlooked and we have a strategy to be overlooked by coordinator and myself – we all agree on the strategy.</p> <p>Ask that the BIA recognize the hard work and to move things along and deal with it but you don't have the hands on experience to deal with this project and let them make informed decisions.</p> <p>Ryan – Go forward without letting us speak on behalf – I think it's important that things are brought to the table.</p> <p>Zenon – For the purposes for here an now – simple statement for protocol and Mike Saunders can fill in the gaps.</p> <p>No monetary decisions (different for press releases and letters to be cleared by the chair)</p> <p>Decisions by subcommittees at meeting with a quorum of at least three members always with a board member but these decisions, at the discretion of the board can be changed</p> <p>The rules are fairly wide open Chair has to report back to this board--- Pouria or Mike?</p> <p>Anthony - was going to the board meetings – and there has not been much movement or progress. We are working towards the social media things. If board members are a part of the subcommittee and if the board is dragging them down, then get involved on the subcommittee so that can move forward. It's the hardest things—we only meet once a month. If the subcommittee is strong and they can get something done – and it would be nice to see some realization.</p>	<p><i>all public facing interactions and public releases would go to the entire BIA board</i></p> <p><u>Motion made by Pouria Lofi and seconded by Cece Scriver</u></p> <p>Motion carried</p>
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Mike – We have worked with some autonomy —PSK, for example - the day to day that goes on is done by the street committee – but this is a city thing and we have two members.

We’ve always had issues with aggressive personalities. We’re not going to do anything that is going to hurt or lose the artistic sides of the market, or the entrances better were just trying to make them better.

We’re trying to make this area newer—it’s a tourist destination – we need to keep it Kensington.

Pouria - should have autonomy on the monetary decisions and Mika was always on the steering committee and has helped us out financially and with her time – with this work.

Mika - We have done more public consultations – we all have it very well organized. And making that drastic change to the letter really stifled our impact

The issue is not the letter –although it shouldn’t have happened, and we should have approved the letter – it was approved during the meeting it was going out. The communication is something we need to fix --- moving forward.

Mike Saunders - The BIA is created by the City of Toronto, you have the right to inform the subcommittees and we can add more board members – but we must have one who acts as a chair to the subcommittee who reports to the BIA-- it is up to the board, but it is a subcommittee of the BIA – and we are giving funds to the BIA—the city is partner.

Question from coordinator role for subcommittee work

Mike Saunders - The chair gives her directions – she reports to the BIA

Mika This is the first time that this miscommunication has happened. She is still to be directed by the board.

Mike Saunders - Cassandra works for the BIA – she is administrator.

	<p>If you have quorum and she has to send it out to us</p> <p>Intent was to polish the letter – she not going to touch anything and let the subcommittee know and she’s not going to touch—intent was positive because she didn’t understand the past context.</p> <p>Zenon – We might need to go to the entire board when some members are away. And then it would go to Gwen as the chair – Gwen is a member for all subcommittees</p>	
<p>Other Business</p>	<p>Garbage on Kensington</p> <p>Augusta and College where the sculpture is – that’s the area that KMAC is supposed to pay attention to.</p> <p>Idea for Grey -- to go and cleans up then his issue is solved and it’s the idea of peacekeeping and custodianship.</p> <p>Emily – send me notes – essentially, we can – instruct sold waste to p/u illegal dumping but can’t increase it specific to an area.</p> <p>Also mentioned-- on garbage cans on Kensington Ave.</p> <p>Cece – Last time we had it and it was a dump – tourist and people left their garbage.</p> <p>Gwen - maybe there should be another location and where there are no garbage cans.</p> <p>Mike - Make a mandate have a garbage can by the front door of your own shop</p> <p>Took the one away from Dundas and Kensington -- Streets are cleaner cause we don’t have one – if it’s the issue...</p> <p>Coyote sent an email suggested he’d like to part the clean streets time guy –</p> <p>Coyote should not have to represent the BIA— even though he’s very passionate about that corner</p> <p>Pouria – Parameters – how he is going to help. We don’t have the area designated and he has that full autonomy –</p>	<p>Action Item to talk to Maggie about having the AGM at St. Stephen - in the Field.</p> <p>Check with Aviva about the beacon</p>

FOKM

Zenon– FOKM Sept 17th – mainly about Airbnb at 6:30 – it’s here at RED PEP.

Laneway Way Naming Committee

Early Oct – working list
Can we recommend a couple of names?

Right Turn

Change the direction to one way going west.
And this a total by- pass – and it’s already a 2 ways streets - all of this went to council 20 year ago and it was a very strong opposition.

Solve that problem figure out a way to stop turning right on Nassau – the signs don’t work and the signs needs to be moved.

Flashing light in the works, but Hydro One had to install a post and are looking at other options as to where to connect the beacon

Haven’t heard anything about that – Joe at Augusta fruit is fine.

With an advance left – never considered placement of the signs --- maybe suspended mid-block right in the centre – but may be a fire hazard on a guide wire. Have to install a new post – adding a no right turn to that existing stop sign have it on the south side.

St.Stephen Church

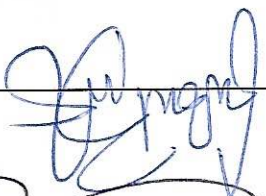
St. Stephens – the dioses don’t want to fund a church that helps homeless people – suggest having meetings there – so we can fund that


Barb - Maggie is regularly hassled by fascists – and it’s an Anglican church

Mike – Go to the press – and make sure she’s comfortable with this – she got the bishops to write a letter and she’s wrote a letter of support for the community – press set up during PSK, maybe – fundraise?

We always use St. Stephens – the church is better for the stage – we can ask her.
Talk to Maggie.

Adjournment	Meeting is Adjourned	Motion <i>To adjourn meeting made by Owen Walker and seconded by Martin Zimmerman</i> Motion Carried + Meeting Adjourned
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Gwen Bag, Chair:  Date: Oct 24/19

David Beaver, Secretary:  Date: 9/oct/19

TREASURER'S REPORT FOR SEPT 2019

To: **The Kensington Market BIA members** Date of Meeting: **Oct. 9th, 2019**
 From: **David Beaver**

EXPENSES:

Date	Payee	Invoice	Invoice	Cheque	Amount
Authorized	Work/Service	Number	Date	Number	
03-Sep-19	CANADA REVENUE AGENCY	July 2019 Remittance		NO.1200	\$121.99
11-Sep-19	Patrick Morrison	PSK expenses for August Total	2019-09-11	NO.1223	\$1,696.63
11-Sep-19	Patrick Morrison	invoice for August	2019-09-19	NO.1224	\$1,750.00
12-Sep-19	BRUCE TEMPLETON	August Payroll	2019-08-13	NO.1192	\$179.05
12-Sep-19	MARTINE CLEMENTS	August Payroll	2019-09-11	NO.1218	\$200.54
12-Sep-19	Dwayne Boyer	August Payroll	2019-09-11	NO.1220	\$272.16
12-Sep-19	EXPENSES - CASSANDRA ALVES	August expenses	2019-09-11	NO.1214	\$67.20
12-Sep-19	CASSANDRA ALVES	Invoice # 16	2019-09-11	NO.1210	\$2,034.00
13-Sep-19	Ross Waite	August expenses	2019-09-11	NO.1216	\$829.77
13-Sep-19	Ross Waite	Expenses for CST	2019-09-11	NO.1222	\$54.85
13-Sep-19	Andrew McMahon	August expenses	2019-09-11	NO.1219	\$257.83
16-Sep-19	JP Towing Service	invoice #116972 - July	2019-09-11	NO.1211	\$84.75
16-Sep-19	JP Towing Service	invoice #116972 - July	2019-09-11	NO.1205	\$84.75
17-Sep-19	Wheels FOR RENT	August rent	2019-09-11	NO.1204	\$135.60
20-Sep-19	SIDAN TRAFFIC CONTROL	Invoice #10556, July invoice	2019-09-11	NO.1206	\$1,212.49
20-Sep-19	Ray Breuker	August Payroll	2019-09-11	NO.1215	\$666.79
23-Sep-19	ORKIN	#9564875	2019-09-11	NO.1213	\$158.20
25-Sep-19	BMO GIC		n/a	n/a	\$50,000.00
25-Sep-19	BMO GIC		n/a	n/a	\$50,000.00
25-Sep-19	BMO GIC		n/a	n/a	\$25,000.00
26-Sep-19	CANADA REVENUE AGENCY		2019-09-11	NO.1221	\$107.08
27-Sep-19	PPLDOE	Invoice #4, 5	2019-09-18	NO.1246	\$2,346.00
27-Sep-19	Cassandra Alves	Invoice # 17	2019-09-25	NO.1248	\$1,372.95

Total \$ 138,632.63

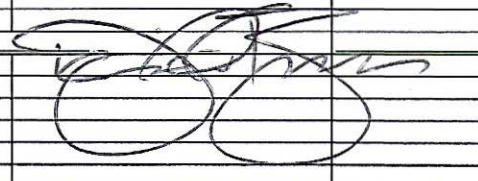
REVENUES:

01-Sep-19	Opening Balance (Total)				287,601.15
09-Sep-19	Tent Storage - Samara Contemporary Arts				\$67.80

Total * Opening Balance does not reflect interests on GICS that has not matured \$ 287,668.95

BANK BALANCES:

	Community Account				\$79,036.32
	BMO Rate Riser				\$ 35,000.00
	BMO Smart Return GIC				\$ 100,000.00
	BMO Variable Rate GIC				\$ 25,000.00
	BMO Blue Chip Rate Riser				\$ 35,000.00
Balance as of:	September 30th 2019				\$ 274,036.32

Treasurer  Date **9/09/19**