



**Annual General Meeting**  
**Tuesday, December 6, 2022 8:00-9:15pm**  
**The Rabbit Hole 202 Sparks Street**

Explanation of meeting format

**Declaration of Conflicts – none**

**1. Approval of Agenda**

*Jason Komendat, seconded Nazmi Fawaz*

**2. Approval of the past minutes**

*Nazmi Fawaz, seconded Jag Ghuman*

**3. Update from Chair**

- *Current BIA Board Chair, Ian Wright, welcomed membership and excused himself to observe the vote counting of election ballots for the incoming 2022 – 2026 BIA Board electees along with election observer, Michelle Groulx, Executive Director of the Ottawa Coalition of BIAs, My Main Street Ambassador, Sue-Ellen Holst, and Sparks Street BIA site and logistics manager, Bob Rumscheidt*

**4. Presentation of the Annual Report and Financials**

- *Kevin presented the 2022 BIA AGM report to the membership*
- ***ACTION:*** *Finalized 2023 Event Schedule to be provided to the membership in the next member mailer*
- *Kevin opened the floor to questions*
  
- *Frank Morgante asked about compensation regarding the movie filming on Sparks Street and a discussion took place with clarification on 3<sup>rd</sup> party street rental revenues going to the Mall Authority and a request for businesses to bring forth any issues they encounter regarding street activations as they encounter them so the BIA has an opportunity to address them immediately*

**5. Presentation of the 2023 Budget**

- *Kevin presented the 2022 BIA Financials, explaining the Ernst & Young audit, noting the levy will not be raised in 2023 as that cost will be pulled from the surplus as it was identified as larger than necessary*
- *Kevin presented the 2023 budget approved by the current BIA Board last month to the membership*
- *Kevin opened the floor to any questions about the financials or budget*
  
- *Jag Ghuman questioned the reserve fund and Sam Elsaadi asked about having the reserve distributed back to the BIA which Kevin explained as not being a significant or productive use of the*

*funds as well as being illegal and how an amount of \$600,000 reserve is necessary to cover unexpected/emergency costs*

- **Sam Elsaadi:** *Are we going to get a copy? [of the 2022 AGM report]*
- **Kevin:** *Yes, the report is up on the website now*

## 6. 2023 Outlook

- *Kevin presented the 2023 look ahead to the membership (Winterlude, office space, higher patio standards on the Mall Authority side, BIA expansion, Downtown Taskforce)*
- *Kevin opened the floor to any questions about the look ahead*
- *Jag Ghuman asked about the higher patio standards and a discussion took place identifying items the Mall Authority would like to purchase and rent out to patio operators and store for them to ensure street unity, beautification and easier on operators*
- **Michelle Groulx:** *I wanted to bring up the amount of reserve you have; a lot of other BIAs that are facing neighbourhood changes, places like Westboro and Wellington West who have a lot of construction, are anticipating having to invest a lot of funds into making sure those new developments are part of the BIA. So when you're talking about things like lighting and outdoor gardens and spaces like that and making that stuff look great, (and they have reserve funds specifically anticipating change in their neighbourhoods) having a reserve being able to anticipate that your neighbourhood is about to transition – it's fair to predict that given all levels of government are talking about this (especially Sparks Street, downtown core) – that reserve is critical to have (at least an amount of it).*
- *Kevin added to Michelle's words using the cost of a Sparks Street lamp post as example (\$34,000 each)*
- *Kevin thanked everyone for their questions and thanked Sue-Ellen, Sparks Street BIA MMS Ambassador, for her work and contributions as well as Bob Rumscheidt*

## 7. Other Business

- *Nazmi Fawaz asked about the opportunity for on-street parking by Metcalfe, O'Connor, and Queen streets and the general future of Wellington Street and a discussion took place*
- **ACTION:** *Kevin to reach out to Councillor Ariel Troster's aid, Tessa Franklin, to talk about the future of Wellington in relation to Sparks Street in early January*

## 8. Election Results

- *Kevin thanked current BIA Board for their contribution and dedication over the last 4-year term, how they have championed the membership and held the BIA staff to task. Kevin also thanked Michelle Groulx, ED of OCOBIA, for coming out and standing as an election official.*
- *Ian thanked the last Board all by name for the time they gave to the street, for stepping up and doing a great job, stating that it was a pleasure working with them all. Ian also thanked BIA staff each by name for working hard during a tough time and hopes next board has an easier time. Ian also thanked all for coming out and then announced the incoming 2022 – 2026 elected BIA Board:*
  - *Lindsay Appotive*
  - *Stefania Capovilla*
  - *Peter Chase*

- *Daniel Hayston*
- *Maria Rasouli*
- *Andreas Spove*

*Next BIA Board meeting early next week*

**Adjournment**

*Ian Wright, seconded Frank Morgante*