



Historic Downtown Chatham BIA  
237 King St. West, Chatham, ON N7M 1E6  
bia@bellnet.ca

---

## Meeting Minutes Board of Management March 19, 2024 at HDTC-BIA Office 6pm

**Attendance:** Andrew Thiel (Co-chair); Jim Carrington (Co-chair); Kaitlin Goulet (BIA); Clair Culliford (Secretary); Ken Labonte (CK Fire); Liz Nauta (The Myrtle Flower Shop & BIA); Sergeant Kyle Wright (CK Police); Zak Owen (Landlord & BIA); Andrew Thiel (Abstract Marketing & BIA); Lucinda Harp (Boardwalk Condo & BIA); Curtis Lemieux (Willys 420 & BIA); Jim Carrington (Co-Chair), Anthony Wilson (Economic Development), Jennifer Cobb and Karen Kirkwood-Whyte (St. Andrew's & Assoc. Member)

**Guests:** Yvonne Toma & Sharon

Jim called the meeting to order.

*Jim asked for a motion to approve the agenda. A motion was first made by Andrew and seconded by Ken; all were in favour. Motion carried.*

Sgt. Kyle addressed the situation from the previous weekend (an ongoing investigation), in which one youth instigated one situation. His hope is that the community can come together to address these issues concerning youth. Factors that may affect whether youth become perpetrators were discussed, such as socioeconomic status, generational patterns and trauma. Kyle reminded everyone to call the CKPS with any details to do with the previous weekend's incident. Total calls; 2423, with 103 in the BIA area to date. Kyle reviewed the term "social disorders". With mental health calls, ambulance calls that turn out to be mental health calls; a lot are related to homelessness, substance use. "Wrap around services" working with different partners/ organizations/ stakeholders with the municipality were mentioned. Kyle asked for the board to familiarize themselves with "Waterloo v. Persons Unknown"; the case law allows people with encampments to live on municipal property without any removal from police"; CKPS is working on addressing issues related to persons experiencing homelessness, as well as the fire dept, reminding everyone that it will take time.

*Jim asked for a motion to approve the police report. A motion was first made by Zac and seconded by Liz; all were in favour. Motion carried.*

Andrew mentioned the ComeTogetherCK group cleaned up the Hope Haven area and applauded CTCK for naturally being able to connect with the individual's facing homelessness, and work with them to help clean up.

*A motion was made to accept the Previous Board Meeting Minutes first by Connor and second by Ken. All were in favour and Meeting Minutes were approved.*

Jim asked if there were any declaration of conflict of interest? Seeing none, we moved onto the Board Reports.

Board reports: Jim had nothing to report, Andrew would report under "New Business".



Historic Downtown Chatham BIA  
237 King St. West, Chatham, ON N7M 1E6  
bia@bellnet.ca

Secretary: Clair Culliford: Correspondence: Board Member insurance must be renewed by April 30<sup>th</sup>. Clair reviews the insurance policy and prices from the current provider, Maple Mutual and new quotes from Jeff Comiskey (a business owner in the BIA district) with Triscera; there is a \$130 difference. Andrew states a previous Board Member was a part of Maple Mutual (Nancy), however we should support the BIA district.

*Jim asked for a motion to vote to accept the policy quote from Triscera Insurance.  
Majority in favour, including Ken, Zac, Liz, Anthony and Lucinda.*

Clair shares details about a gift card program with “Hello Network”, a risk-free opportunity to try for 2 years, then continue at \$5,000 for each additional year. All logistical issues are covered by the Hello Network team. The website (hellonetwork.ca) was shared for the Board to review for more information. Pierre Ragot, from Hello Network, has been invited to present for 10 minutes at the May board meeting.

Clair discusses Storefront Stays, a project created by Kyla Bardwell. Storefront Stays aims to connect entrepreneurs with storefront owners, in a way that maximizes profits and efficiency. Kyla has been invited to do a 10-minute presentation at the next meeting.

Treasurer: Paul Shettell: absent; Treasuring duties will be deferred to next meeting

MCK Representatives: Ken mentioned that there were 3 fires within the last month. Anthony shared that he will have items coming up in the next meeting. Clare mentions that the owner of a downtown business (that is closing) might be open to selling the business. Clare wants to know if the BIA, Economic Development or someone else can push to keep the storefront open rather than empty. Anthony replies saying Economic Development can share information regarding the sale of the business, but that this situation would more less be dealt with between the business owner and the realtors than anything else. Clare shares that he wants to advocate for businesses to stay full. Andrew says we will help wherever we can, Anthony says he will reach out to her as well.

*Jim looks for motion to pass reports; Anthony followed by Liz, everyone in favour.*

New Business: Andrew wants to host a 50/50 raffle for the BIA at RetroFest 2024; Lucinda has a group that will help sell tickets and run the raffle. Clair asks if the funds received will go towards the BIA or RetroFest, to which Andrew explains it would be given to RetroFest, but could be shared with BIA. Karen offered to use St. Andrews church to host the 50/50 (as a registered charity, for a fee) in case the AGCO determines the BIA ineligible.

Andrew shares that Lucinda’s group will be helping with the mural. Andrew invited everyone to get involved in the “Mural Committee” if they’re interested. Andrew explained the concept; replaceable panels to keep it refreshed and give another reason to visit. 3 QR codes on main section. Concept for artwork could be “past, present, future” of Chatham, and artwork can be made into postcards as a marketing strategy and for profit.



Historic Downtown Chatham BIA  
237 King St. West, Chatham, ON N7M 1E6  
bia@bellnet.ca

Liz discusses parking maps. Another BIA member expressed interest in having a map available to share with customers that can be distributed on websites and social media. Andrew shared that he will work with the Abstract graphic design department for all businesses to have. Andrew suggested putting QR code of map for businesses requesting a digital copy. Anthony suggests that the parking map is digital.

A conversation arises between Andrew, Conor, Liz and Jim about the lack of parking in front of Krung Thep Thai (Previously Airlines Café). Businesses lose a lot of business due to lack of parking and the added difficulty for delivery services. Liz suggests requesting a temporary parking limit, for example on Friday's and Saturday's. Andrew suggests talking to a few more businesses to see what they say. The conversation was deferred to be discussed at another time.

*A motion to adjourned was first made by Andrew and seconded by Conor. All were in favour. Motion approved.*

***Meeting Adjourned.***

Next Board Meeting: April 9, 2024

Signature of Chair: \_\_\_\_\_

Signature of Secretary: \_\_\_\_\_