

Transcript - Feedback on public consultation

Speaker Summary

Val Kean		00:13:41 (49.9%)
Andrew Locke (Chair)		00:04:57 (18%)
Penny Smith (Warden)		00:03:38 (13.3%)
Andrea Davis		00:02:39 (9.7%)
c. Dale Richardson		00:01:15 (4.6%)
Megan Cox		00:00:47 (2.9%)
Heidi Wagner (Deputy Warden)		00:00:27 (1.7%)

[00:00:05] Andrew Locke (Chair)

All right, we'll call me in order January 27th. First of all, let's approve the agenda. But before we do that, possibly to add, underview business, just a few comments I'd like to make or maybe about the visit information. All right.

[00:00:42] Megan Cox

For a little minutes from our January 8th meeting.

[00:01:19] Andrew Locke (Chair)

I think that I was going to give us a brief on the public consultation needs we had.

[00:01:26] Val Kean

Yep, so we'll just have some general conversation around the table. I think everyone had a chance to attend at least one or both of the sessions. And from my perspective, they were, it was really great. sessions, they really highlight it, the alignment between the conversations around the table and what the community has envisioned for all of our properties. I don't think it, although our consultant was their main focus is the 103 properties, I think we didn't narrow the conversation to that. It was wide open on what the community sees right now. vision for the entire municipalities. I think it felt really well.

[00:02:15] Penny Smith (Warden)

Yeah, I would ask that I had hoped to have more people, more residents attend, but the conversation was excellent. I think it was really a good safe space for everyone to have an opportunity to I guess express how they felt about the, as you said, more than just the one or three property. You know, we have some wonderful residents out there that have some fabulous visions, I think, the Minnesota community. So it's wonderful that, you know, that we had the opportunity to talk about them and not be afraid to dream. I think the conversation was excellent. So a big thank you to all that you did come out and be a part of it.

[00:03:06] Megan Cox

I think it was very positive too. I think everybody's a little on edge with the decision to make it or that's what it comes across on social media. And I think overall the in-person meeting was very positive.

[00:03:17] Heidi Wagner (Deputy Warden)

A lot of energy. It was kind of disappointing though that there wasn't more people there. because it was well advertised, it was put in people's mailboxes, but the people that were there were engaged to be part of it. So that was a good thing about that.

[00:03:36] Val Kean

And I don't think for the most part it wasn't like it wasn't people that we've really engaged with before on economics. So it was in a lot of new faces, a lot of new voices. Some people I know a couple that I had talked to wanted at least each event had some reservations and had questions and they were in the end very happy to participate and looking forward to development in the municipality once they they had got more information from the group and never made it to the one here. How many did you have? I think it was exactly the same.

[00:04:10] Penny Smith (Warden)

I think they had eight or nine. Yeah, eight or nine.

[00:04:13] Val Kean

They were really engaged.

[00:04:15] Penny Smith (Warden)

Yeah. There was a couple who had, I'm not sure when they had moved here, starting the new business. They were lovely.

[00:04:22] Andrea Davis

Yeah.

[00:04:22] Penny Smith (Warden)

And full of ideas. Yeah.

[00:04:24] Val Kean

And just really very positive. Very common themes throughout the two sessions. So like tourism industry, for hospitality type vision, for heart point community, lots of community benefit, job creation. in that area and 103 property, more commercial development, finding anchor businesses, those kind of things, non-competing with the existing commercial landscape, those kind of, like lots of the same themes on both. Yeah, deep water warps came out, renewable energy came out, so it was, you know, a lot of great conversation,

[00:05:11] Penny Smith (Warden)

And a lot of the residents spoke to the ass at the huge ass that we have here, and that's the harbor. That definitely was mentioned at both events.

[00:05:28] Andrea Davis

I find there was a lot of expertise in a room. At my table, there were people that were talking about energy and all kinds of fun and forward. thinking ideas, which was really good, right? I mean, they were a bit older and I was looking around to see if they were in the youth that could kind of capitalize off of this as well. So maybe trying to get a little bit more of the youth involved that our next meetings might not be of that. I mean, you only can do what you can do. It was just really good to see that expertise. So just that they're in this small town and they're like, wow, there's so much potential, right? I mean, Not to mention names, but even our friend Alan had a lot. I think that one because there's maybe a lot to say. He was his name, Alan, at the black waters, Alan Holmes, or Mike Holmes. Oh, Mike Holmes.

[00:06:14] Val Kean

Yeah, Mike Holmes. Yeah, Mike Holmes. Yeah.

[00:06:16] Andrea Davis

A lot to say. You know, and I think we're a really good perspective. Right, great perspective, right? And that's what you need. You need to dig up that information, bring it forward and say, yeah, that's It's a great white.

[00:06:30] Val Kean

So we can still do some increased trades. Yes, that's correct. Yeah, needing trades, needing population growth to sustain, you know, business and industry development. So for all it was although not widely attended and lots of different perspectives and new faces that we have to engage with. So I do believe and we'll continue to push the survey. There we are getting free sources to the surveys coming in. So that's good. And they're getting new ones every day. So that was good. Anybody online, Dale, Lauren?

[00:07:14] c. Dale Richardson

I'm just what the lead in was now.

[00:07:17] Val Kean

Oh, sorry. We were just kind of debriefing from our public consultations.

[00:07:22] c. Dale Richardson

Actually, I was impressed. That would be my, you know, take a minute. the participation, they seem eager to participate and so on, but yeah, I was really impressed.

[00:07:38] Val Kean

I got a little bit of a sense too that people are more eager to see Hart's point being a priority for development and maybe that be the anchor location instead of 103. So that was just something I took away from it.

[00:07:57] c. Dale Richardson

To that point, I think, The impression I got is they were looking for something for industrial or whatever for that, but what? You know, where hearts point, they could come up with, you know, the however, maybe something for a hotel, you know, anything.

[00:08:15] Val Kean

Yeah, see me in 103 was more industrial leaning. Yeah, yeah. Are you great?

[00:08:22] Penny Smith (Warden)

Yeah, there seem to be more. Can I say excitement? Yes. About the heart's point property. I agree. Yeah. Because I think that, I mean, it was just, again, we just lots of thoughts, lots of ideas on that properties.

[00:08:43] Val Kean

We will have some inclusion and draft about going to Council in the next little while. We'll have some doing some consulting work for heart's point as well. So we'll have some some conversations more focused on heart's point and more market like identifying investors and marketing money potentially in the next upcoming budget for fiscal.

[00:09:12] Andrew Locke (Chair)

All right, that kind of includes the next steps as well.

[00:09:15] Val Kean

Yeah, well, I so the consultants are doing some more focused. industry groups, so they're meeting with some industry. They'll also do some more focused consultations with the Black Loyalist Heritage Society. You have to get ahold of you, Andrea, but at that and the Westahoba First Nation. So they are doing some more focused consulting or public engagement as well. And then they'll be drafting a what we heard report, which will become a public document. So really what they're hearing from them from all of the sessions, plus the survey that's there. So we'll have some some really good compiled data on what they're hearing. And then also they're also working on, of course, that identifying that market gap and providing that data and then we'll work on market readiness with them, which is identifying those corporate partners who will be, you know, engaging with to try to encourage some investment here in shelter. So those are the next steps. And of course, all of that work will continue to go through the committee into council.

[00:10:30] Penny Smith (Warden)

So are we talking just 103 at this point?

[00:10:33] Val Kean

So what we heard report will be inclusive of everything they heard, but the market gap will be regional. So what they're looking at for gap data, for what the region needs will be regional, and then the investor in market readiness will be just 103 per case.

[00:10:58] Andrew Locke (Chair)

We wanted to actually properties late was the last thing you just said here. So surplus land housing development. And the RFP, so Val's going to speak to that.

[00:11:08] Val Kean

Yeah, so we have we have had some inquiries regarding the surplus lands that have been identified ideal for housing development. So if you remember the committee had categorized them for housing development, then went to council. They accepted those categorizations and then declared them surplus. So we have had some interest in the lands that were categorized for housing development. And as the committee knows, the municipality is doing some exploratory work on infrastructure down around the Culver Street and the Lake Road, which leads to our property. That's 101 acres, which was one of the housing properties. So I'm suggesting that we proceed and go to RFP for those two properties, so the spa road property. and the 101 acres down on Lake Road and get some proposals on what developers want to do with those properties. So, there's any comments? Nothing's been, it's just an initial conversation on whether or not it's been the next steps to promote those properties for housing development.

[00:12:23] Penny Smith (Warden)

So, can you remind me how many we have that we had So for how was it?

[00:12:29] Val Kean

It was just the two the style road property and one property. So we go to both and get them out of separate proposals, you know.

[00:12:38] Megan Cox

And then proposals will be similar like they could offer to do something to them. They get a set amount of time to do it.

[00:12:42] Val Kean

And then the yes, yes. So that would be in the purchase sale agreement that we negotiate something so that if it's not Your road goes in within a yes, so that there's milestones that they have to meet completion and they're not met then the municipality would then intern by back the land at a certain percentage, which is nothing. So like all I'm suggesting that, but whatever the proposal is, the municipality through our policy has has the ability to sell that property for less than the market value. So some proposals may come in that we're going to buy the property and this is what we want to do with them. Some proposals may come in that, you know, we give the property over a dollar and this is the proposed. So those would be the things that council would have to weigh those proposals on in which ones provide the most community benefits. You know, I mean, how many affordable units are you getting? You know, the term of affordability and those kind of questions.

[00:13:44] Megan Cox

I think the term of how quickly they develop it would be live, I guess. That would be better. Because it's always like, seems two years and you, and it gets cleared and it sits for two years. And then I think renegotiating happens. And it's like, oh, another two years, but, and it just feels like they never, yeah, yeah.

[00:14:01] Val Kean

So that would be a criteria that you probably weigh into scoring of that. which we will put right in there, if people tell people how we're going to score their proposals. So would those parents come back to this table? That's what I'm just going to ask you. Probably for recommendation accounts, but yeah, that would be the way I would suggest. That's entirely up to Council. But the purpose of the committee is to discuss issues.

[00:14:28] c. Dale Richardson

Now. Chair, yeah. I'm sorry, chair. I don't have no place to hold my hand up on the phone. I'm sorry. Question. How much land were we offering on the spa road?

[00:14:49] Andrew Locke (Chair)

Spa road is 3.6 acres.

[00:14:52] c. Dale Richardson

Okay, and that directly adjoins spa road itself. I'm not mistaken, right?

[00:14:58] Val Kean

Yeah, it's a road front, an entire frontage of that. 3.6 acres is road furniture. And she's one of the properties is lack of infrastructure, lack of infrastructure. However, we can use the housing accelerator funding to to potentially support infrastructure to both of those properties, but that would be what I would expect to see in a proposal is the proposal would say this is what we would expect from the municipality to provide, so we would have to, you would have to look at the costs of providing those services if that's what they're asking for. I know there's housing developments going on in Bay Area right now where they're drilling one well for 36 units, so it's possible you don't need municipal infrastructure itself.

[00:15:46] Heidi Wagner (Deputy Warden)

Is there any other money we can go after for infrastructure?

[00:15:49] Val Kean

Yes, there's always provincial, usually capital growth infrastructure. I'm not aware of any that are currently open, but they're usual annual, annual release. So we would definitely leverage what money we have from the housing accelerator fund against any provincial funding, and we could get usually 40 to 50% on infrastructure. So I guess the next step with that is I'll draft up the RFP. And like I said, we do have some interest from both private developers and nonprofit developers. So if you need a motion to move forward with the RFP.

[00:16:28] Heidi Wagner (Deputy Warden)

Yeah, we can.

[00:16:32] Val Kean

I don't have one prepared.

[00:16:33] Heidi Wagner (Deputy Warden)

I want to make the motion to move forward with the RFP for the housing development at two properties as discussed.

[00:16:47] Andrew Locke (Chair)

Moving on to has excelled upon. Potential for additional funding.

[00:16:54] Val Kean

That's just an information piece. We notified last week was the Jill maybe the week before we got an email from the federal CMHC representative who said there are communities from the first round of of housing accelerator fund who are unable to meet some of their milestones. And we'll be engaging any further. So there is some available funding left over that will. So when we do our annual recording this month, there'll be some questions in that on whether or not we'd like to, if whether or not we see opportunity for us to utilize more funding. So I think it said 10% of our original award. So it should be 150,000 dollars. So we will identify that we'd like to be considered for additional funding, so I don't know what attachment would be, we have to confirm more unit or consider more units. I do know we do currently, I don't have the numbers from PBSC, but we do currently have 27. missing metal, which meaning like the third apartment type, not single family dwellings. So we do have 27 currently permanent. Our crib is 40. So they consider that to be an excelled community, like we're meeting all of our milestones and we do have. So we haven't recorded that yet, but when we report that this month, we'll have the opportunity to safely want additional funding. So that was just an information piece for everyone.

[00:18:35] Andrew Locke (Chair)

All right, second on that is the, uh, the board has a grant policy. There's an application sheet.

[00:18:42] Val Kean

Yes, so we received an application. Um, and you'll notice that on the agenda, there's contract negotiations in camera. Um, so we'll further discuss the application at that point, but I want it to let everyone know and the public know that we are receiving applications. for that. So we have received one application. It was nine units, eight affordable, in the Angular community. So yeah, so from a developer who has projects completed in other community, so successful projects completed. Yeah, so everyone will get a chance to review that and look at the contracts. We've had our lawyers draft up a contract that matches our policy. So yeah, so we'll discuss that a little bit further, but I wanted to make sure it was in the public that we had received that and that policy does exist and encourage others to continue to apply for that. You can find the policy on our website.

[00:19:44] Andrew Locke (Chair)

All right, moving on to the new business. I just want to bring something to the table, maybe just for a brief discussion. In regards to the visitor information center, as probably everyone is aware, it didn't operate last year. Or maybe not the year before, you know, full capacity. Yeah. So, there's been some meetings with the town and the New Spellies involved as well, a bit, and the Chamber of Commerce. It sounds like the chamber is going to, it doesn't sound like the chamber is going to work on a drive from the ladder to both the municipality and the town. Looking for some funding to help run that from the visitor and cemetery center again this year. Members of the chamber, the chamber are agreeing to potentially, you know, if the funding can come through to out manage the hire and training and things that need to be done so that it not only runs, but runs efficiently. Some discussion around, you know, previous years where people weren't properly trained, or they maybe weren't particularly individuals that were there that could do a good job based on training based on experience based on maybe even their age. That's a sure. And, uh, yeah, so I just got kind of my take on it was although the property is located in the town of Schaubert. I feel like as a business owner, um, that's certainly, you know, we're talking about economic development here. I think that the tourist industry is probably some of the low hanging fruit where we can do things. We can get them done quicker. We can do a few things and recognize benefits right away. Be great to see the municipality and the town coordinate on this. I recognize that sometimes that could be tough, but the visitor information center does. push tourists to somebody shooting me up out. It's not only a town, businesses that benefit from that. And I know for us, in my business, people come in also, you know, tourists are shopping in our store, and they come in and they want to know, you know, we become the face they're asking us questions, where do we go? Where are the things that we want to do? And we do our best, but we're not best positioned to give them all the information that a visitor information center would be able to do. I would hope that visitor information center would be able to do. So yeah, I just wonder, I guess, how everyone else felt about the responsibility, the financial responsibility of the VIC being shared between Ms. Ballet and the town. Evenly knocking on it shouldn't be disproportionate one-to-one person carrying more than the other. I recognize or understand that the municipality has contributed funds in previous years. It feels like in order to make that happen again, there will be an ask for additional funds over and above what has been given in the past. So, I guess just maybe as everybody feel about this information center, where do you think You know, the fun you should come from.

[00:23:32] Megan Cox

Do you see a value? Was it provincial funding at the top? Or like, do the grads kind of always like, I've experienced that at discount for talk discount? But do you know how to get a grant for a student?

[00:23:45] Val Kean

I think like you would get similar jobs and I believe Tyance has a funds the operations of the I.C. It's my understanding that the town applies for normally received. I guess they have no way to know if they'll continue to receive that application. But I do believe that applications have been submitted. I think so.

[00:24:14] Andrew Locke (Chair)

Yeah, so yeah.

[00:24:15] Val Kean

So I would assume. So we did meet all at the board and speak to that. We did meet with those individuals who approached us. We didn't, we haven't received an ask up until now, but we did, we did receive.

[00:24:32] Penny Smith (Warden)

And I think, you know, I think the timing is perfect because we will be into our budgetary discussions. I mean, we've done some preliminary I guess, thoughts with the strategic plan and different things like that. So the timing is right, for sure. I think, are we still supporting the town of Lawford? I think that grant is \$3,500. And I think that's what was given to the town of Shelton previously. For a very extraordinary reason. But yeah, I think, you know, it definitely would be something that the municipalities would want to discuss for sure. There are lots of benefits of having the VIC working and being successful. You know, it doesn't, people don't care what the boundaries are, right? They, they want, and for the municipality, the town of Shelburton and town of Alport are our hubs. And, you know, we have a number of municipal residents who have businesses in the town of shelter. And so if one does well, we all do well. And I've always believed in that. So, you know, if there are ways that we can work together and be more successful than I'm sure the municipality would want to do that. I mean, we'll have to look at the amount that's being asked. And see how it fits in the budget and go from there, but I'm sure everyone will give it, you know, thoughtful consideration and the value that it does, you know, give to the community as a whole.

[00:26:18] Val Kean

From my perspective, in this position and my position as community development, municipal council has always been very supportive of that operation.

[00:26:32] Andrew Locke (Chair)

You feel the same for your support?

[00:26:34] Andrea Davis

I agree. I mean, I think it was Jill when I wanted to have one of the black lawyers, some of the students to work there for, to report there for the summer. I think it was you who made it happen. I believe it was about serving to the town at that time, but it was beneficial because we kept our flyers in there and it needs to be diversified anyway. So if you take a look around that particular building, historically it tells you about the history of children and the black lawyers history as well. And so to those of you who have not had that chance to walk along Dock Street and to learn about the housing coming, the different houses where the black community once lived and owned in that area, that area is very significant to this entire community. So I think if we're going to do something, we need to make sure it's something that we can all have us say, whether it's individual organization, but I'm so for it. I mean, who up here, right? You know, living in this community and that was open. It was a big deal. It was like, you just even just went in because it was cool, right?

[00:27:34] Megan Cox

They had AC on back then.

[00:27:35] Andrea Davis

You could tell you're looking through the flyers, but you weren't looking through the brochures, but you're cool enough. And just sitting right there, even beautifying that a little bit more, to kind of make it a little bit more of who we are, right? As a community would be absolutely amazing.

[00:27:54] Andrew Locke (Chair)

It's unfortunate that such a nice venue just kind of sits there. Exactly. Yes.

[00:28:00] Andrea Davis

Yes, it is beautiful. But commemoration and everything. If you've got a chance to read that commemoration that's there with the images of lining the loilas and the black loilas, it's very significant to this community. So why not hide yourself on that piece and that area and let's make it, let's make it what it is. And a lot of people can go there. The bench is beautiful that sits or look in the water. having the right people in there to actually talk about not just the community, but also about the history. That is important.

[00:28:31] Andrew Locke (Chair)

That is a key point. We have the person that, you know, the main person that's there will say has to be educated.

[00:28:38] Andrea Davis

That's correct.

[00:28:38] Andrew Locke (Chair)

And now what has been shared. So having just a couple of summer students out there and not what they're doing is not kind of the, oh look that I have. We need, he's a caddy back there. Yeah, right. Somebody like me. And Hazel has agreed to help with training.

[00:28:59] Penny Smith (Warden)

You know, I don't think it's fair to put the responsibility of tourism in that way on to the businesses that happen to be there. That's what I call my point of view.

[00:29:10] Andrew Locke (Chair)

Yeah, yeah, yeah. I mean, you need a dedicated person.

[00:29:15] Val Kean

You're still there. Yeah. There's also working bathroom there, which is important. The facility, it's operations are significant to the entire tourism industry in that waterfront. And I agree with the work when one's doing well, we're all doing well.

[00:29:40] Penny Smith (Warden)

We want to see everyone succeed because we're all in it together.

[00:29:44] Andrew Locke (Chair)

I think at this point, it's going to take everyone to make that happen.

[00:29:47] Penny Smith (Warden)

Oh, yeah.

[00:29:48] Andrew Locke (Chair)

It seems like. I don't know what I did. I think it was a bit too.

[00:29:54] c. Dale Richardson

What was the funding formula before was the province or tourism in there?

[00:30:05] Val Kean

I have to look back at one of our Because I used to submit the town would ask the municipality for operational funds to re-grants organization. So in that application would be, you know, the budgets and financial operational information. So I'd have to look back, but I believe it was Canada summer jobs, Tians, the town and the municipality, I think. I don't know what the ratios were, though. I'd have to look at that. You cut out there, Dale.

[00:30:43] c. Dale Richardson

Yeah, I probably don't have good connection. What would the tourism or provincial funding should have been significant part of that?

[00:30:54] Val Kean

Yeah, it's likely. I'd have to look. I don't want to try to guess. I honestly don't know. Okay.

[00:31:03] Penny Smith (Warden)

But there is a significant, what shouldn't say significant, but there is a cost to running, to operating, and running that successfully, that George V.R.O.V.I.C. Telling what, you've kind of shown my age, aren't I, when I say? I should say the first two. Two years later. Two years later. This is your information center.

[00:31:27] Val Kean

Just a little bit of, um, I forgot what I was going to say. Oh, just a little bit of information for you, the chair, and I believe if you're represented from the chambers also online. In receiving a request council will usually then assign it to a staff member who will do a staff report, and all of this information will then come out and do present it to council in that way. So councilor Richardson, you'll get that breakdown and recommendation. if and when we counsel receives the letter for support. Okay. That's generally how it works.

[00:32:08] Andrew Locke (Chair)

All right. Well, thanks everybody for there on that. Okay. Next, I guess we're going to link camera at this side. Yep.

[00:32:18] Val Kean

So, Councillor Richardson and Warren, do you want me to create a new and camera link or you could say all this on?

[00:32:29] c. Dale Richardson

I'm good to stay on this one, just so long as we don't have any other people in.

[00:32:36] Val Kean

No way it looks like everyone else has left, so.

[00:32:40] c. Dale Richardson

Okay.

[00:32:44] Val Kean

I just let me, yeah, I can see it's just me, Councillor, and yeah, everyone else has gone. So we'll need a motion to go in.