



Community Economic Development Committee Minutes

1. CALL TO ORDER

The Community Economic Development Committee (CEDC) Meeting was called to Order at 5:00 pm on Thursday, March 20th, 2019, in the Public Hall at the Municipal Administration Centre.

2. COMMITTEE MEMBERS PRESENT

- Sharon Chambers
- Marie Wilson
- Anne Eadie
- Linda Bowers
- Don Jones
- Tracy Primeau
- Ashley Richards

STAFF MEMBERS PRESENT

- Jenna Ujiye, Community Development Officer
- Kelly McDonald, Tourism Coordinator

3. APPOINTMENT OF CHAIR AND DEPUTY CHAIR

Section C8.1 of the Municipality of Kincardine Procedure By-law sets out that each committee shall name or rename a Chair at their first meeting of each year.

Resolution CEDC #03/20/19 - 1

Moved by: Linda Bowers

Seconded by: Sharon Chambers

THAT Don Jones be appointed as Chair for the Community Economic Development Committee for the 2019 year;

AND FURTHER THAT Marie Wilson be appointed as Vice Chair for the same period.

Carried.

4. AMENDMENTS, ADDITIONS OR DELETIONS TO/FROM THE AGENDA

5. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None Disclosed

6. REVIEW OF THE MUNICIPALITY'S PROCEDURE BY-LAW

Deputy Clerk Jennifer Lawrie gave an overview of the Procedure By-law.

- Quorum is 50% +1
- Motions must be made in order for any decision to move forward
- Meetings are open to the public
- Electronic participation – only allowed twice per year. It does not count towards quorum, but electronic attendees can vote.
- For any pecuniary interest, a form must be completed and filed with the minutes.

7. WELCOME AND INTRODUCTIONS

Each member gave a quick introduction of themselves and why they are interested in Community Economic Development.

*ACTION – Jenna Ujiye to get profile information from each member.

8. NEW BUSINESS

8.1. Introduction of Policy Chair

Deputy Mayor Marie Wilson serves as the Policy Chair for Community Economic Development and addressed the Committee.

8.2. Review of the Terms of Reference

8.3. CAO Update

- Report attached and forming part of the minutes.
- *ACTION – Jenna Ujiye to prepare a slide deck for the CEDC committee members to use when they are speaking with the public. To be presented at the next meeting.

8.4. Community Development Officer Update

- Main Focuses include: Business Development and Support, Nuclear Supply Chain Support, Residential and Workforce Support and Growth, Community Development Communications and Marketing and Measurement.

8.5. Tourism Coordinator Update

- Currently preparing marketing and development for the 2019 season. Hiring students and preparing workplans.

9. FINANCIALS UPDATE

- The committee has \$2300.00 to go towards sub-committees, which will be discussed during the next meeting.
- *ACTION – Jenna Ujiye to meet with Chair and Vice Chair to discuss priorities and committee agendas.

10. NEXT MEETING

Thursday, May 30 at 5pm

11. ADJOURNMENT

Resolution CEDC #03/20/19 - 2

Moved by: Marie Wilson

Seconded by: Sharon Chambers

THAT the Community Economic Development Committee adjourn at 7:02 pm.

Carried.

Chair

Secretary

CAO Report to the Kincardine Community Economic Development Committee

March 20, 2018

Background:

I started in the position as CAO in July, 2017. At the time that I was hired, Council expressed that economic development was to be a top priority for the CAO. The former organizational structure had the responsibility for economic development falling under the CAO, with limited support from the executive assistant, who also supports the Mayor and the Manager of Human Resources. A Community Economic Development Committee was struck with a large membership.

It soon became apparent that economic development was vastly under-resourced. Kincardine has significant opportunity to attract nuclear sector growth associated with the MCR, as a result of the Nuclear Investment Initiative, a partnership between Bruce Power and Bruce County. To date, Kincardine has secured 30 of the 50 nuclear supply chain businesses that have located in the region as a result of the program. This has happened very organically, with little effort from the municipality. It is imperative that we don't take this for granted. Bruce Power suppliers have filled up vacant spaces, many in the downtown core, which has eliminated much needed retail space. We know that they have already started to outgrow those spaces. We need to develop a strategy to ensure that we don't lose those businesses to another community. We are very fortunate to be seeing growth in non-nuclear sectors such as tourism and hospitality, as well as the medical and recreational marijuana field. 7ACRES has expanded, and continues to expand, with projected employment figures of 600 to 1000 employees in the near future.

As the new CAO in town, I heard a lot of speculation over why the Municipality of Kincardine was seen to have "lagged behind" our neighbours to the North, Saugeen Shores. Indeed, Saugeen Shores has seen more residential growth over the last census period, while Kincardine had essentially flat lined. I heard concerns about lack of night life and things to do. I heard about the lack of large retail and that "council had turned down Walmart". I heard frustration about the lack of servicing in our business parks.

Work Plan:

In my first year, I felt that there had to be two primary areas of focus.

#1 – Increase our capacity to advance economic and community development initiatives. Relationship building is very important to ensure that we are meeting the needs of nuclear sector and all Kincardine businesses. It isn't enough to passively receive new suppliers and businesses without building community around them.

With support from the CEDC, Council approved a request to hire a Community Development Officer. The CDO works with the business community to determine their needs. She also acts as a first point of contact for developers, and follows up on leads. She facilitates weekly meetings of the Development Team which consists of Treasury, Public Works, Building and Planning and the CAO. The purpose of this new approach

is to break down silos and ensure that we are working to streamline development processes. She will discuss the major pillars of her work plan for 2019.

#2 – Advance the servicing of employment lands and residential lands.

BM Ross completed a Master Servicing Plan for the 9/21 business park, with a total servicing cost of approximately \$12 million. Staff worked with BM Ross to develop a revised Phasing Plan which would allow the municipality to incrementally develop the land. The strategy would be for the municipality to “upfront” the servicing costs, and recoup them as development occurs through Area Specific Development Charges.

In 2018, the Municipality spent approximately \$1 million to bring the services across Highway 21. An additional \$4.3 million has been approved to service approximately 27.73 hectares. (68 acres) The work is expected to be completed this fall. The total next developable lands in the business park is approx. 47 hectares (116 acres)

In 2018, the Municipality also spent approximately \$3.5 million to upsize the servicing to the Bruce Power MCR Office complex on OPF lands. An Area Specific Development Charges By-law was passed on March 18th, 2019 to establish development charges for those lands in the amount of \$258,500 per net hectare. There are approximately 13.8 acres of developable land remaining in the proposed business park. We are currently working on a strategy to advance the development of these lands, however the details remain confidential at this time. Broadly, our strategy is to connect nuclear suppliers who require space with landowners and developers who will be able to meet their needs.

We have also worked with the Developer for Westridge on the Lake to advance that development. Some earthworks started in the fall, and it is expected that servicing will begin in the spring. The development consists of approximately 440 units. We are also pursuing affordable and attainable housing opportunities.

In 2019, we will be undertaking a Corporate and Economic Development Strategic Plan, and will be seeing input from the CEDC to develop our goals and action plan.

Respectfully submitted

Sharon Chambers

CAO,

Municipality of Kincardine.