



VCA Fall General Meeting –Minutes October 16, 2024

Proposed for approval at next General Meeting, October 2025

Pumphouse Arts Centre - 247 Ricardo St, Niagara-on-the-Lake

1. CALL TO ORDER

Ardeth Staz, President, called the meeting to order and confirmed that the meeting was being held in accordance with the VCA Bylaws, and that a quorum had been met.

2. REVIEW AND APPROVAL OF THE AGENDA

Ardeth provided an overview of the Agenda. Moved by Tina Clement. Seconded by Heidi Brown that the Agenda be approved. Carried.

3. REVIEW AND APPROVAL OF MINUTES FROM GENERAL MEETING OCT. 18, 2023

Moved by Luba Fraser, seconded by Dave Antaya that the minutes be approved. Carried.

4. EXECUTIVE REPORTS

These reports had been posted on the website in advance of the meeting. Ardeth called for any updates and if there were any questions on each report.

PRESIDENT- ARDETH STAZ

In addition to the report submitted:

- Safety in the Village – please lock your cars report to the police if you have a break-in. This will help to ensure we get the visibility with the police

There were no additional questions for Ardeth on her report.

VICE-PRESIDENT- CAROL PERRIN

There were no questions for Carol.

FINANCE- JOE ALLEVATO

In addition to the report submitted:



- Joe reviewed our financial position. We will be in good financial shape for the remainder of the year. To that, Joe put forward the following motion:

Motion: That the Membership fee for 2025-26 remain the same at \$30 per year. Proposed by Joe Allevato. Seconded by Vivienne Lipman. Carried.

There were no questions for Joe.

COMMUNICATIONS- SUE HENRY

Sue was not present for the meeting. Ardeth spoke on her behalf.

In addition to the report submitted:

- Dee Fahlman has moved away so if there is any resident interested in supporting Sue and the website, please let us know.
- Thank you to the community for the support of the newsletters and website

There were no additional questions regarding communications.

5. COMMITTEE REPORTS

These were posted on the website in advance of the meeting. Ardeth called for any updates and if there were any questions on each report.

MEMBERSHIP- JUDY HUNTINGTON MACKAY

In addition to the report submitted:

- If anyone is interested in joining as part of the ambassador group – please reach out to Judy
- Thank you to Tina Clement for stepping in and supporting Dee’s ambassador region
- She also thanked Village Residents for their continued support.

There were no questions.

SOCIAL- LINDY VAN DER WAGEN

Lindy was not present for the meeting. Ardeth spoke on her behalf.

In addition to the report submitted:

- Thank you to Nancy Bailey for her leadership of the social committee and welcome to Lindy as she steps into the new position
- They are always looking for volunteers to support special events
- We will not have our Holiday Social this year but will have the Holiday lighting event
- On December 10th, there will be a floral workshop at the Country Basket
- The Social Committee welcomes ideas and suggestions for future events from VCA members. Please email us at socialcommitteevca@gmail.com



- Question- When will the next garage sale take place? They take place every 2 years so next will be in 2026

No additional questions were asked

HOLIDAY DECORATING- DALE DESISLETS

Ardeth thanked Dale for all of his work in setting up the holiday decorating

In addition to the report submitted:

- It is encouraged to have everyone decorate their homes in sync with the Holiday Lighting on November 24th
- If you would like to volunteer, send your contact info to Dale Desislets at vcadecorteam@gmail.com

No questions were asked

GARDENING REPORT – ARDETH STATZ

In addition to the report submitted:

- We were thankful to add a new volunteer for gardening, Tim Adams,
- Thanks also goes to Craig's other wonderful helpers, Heather Kozar and Jim Wallace.

There were no questions for this committee.

VILLAGE ROUND TABLE- MIKE SIVERNS

Mike was not present for the meeting. Carol spoke on his behalf.

No questions for this committee.

VILLAGE DEVELOPMENT UPDATE- ADAM HAWLEY

Adam reviewed the architectural drawings and the current project along with approximate timelines.

- Currently building the hotel, it is the first building as it has the longest construction period. The other buildings are less complex so will start construction later.
- The construction is progressing at a great pace and the weather has worked in our favour so far that has allowed for construction to be a bit ahead of schedule. Looking to pour first floor slab this week.



- They are working with a Spring 2026 opening of the development
- Grocer is the next biggest building and getting ready to submit the building permit sometime in the next few weeks. There is considerable collaboration with the grocer on the submission. The announcement of the grocer will occur when the conditions/permits are firm. If all goes to plan, the expectation is to start the grocer build in November and if possible, to have it open a little earlier than the rest of the development. Target for opening is end of 2025/beginning of 2026
- Talks with other businesses for the smaller retail shops in The Village Centre will begin in the very near future
- There will be larger accommodation rooms with kitchenettes as part of the hotel. They will be located along Perez. They are expecting to start construction next week.

Questions from attending members:

- What will be the utilization of the area around the square (dark area on drawing closer to NSR)? *It will be shared multifunctional space that will be distinguished from the asphalt roads around it, likely with patio stones. This will be a central square with parking that will be able to be partially closed off to vehicular traffic and to be used for farmers market and other events*
- Will there be an arts venue? *Yes, that continues to be the intention*
- Is there underground parking? *No, all parking will be surface*
- Are there more images/details of the hotel? *They hope to release more details regarding the hotel around the end of November*
- Will the hotel have the feel of the village? *It is a contemporary, simple, and elegant design*
- Is there green space? *There will be trees and greenery around the development to compliment the space and the buildings.*
- How tall will the hotel be and how many rooms for hotel? *The building will be stepped up to 4 stories tall and will have 60 rooms in the main building and 42 larger units for longer term stays along Perez.*
- Will there be sidewalks on Niven? *Not intended*
- Will they be getting rid of Hydro lines on Niven? *Hydro lines have recently been moved underground along Niven from Niagara Stone Road to Perez Road, and at some point in the near future NOTL Hydro will remove the poles*
- How many total parking spots for hotel? *There are 134 parking spaces behind the Hotel and under the longer stay apartments, and 18 on street parallel parking spaces directly adjacent to the Hotel and longer stay apartments.*



- What is the circular piece in the drawing of shared space? *It is a landscape architecture drawing, and there will be some updates to that as the project progresses.*
- New Niagara Stone Road entrance? *It will be a turn right in (coming South from old town) and right out (turning south down NSR). There will be other new businesses in the area (Stone Eagle, and possibly a new winery/distillery) It has been suggested to the Town and Region that a more fulsome discussion regarding the transportation in this area be had with all relevant parties*
- Will there be traffic lights at Niven? *This involves a Regional road intersecting with a Town road, and Adam was not aware of any plans to add lights at this location*
- What will be the square footage of the Grocer? *Approximately 14,000 sq ft, which is in-between the sizes of the Hendricks and Phil's Independents. It will appear to be 2 stories tall with limited office space on the second floor along with windows to bring in natural light to the store.*
- When will they move the curb in front of Shopper's? *No exact time frame but it will need to happen before the grocery store opens for business*
- The football shape in drawing- what is the vision? *This will be part of the centre of the arts. Full usage has not been fully flushed out at this time*
- Any future signage for the development? *Currently considering a tasteful design at the NSR-Nived Road corner, but it has not been developed yet.*

6. APPOINTMENT OF NOMINATION COMMITTEE- CAROL PERRIN

Carol has opened it up to anyone wanting to serve on the Board and to join the nomination committee – please reach out to Carol.

- Positions up for election at the AGM in April include President, and Communication Director. Communication Director will have certain skill requirements this role requires demonstratable competence to be able to manage website, newsletters etc.
- Membership - There will be an opportunity to assist with Membership committee as well. The Membership Leader is not elected. Please reach out to Judy and/or Carol if interested

7. VCA RECOGNITION AWARDS- ARDETH STAZ

Recognition a person or group who has gone above and beyond to foster a harmonious community and serve residents of The Village, or provide a stronger voice for the Village residents within the community.

For her many contributions during the celebration of the anniversary of The Village, for her leadership in ensuring the history of The Village is preserved, for instigating the installation of



the plaques recognizing the Pioneers or first residents. This year we would like to recognize- **Sally Harmer.**

8. NEW BUSINESS

Proposal to purchase and install a bench to commemorate the VCA. We would like to gauge support of the attendees and by show of voting cards support was unanimous by attendees to have the executive continue working on this endeavour. There will be a formal vote with 50% +1 of our total voting membership in the upcoming months

9. MOTION TO ADJOURN

Moved by Judy MacKay and seconded by Tina Clement

10. GUEST SPEAKER

Aimee Medina is the Marketing & Communications Manager at the Pumphouse, and she also happens to be a Village resident! Aimee shared with us a brief history of the Pumphouse, the building, and all its offerings that our residents may find interesting such as programs, exhibits and events. She also informed us of ways we can get involved and ways we can give back to the community.