

OTTAWA STREET BIA MEETING

April 21, 2026

6:00PM-7:00PM

BOARD MEETING MINUTES

T. Lute	M. Fresco	R. Balla
A. Clark	C. O'Callaghan	T. Pitten
E. Grad	H. Harrison	L. Foster
S. Weiler	S. Peesker	K. Nunn
K. Rogelstad	R. Stewart	G. Petkos
A. Mayer	L. Stewart	H. Navarro
K. Swayze	K. O'Brien	R. Leo
P. Fonovic	P. Marchand	R. Gallant
A. Lantos	J. Hypolite	J. Hoy
J. Weide	S. Queroub	
Z. Fresco	M. Jones	

Welcome & Introductions – T. Lute

Approval of Minutes – T. Lute

Motion to approve minutes from March 2026 Board Meeting

1st K. Rogelstad 2nd K. Swayze

**Motion to approve minutes from Emergency Board Meeting
March 22nd 2026**

1st K. Rogelstad 2nd K. Swayze

Treasurer's Report – E. Grad

Ottawa Street Bia: \$70,866.58

(Inclusive of \$23,610.68 2025 Parking Revenue payment)

Contingency: \$752.79

Board Leadership Updates and Financial Investigation – T. Lute

T. Lute provided an update regarding the board leadership transition. The board has been cooperating fully with the appropriate authorities as the investigation into the misappropriation of funds by the former chair continues. S. Weiler, T. Lute, and W. Kemp (bookkeeper) have completed interviews with the City Auditor. There is no update on the criminal investigation at this time. T. Lute also noted that M. Carruth has indicated a payment will be forthcoming, though no specific date has been provided. T. Lute opened the floor for questions and provided clarification where possible, given that the investigation remains ongoing. All BIA members and community members have been invited to submit statements to S. Weiler to include within the evidence package submitted to Hamilton Police.

Beautification Updates – S. Weiler

East Kiwanis Place Parkette:

S. Weiler provided an update on the parkette, noting that the tables and benches have been removed and are currently being sandblasted and painted black. The City of Hamilton will also be supplying new garbage receptacles to match the existing streetscape. Additionally, a large power panel on the parkette requires wrapping, and the committee will have the opportunity to select the artist for this project, with an artist fee of \$400. All parkette renovations are anticipated to be completed by May 1, 2026. S. Weiler also confirmed that all poles have been inspected and that flower baskets will be installed, with the timing to be determined by the City of Hamilton.

BIA Advisory Committee – S. Weiler

Recycling Collection from Non-Eligible Sources:

S. Weiler reported that the last commercial recycling pick-up date paid for by the City will be January 2, 2027. The first day that commercial businesses will be responsible for private recycling will be January 4, 2027. S. Weiler also added that the City will be sending out notices in November to inform property owners about the changes next year in recycling pick-up.

Updates from Business Development Office:

S. Weiler reported that a vacancy audit has been completed and, once it has been reviewed, K. O'Brien will provide a summary of the BIA's vacancies. S. Weiler also reported that the BIA will be receiving approximately \$5,000.00 according to last year's summary.

BIA Coordinator– S. Weiler

General Updates:

S. Weiler reported that she will set up an in-person meeting with the Board to review policies. S. Weiler also mentioned that the BIA recently had a placement student from the tourism program at Mohawk, and continues to have an intern. The BIA will provide a letter of reference for both individuals as they continue their career development.

Christmas Tree Repair:

S. Weiler reported that she met with James from Hamilton House Painters and reported that it will cost approximately \$1500-2000 to repair the Christmas tree, or approximately \$5000 to purchase a new one. S. Weiler also mentioned that a storage box has been constructed with the help of HHP to store the Christmas tree over the summer and that \$1200 has already been invested in this project. S. Weiler asked those present whether the Christmas tree should be repaired. It was decided by those present that the BIA will look into other options for the repair and/or replacement of the Christmas tree.

Cleaning of 3 Britannia Avenue Office

S. Weiler reported that the cleaner of the 3 Britannia Avenue Office has continued to use incorrect cleaning products and is not adequately cleaning the office. Because of this, the Board decided to adjust his role to be on-street only. T. Lute to coordinate with his commercial cleaner to complete a test clean at the office on Monday April 27th, to determine feasibility.

Continued Review of Parking Rates

S. Weiler presented a comparison of parking rates between Ottawa Street and Mulberry Street at James Street. Ottawa Street currently charges \$1.00/hr with a daily rate of \$6.00, compared to \$3.25/hr and \$15.00/day at Mulberry Street at James. The board agreed that further discussion and consideration is needed before determining whether a rate increase would be an effective strategy for the Ottawa Street BIA.

115 Campbell Ave:

The proposed conversion of 115 Campbell Ave. into an affordable housing development was raised again for discussion, as this is a matter that has come up on multiple occasions and continues to warrant broader input from membership, property owners, and the wider community. Concern was expressed that proceeding with the development may negatively impact businesses in the area, most notably through the loss of parking spots. It was noted that the parking lot has been under-performing; however, it was put forward that increasing the hourly rate by 150%, from the current rate to \$2.50/hr, could allow the lot to become self-sustaining. The BIA will be moving forward with a petition for the preservation of the lot, to be signed by BIA members, property owners, and community stakeholders, with the understanding that this decision reflects the collective voice of the Ottawa Street BIA rather than any one individual's position.

Other:

Concerns were raised regarding the community fridge located across from the BIA office, with reports of suspected drug use, alcohol consumption, and inappropriate behaviour in the surrounding area that have left patrons feeling unsafe. S. Weiler will follow up with the owner of Ottawa Market to explore whether the fridge can be relocated to a position that addresses these safety concerns and alleviates congestion at the corner of Britannia Ave. and Ottawa St. N.

Dismissal

Next Meeting: May 19, 2026

Location: Virtual Only