



The City of Saint John

MINUTES - OPEN SESSION GROWTH COMMITTEE MEETING
DECEMBER 11, 2018 AT 12:00 P.M.
8TH FLOOR BOARDROOM, CITY HALL

Present: Mayor D. Darling
Deputy Mayor S. McAlary
Councillor J. MacKenzie
Councillor B. Armstrong

Absent: Councillor R. Strowbridge

Also

Present: Commissioner Growth and Community Development J. Hamilton
Deputy Commissioner Building and Inspection Services A. Poffenroth
Deputy Commissioner Growth and Community Development P. Ouellette
Population Growth Manager D. Dobbelsteyn
Deputy Commissioner Administrative Services I. Fogan
Director Strategic Real Estate Services S. Carson
Administrative Assistant K. Tibbits

1. Meeting Called To Order

Mayor Darling called the Growth Committee open session meeting to order.

Moved by Deputy Mayor McAlary, seconded by Councillor Armstrong:
RESOLVED that the agenda of December 11, 2018 be approved.

MOTION CARRIED.

1.1 Approval of Minutes

1.1.1 Minutes of October 2, 2018

Moved by Deputy Mayor McAlary, seconded by Councillor Armstrong:
RESOLVED that the minutes of October 2, 2018 be approved.

MOTION CARRIED.

1.1.2 Minutes of November 13, 2018

Moved by Deputy Mayor McAlary, seconded by Councillor Armstrong:
RESOLVED that the minutes of November 13, 2018 be approved.

MOTION CARRIED.

1.2 2019 Growth Work Plan Roundtable Discussion

Referring to the submitted report, Mr. Ouellette outlined 2018 accomplishments and requested feedback from the committee with respect to achievements. Committee members commented

on the positive results with respect to the demolition of vacant buildings, a desire for the incentive program to extend beyond the uptown area to other areas of the City, and the benefits of portraying a positive message of the City in an effort to improve its image.

Mr. Ouellette described the 2019 Work Plan which includes:

- Growth enhancements including contract discussion with Discover SJ; marketing growth; and Enterprise SJ's 2019-2021 workplan with a focus to fill vacant jobs
- Completion of the Neighbourhood Plan for the Central Peninsula, including changes to the Heritage bylaw
- Continued implementation of the Population Growth Framework; leverage additional financial support to achieve the outcomes identified
- Enhancement of the planning approvals process and refinement of the one-stop development shop to provide excellent customer service
- Enhanced reporting and monitoring processes including quarterly dashboard of economic indicators
- Continued delivery of vacant and dangerous building program; community standards program; heritage development program; and the urban development incentive program; ongoing daily activities to enhance growth
- Plans are in place for 2019, focus will be on implementing those plans

(Councillor MacKenzie entered the meeting)

The committee provided the following feedback:

- Enhancement of the dilapidated buildings program
- Commitment to work with developers through the completion of the project
- Commitment/campaign of positive messaging to enhance the City's image
- Increased social activities in the uptown to encourage people to visit the core of the City
- Improved approach to match unfilled jobs with job seekers
- Supportive atmosphere for developers
- Fair Taxation
- Promote the positive in Saint John; professional marketing program
- Remove roadblocks that are stalling development
- Stay the course; tackle barriers and address them to move forward
- Enhanced Website presence
- Customer service excellence – continually work to improve the organization
- Ensure that employees understand their role in helping the corporation achieve its goals; customer service training, cultural training; implementation of customer service metrics to ensure excellence in customer service/customer service enhancements
- Sustainability working group - what can be done to enhance the investment environment and attract more builders
- Sustainability work that is being done with the Province is critically important
- Need people, jobs and tax base growth – right systems in place to be “best in class”
- Stay the course; ensure appropriate plans are in place; measure progress.
- Accountability is critical; proper human and financial resources in place
- Identify the things that matter most in 2019

Moved by Deputy Mayor McAlary, seconded by Councillor Armstrong:

RESOLVED that Item 1.2 entitled 2019 Growth Work Plan Roundtable Discussion, be received for information.

MOTION CARRIED.

1.3 Finance Committee Referral: Demolition on Fundy Quay Site

Referring to the submitted report, Mr. Fogan provided an overview of the possible options regarding the Coast Guard Administration Building. Possible options include:

- Reinvestment in the building and subsequent lease/sale of the site
- Maintain the building in its current condition and attempt to lease/sell the site
- Demolition of the Coast Guard building

Staff is recommending the demolition of the building at an approximate cost of \$1M. Upgrades to the site and seawall would make the site very marketable. In the interim, it is being recommended that the site be a temporary parking area and the revenue be used to replenish the General Operating Reserve Fund used to pay for demolition.

In response to a comment, Mr. Fogan noted that a tender for the demolition work has not yet been issued. The city is prepared to use internal resources to begin internal demolition of the building, which would reduce the overall cost of the demolition. If a developer wanted to repurpose the building, this internal work would still be necessary.

Ms. Hamilton noted that the Central Neighbourhood plan envisions a comprehensive redevelopment of the site that maximizes the potential for density.

Moved by Deputy Mayor McAlary, seconded by Councillor Armstrong:
RESOLVED that the Growth Committee:

- Recommend to Common Council to approve the transfer of \$500,000 of the projected 2018 General Operating Fund surplus to the General Operating Reserve Fund to partially fund demolition work in 2019;
- Recommend that Common Council allocate \$500,000 approved in the 2017 Capital Budget for Growth to fund demolition work in 2019;
- The Growth Committee approve the use of the 2017 Growth Capital Budget envelope for Growth to fund demolition in 2019;
- Direct staff to negotiate a Memo of Understanding with the Saint John Parking Commission for the management and operation of the parking lot at the former Coast Guard site;
- Direct staff to proceed with application to PAC to obtain a temporary parking lot and comply with conditions set out by PAC; and,
- Direct City pro-rata portion of proceeds from parking revenue be used to replenish the General Operating Reserve Fund used to pay for demolition.

MOTION CARRIED.

1.4 2019 Growth Committee Meeting Schedule

Moved by Councillor MacKenzie, seconded by Councillor Armstrong:
RESOLVED that the 2019 meeting dates for the Growth Committee be approved as submitted.

MOTION CARRIED.

Adjournment

Moved by Councillor MacKenzie, seconded by Councillor Armstrong:
RESOLVED that the open session meeting of the Growth Committee be adjourned.

MOTION CARRIED.

Growth Committee Meeting
Open Session
December 11, 2018

The open session meeting of the Growth Committee held on December 11, 2018 was adjourned at 1:30 p.m.

Recording Secretary