

**Mayor's Economic Recovery Task Force
August 7, 2020 - Meeting Minutes**

Subject:	MINUTES OF MAYOR'S ECONOMIC RECOVERY TASK FORCE MEETING SEVEN
Attendees:	Mayor Dan Carter, Chair Tito-Dante Marimpietri, Ivano Labricciosa, Scott Henderson, Roger Bouma, Lucy Stocco , Glen Posteraro, Kyle Douglas, Debbie McKee Demczyk, Jeff Robinson, Katelyn Widdop, Keith Cowley, Daniel Stober, Peter Stoett, Dawn Hennessy
Staff:	Warren Munro, Kyle Benham
Regrets:	Peter Saturno, Dustin Kellow, Nancy Shaw, Ihor Lysyk
Meeting location:	Cisco Webex Meeting
Date & time:	August 7, 2020, 11 AM – 12:30 PM

Agenda Item	Actions
1. Welcome	<p>Opening remarks by Mayor Dan Carter and thanks to the participating members.</p> <ul style="list-style-type: none"> • Mayor Dan Carter thanked all members for their input and participation in the task force. • Highlighted a couple important events that Council is working on for downtown – postsecondary convocations and memorial cup bid • Chair Marimpietri encouraged members to fill out survey posted by the Durham Region Home Builders Association to provide input on issues important to the City like the GO Train extension and development charges.
2. July 17 th Meeting Minutes	<ul style="list-style-type: none"> • No changes to the July 17th meeting minutes.
3. Review of the Agenda	<ul style="list-style-type: none"> • No changes to the existing agenda.
4. Financial Services Sector	<p>Keith Cowley & Dawn Hennessy (B.D.C.)</p> <ul style="list-style-type: none"> • Informed that number of businesses affected has been declining compared to the beginning of COVID • Noticing a trend of increase in financing for new businesses • Great uncertainty around timing of recovery and future impacts of COVID

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	<ul style="list-style-type: none"> • Will share support program document and link to an on-demand webinar “How to Adapt your Business to the new Normal” • Exponential increase in online purchases for food industry and a modest increase in online furniture purchases • Increasing trend in business acquisitions • B.D.C. is open to assist businesses during this time <p>Daniel Stober (T.D.)</p> <ul style="list-style-type: none"> • T.D. Economics is focusing on job market and consumer spending • Canada added 419,000 jobs • Job growth is expected to be stronger in the days to come when more businesses can be allowed to open • Small businesses have been hit the hardest as they lack capital and reserves • Number of small businesses submitted requests to participate in C.E.B.A. • Increase in small business borrowing than ever before • Modest number of uptake in mid-market deferrals. Majority of the businesses have restarted their payments before their six month allowance • Cautious optimism in mid-size business recovery • Daniel to provide bankruptcy rate at national and regional level • Oshawa was not the worst hit in terms of unemployment • Oshawa clients did take advantage of the programs when the restrictions loosened
5. Roundtable	<p>OPEN DISCUSSION</p> <p>Jeff Robinson</p> <ul style="list-style-type: none"> • Construction industry is still very strong • Concerns over worker safety and social distancing on site • Noticing an increase housing market and consumer spending • Positive response to City of Oshawa’s management of COVID issues • Jeff Robinson will share with the group two studies regarding construction industry labour shortage in North America <p>Lucy Stocco</p> <ul style="list-style-type: none"> • Tribute Communities has strong sales in north Oshawa

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	<ul style="list-style-type: none"> • Ripple effect into other industries from new home ownership (i.e. furniture) • Low rise housing has a strong demand • High rise is positive too. Tribute is planning for next phase of high rise • Not familiar with the effect of aluminum tariffs by the United States but wood prices have increased. • Buyers of new homes are local within GTA and investors are local as well • Offering a variety of products (low density and high density) • Stronger demand for singles but affordability is a concern for buyers. Tribute is looking at adjusting lot sizes which maintaining key features. <p data-bbox="513 793 711 825">Roger Bouma</p> <ul style="list-style-type: none"> • Office real estate is hit harder in Toronto than Oshawa • Work from home is creating a shift in housing needs as more people are looking for a home office • Shift in the market of buyers wanting to leave Toronto • Average rental prices in Toronto is declining and increasing in Durham • New CMHC rules might push more people to rent • Real estate market is booming • 52% increase of residential transactions in July compared to last year • Large decrease in days on market compared to last year • Exceeded 2019 benchmarks despite slow down for a few months • Oshawa continues to have the best real estate value <p data-bbox="513 1402 727 1434">Glen Posteraro</p> <ul style="list-style-type: none"> • Some sectors are booming due to pent up demand such as personal care services but the demand is expected to level in the coming months • Large commercial spaces are expected to go vacant due to restrictions • More tenants are struggling and require additional federal government programs • City can offer longer term relief programs for property tax to indirectly assist tenants • Noticing some new businesses are opening during COVID as landlords are assisting them in getting started

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	<ul style="list-style-type: none"> • Industrial build is really strong but projects have been in the pipeline for a while • Industrial real estate is different than residential since it is not consistent activity • Work from home is becoming more permanent but concerned about productivity <p>Scott Henderson</p> <ul style="list-style-type: none"> • Trent University acquired additional properties near their current campus with future plans for expansion • Courses are filling up but there is uncertainty about whether students will be present in September • Rental housing is going to be a concern for 2021/2022 cohort • Trend of residents moving from Toronto to Durham will impact enrolment too <p>Ivano Labricciosa</p> <ul style="list-style-type: none"> • Residential real estate boom is good but not a big contributor to energy use compared to commercial and industrial • Reopening further facilities will assist in entering recovery mode • Additional work can be done for investments and downtown revitalization <p>Chair Marimpietri</p> <ul style="list-style-type: none"> • Noted previous discussion around creating hubs within downtown for employment, entertainment, etc. to assist in coordinating efforts around revitalization • Highlighted that COVID has emphasized security concerns in the downtown <p>Kyle Benham</p> <ul style="list-style-type: none"> • Shared that Durham Region Home Building Association survey will be emailed to all members. Input is important to help City and Region make key decisions.
6. Status of Task Force Action Items	<p>Kyle Benham provided a summary on key task force action items</p> <ul style="list-style-type: none"> • City and Durham partners (BDCD) was successful in securing a Digital Main Street grant of \$95,000. Expect the program will be launched within two weeks • Reanimating downtown core project is currently underway with six Ontario Tech University students

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	<ul style="list-style-type: none"> • Dustin Kellow is working on job portal prototype that is near completion. • Economic Development is working on a proposal to highlight local business stories • Roundtable with commercial landlords is currently being organized by Economic Development • City is working with Durham College, Trent University, and Ontario Tech University to assist the Cultural Services industry
7. Downtown Sandwich Board Sign Pilot Program	<ul style="list-style-type: none"> • Kyle Benham summarized the sandwich board sign program • Ivano Labricciosa noted that the sign assists in promoting businesses but can obstruct sidewalks • Ivano will request feedback from B.I.A. members and report back. • Task Force members are requested to email any further input
8. Closing Remarks	<ul style="list-style-type: none"> • Closing remarks by Chair Marimpietri. • Next meeting will be August 28th at 11 AM.