

NorthWest**INDUSTRIAL**
BUSINESS ASSOCIATION



"Industry and Innovation Together"

Annual Report

2019

Allan Schmidt – Executive Director

May 12, 2020

Background

The NorthWest Industrial Business Revitalization Zone Association was incorporated as a BRZ Association in December 2001. We are located in the north-west corner of Edmonton, a 250 square block area west of 170 Street and north of 109 Avenue. Our members are primarily large industrial businesses, the majority of whom are involved in manufacturing, warehousing/distribution, industrial sales and retail automotive. There is a mix of locally owned, national and international business operations. Efficient transportation access and egress is a priority issue for the area.

The Association is managed by a board of directors elected from the membership at the Annual General Meeting held in October each year.

The 2019 Association Board of Directors were:

Chair	Ed Stahl	CEO, Stahl Peterbilt Inc.
Vice Chair	Joe Murphy	President, Fireball Equipment
Secretary	Merrill Martin	General Manager, Martin Deerline
Treasurer	Jim Riddell	Controller, Edmonton Kenworth Ltd.
Director	Mark Dobko	Branch Manager, Driving Force
Director	David Wood	Plant Manager, Logoplaste
Director	Mitch Mason	Western Truck & Trailer
Director	Tereena Morelli	Islay Agencies

All Board members are affiliated with businesses operating within the Association area. The Board meets on a bi-monthly schedule and at the call of the chair.

Allan Schmidt, who is contracted as a part-time Executive Director provides the day to day administration and management of the Association. His responsibilities are to provide the Association with a business office presence and manage the Association's business affairs, to be the initial point of contact for the membership/business community and to represent the Association at community, municipal and provincial levels.

2019 Activity

Some member businesses are renovating and expanding their existing buildings as their businesses mature and require more space. Some other buildings have been vacated as businesses have closed.

Our focus, as an Association, is to support the continued development and growth of the area through improvements to the physical environment and support initiatives that add value to the community as a whole.

We have a very small volume of retail shopping traffic, mainly involving the fourteen automotive dealerships, a jewellery store, two soup and sandwich shops and a small Donair restaurant. There is virtually no pedestrian shopping. Parking is not an issue in the area. Large commercial vehicles comprise the majority of our daily road traffic.

The Association's primary issues are efficient access and egress throughout the area, efficient public transportation, safety for our employees and our commercial traffic, and crime deterrence and reduction. Our strategic planning focuses on these issues. The widening of 184 Street continues to be our main concern as this was not done in 2019. We have now been informed that funding for a refurbishing for this roadway is approved and scheduled for construction in 2020. Some of the improvements would include upgrades to the intersection at 111 Avenue and 184 Street with turning lanes and better drainage.

The NorthWest Industrial Business Association 2019 annual general meeting was held on October 23 of 2019. The 2020 draft budget was presented and reviewed by the members present and approved by the Board. The Board elections were held at that time.

Current Projects

◆ Crime Deterrence Patrols:

Property crime in the industrial areas is an ongoing problem. The industrial areas have little or no traffic in the dark hours and weekends. This is when the majority of our property crimes are committed.

The Association has contracted with a private security K-9 patrol service to provide a night hours random mobile security patrol dedicated to our Association area. These patrols were initiated in response to concerns expressed by a majority of the Association members in our 2006, 2008, 2011 and 2013 member's surveys.

Our patrol officers visually check our members' business premises doors and accessible gates on every shift to ensure they are secure. Unsecured premises are thoroughly checked and key holders are called. These security lapses are noted in an incident report and are followed up daily by the Association. Crime or property damage is reported directly to the police and the business contact person, if known. These incidents are also followed up by the Association. We have now doubled the patrol for the entire year.

The EPS is updated on incidents occurring in our area and support the patrol as it seems to be effective in deterring criminal activity.

◆ Community Clean-up Project

The Association conducts two community litter/recycle clean-up projects a year in our area. We have partnered with the Edmonton Institution for Women, to undertake these projects. The Association

provides the planning, tools, meals and supervision and the institution provides volunteer work crews and transportation. The project takes 3 to 4 days to complete along our 13 Km. of roadways. This project is well supported by the members and is an excellent partnership project for the Association. We have noticed a steady decrease in the amount of litter as more businesses have landscaped and well cared for properties so we only required three days for both our spring and fall clean-ups. The fall project was postponed due to internal problems at the EIFW and the volunteers were not allowed to participate.

◆ Safety

The Association maintains a close watch on traffic and pedestrian patterns in the area as the safety of our pedestrians and vehicles on our busy roads is a concern. Identified issues are reported to the city for their review and action.

◆ Public Transportation

We did not see an increase in employment this year but still have approximately 8000 employees. The Association is in continual discussion with Edmonton Transit regarding services to our area. Ridership on our area buses is continually monitored to identify patterns and possible improvements.

Summary

Our members have indicated that crime deterrence, transportation access and egress and public transportation concerns are a priority for our area and the Association is working diligently to continually address these issues.

The Association will continue to advocate on behalf of our members with our various stakeholders. We will also continue to develop and support new projects that contribute to the growth of the area and support initiatives that add value to the community as a whole.
