

Downtown Area Redevelopment Committee Meeting Minutes
Tuesday, July 21, 2026
5:00 pm – 6:24 pm
Meridian Room, City Hall
4420 50 Avenue Lloydminster AB/SK



ATTENDEES:

<u>Committee Members:</u>	Ben Harrison, Kerry Million, Teri-Lynn Mackie, Steven Hickman, Dil Randhawa, Amy Roper, Keegan Bendixen
<u>City of Lloydminster:</u>	Councillor Justin Vance, Jana Rosychuk, Dorothy MacMillan
<u>Guests:</u>	None
<u>Regrets:</u>	Cheryl Ross, Stephanie Lindsay, Eric Valois, Kristen Kenyon

	Motion No.	Item	Action
I.		Call to Order Ben Harrison called the meeting to order at 5:03 pm.	
II.		Land Acknowledgement Presented by Kerry Million: <i>I would like to begin that we are on the lands referred to as Treaty 6 Territory and that we are all the beneficiaries of this peace and friendship treaty. Treaty 6 encompasses the unceded lands of Indigenous Nations and Peoples, including the Plains Cree, Woodland Cree, Saulteaux, Nakota, Dene and Metis. We pay our respect to the Indigenous Nations whose lands we are on and reaffirm the Treaty Relationship that we have as Canadians with Indigenous Nations and Peoples.</i>	
III.		Welcome and Introductions	
IV.	42-2026	Adoption of July 21, 2026 Agenda MOVED BY Dil Randhawa that the July 21, 2026 Meeting Agenda be approved. Seconded by Councillor Vance.	CARRIED
V.	43-2026	Approval of June 2, 2026 Minutes MOVED BY Teri-Lynn Mackie that the June 2, 2026 Meeting Minutes be approved. Seconded by Steven Hickman.	CARRIED
VI.		Presentation 1. None	
VII.		Old Business 1. Referral – PD 26-25 - 4907 50 Avenue Parking may be concern in future. 2. Referral – PD 26-6015 – 4729 52 Street No comment.	

VIII.

Administrative Updates

1. Government of Canada – Build Communities Strong Fund Request for Decision and Council Motions as presented at the July 13, 2026 City of Lloydminster Special Council meeting circulated with July 21, 2026 DAR Committee agenda as information. If the City is successful in its grant funding application, construction will be required to proceed in 2027.

IX.

Sub Committee Updates

1. Budget and Policies

a) 2027, 2028, 2029, and 2030 Downtown Area Redevelopment Committee Operating and Capital Budget

- Would there be opportunity to move funding, from one area to another, such as adjusting the Event Grant and consider Premier Sponsorship funding instead, adjust this amount to \$35,000?
- Marketing Event Grant sub-committee will review the Event Grant Application and amend where required as it pertains to Sponsorship Grants, etc.
- Capital sub-committee will review the Downtown Façade and Building Improvement Program application and provide greater clarity regarding reporting requirements, including a requirement that final reporting be submitted within ninety (90) days of substantial completion of the approved project.

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- 44-2026 MOVED BY Steven Hickman that the DAR Committee recommend Administration restructure the Downtown Event Grant and Downtown Sponsorship Grant programs to include larger scale sponsorship opportunities. In addition that the annual budget for both programs be combined to a single annual allocation of \$35,000, to be included in the 2027, 2028, 2029, and 2030 annual budget requests. Seconded by Teri-Lynn Mackie.

Admin

CARRIED

- 45-2026 MOVED BY Dil Randhawa that the DAR Committee recommends the Downtown Façade and Building Improvement Program be amended to an amount of \$360,000 to be included in the 2027, 2028, 2029 and 2030 annual budget requests. Seconded by Kerry Million.

Admin

CARRIED

- 46-2026 MOVED BY Teri-Lynn Mackie that the DAR Committee recommends the proposed 2027, 2028, 2029, and 2030 Operating Budget be included for consideration in the City of Lloydminster's Economic Development 2027, 2028, 2029, and 2030 Operating Budget as amended. Seconded by Kerry Million.

CARRIED

Steven Hickman vacated the meeting at 5:27 pm.

2. Marketing and Events

a) Marketing Statistics

- i. Social Media June 2026 Analytics
Circulated with agenda as information.

b) Downtown Event Grant Program

- i. 2026 Event Grant Applications
47-2026 MOVED BY Teri-Lynn Mackie that the DAR Committee recommends Administration commit up to a maximum amount of \$1,500 from the 2026 Downtown Event Grant Program to fund the 2026 Sunset & Soul Summer Market. Seconded by Kerry Million.

CARRIED

3. Capital

a) Central Business District Replacement Program – Phase 1b

- i. 50 Street between 50 Avenue and 51 Avenue - Construction
 - Project construction updates are being emailed from Engineering Services weekly. However, the DAR Committee has not been receiving updates. Administration will contact Engineering Services to request the DAR Committee be included in the distribution of the weekly update emails.
 - Project is delayed due to weather rain events; project completion is expected November 2026, with landscaping to be complete in spring 2027.

Admin

b) 2026 Downtown Lloydminster Façade and Building Improvement Program Applications

- i. Unwind Salon
48-2026 MOVED BY Councillor Vance that the DAR Committee support the recommendation to amend DAR Committee Motion No. 19-2026, adopted at the May 5, 2026 DAR Committee meeting, to approve the design changes to the Mural application for Unwind Salon. Seconded by Keegan Bendixen.

CARRIED

The Capital sub-committee will investigate processes pertaining to the recommended length of time municipally funded murals are to remain installed.

Sub-committee

- ii. Explosion Gymnastics
49-2026 MOVED BY Dil Randhawa that the DAR Committee support the recommendation to amend DAR Committee Motion No. 33-2026, adopted at June 2, 2026 the DAR Committee meeting, to approve the design changes to the Mural application for Explosion Gymnastics. Seconded by Keegan Bendixen.

CARRIED

c. 2026 Budget Update

Downtown Façade and Building Improvement Program 2026 expenditures and remaining budget were presented to the DAR Committee as information.

4. Recruitment

a) DAR Committee Recruitment

DAR Committee appointments approved by Council during the June 22, 2026 Regular Council Meeting through Council Motion No.:178-2026:

- Keegan Bendixen (two-year term)
- Stephanie Lindsay (four-year term)
- Ben Harrison (four-year term)
- Cheryl Ross (two-year term)
- Teri-Lynn Mackie (two-year term)
- Steven Hickman (two-year term).

5. Safe + Inclusive Downtown / Crime Prevention Program Sub-Committee

a) Community Standards Bylaw Comparison – Alberta Municipalities

50-2026 MOVED BY Kerry Million that the DAR Committee endorses the recommendations pertaining to the City of Lloydminster's Community Standards Bylaw as per attached Schedule 'A' and Schedule 'B'. In addition that the proposed recommendations be referred to the appropriate City of Lloydminster department (s) for review and consideration. Seconded by Teri-Lynn Mackie. Admin

CARRIED

X. New Business

1. DAR Committee Annual Update – Regular Council Meeting August 17, 2026
Presentation to include successes along with concerns.

XI. Round Table

- 49th Street and area social disorder concerns and impacts to community programming, general safety, etc.
- Safer Communities and Neighbourhood Act Investigation Programs – information forwarded June 4, 2026 – Administration will share with applicable City of Lloydminster Business Units. Admin
- 125th City of Lloydminster Anniversary Committee Event scheduled for 2027. There may be opportunities for the DAR Committee to get involved; it is being organized by the Heritage Committee. Teri-Lynn Mackie will share information as it becomes available. Teri-Lynn

XII. Next Meeting

Tuesday, September 1, 2026 at 5:00 pm.

XIII. Adjournment

51-2026 MOVED BY Councillor Vance that the July 21, 2026 DAR Committee Meeting adjourn at 6:24 pm.

5. Safe + Inclusive Downtown / Crime Prevention Program Sub-Committee

a) Community Standards Bylaw Comparison – Alberta Municipalities

Schedule 'A'

Community Standards Bylaw Comparison – Alberta Municipalities

Lloydminster | Edmonton | Red Deer | St. Albert

Policy Area	Lloydminster (29-2022)	Edmonton (14600)	Red Deer (3669/2021)	St. Albert (12/2010)	Opportunity for Lloydminster
Bylaw Model	Single, consolidated Community Standards Bylaw	Single, comprehensive omnibus bylaw	Single, modernized omnibus bylaw	Single omnibus bylaw (merged legacy bylaws)	Lloydminster already aligns with best-practice Alberta structure.
Unoccupied / Vacant Buildings	Addressed indirectly through general property standards	Explicit provisions for unoccupied and unsafe buildings	Strong focus on unoccupied buildings; penalties tied to repeated attendance	Clear standards for uninhabitable and derelict buildings	Add clearer vacant-building standards for early intervention.
Chronic / Repeat Nuisance Properties	Limited explicit escalation language	Progressive enforcement with clear remedial tools	Advanced model: properties can be designated chronic nuisance	Strong enforcement powers and escalating penalties	Add escalation triggers for repeat or chronic issues.
Nuisance Behaviour (Private Property)	General nuisance provisions	Detailed regulation of nuisance on private property	Explicit inclusion of behavioural nuisances	Broad authority over conduct on private property	Strengthen definitions to include persistent behaviour patterns.
Noise Control	General noise provisions	Dedicated, detailed noise control section	Noise treated as a core enforcement issue	Noise and disturbance clearly regulated	Consider a stand-alone noise section or clearer thresholds.
Remedial Orders & Compliance	Enforcement tools exist; less prescriptive	Clearly defined warnings, orders, and timelines	Explicit compliance timelines and cost recovery tools	Strong authority to remedy and bill owners	Improve compliance pathways and escalation.
Cost Recovery / Penalties	Penalties exist; limited reference to cost recovery	Strong authority to recover costs	Property owners charged for repeat enforcement responses	City can remediate and recover costs from owners	Strong Alberta precedent exists for cost recovery.
Court Defensibility	Moderate detail	Very high	High – modernization driven by enforcement outcomes	High – created to improve successful prosecutions	More specificity strengthens enforceability.

Use as Provincial Comparator	Local application	Primary Alberta benchmark	Widely cited for nuisance- property tools	Frequently referenced mid-size city model	Leverage multiple Alberta precedents.
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Proposed Ask: We are asking the City to strengthen the Community Standards Bylaw by improving enforcement clarity, strengthening compliance and escalation steps, and ensuring the bylaw works more effectively as an enforcement tool.

APPROVED

Schedule 'B'

Vacant and Unoccupied Buildings

DARC recommends that Council amend the Community Standards Bylaw to introduce stronger consequences for property owners who fail to maintain vacant buildings, including:

- Substantially higher fines for repeat offenders.
- Escalating penalties for ongoing non-compliance.
- Mandatory vacant building registration after a specified period of vacancy.
- Authority for the City to complete required maintenance or security work and place the costs on the property's tax roll.
- Consideration of a vacant building levy for properties left vacant for extended periods without redevelopment plans.

Derelict and Deteriorated Properties

The Committee believes current enforcement measures are not serving as an effective deterrent.

DARC recommends:

- Larger fines for chronic non-compliance.
- Reduced timelines for corrective action where public safety or significant visual deterioration exists.
- Automatic escalation to legal enforcement after repeated violations.
- Public reporting on repeat offenders and enforcement outcomes.
- Recovery of all City costs associated with clean-up, securing, or remediation of properties through the tax roll.

Loitering and Public Disorder

The Committee recognizes the need for compassion and support services; however, businesses, employees, residents, and visitors must also feel safe and welcome downtown.

DARC recommends:

- Increased visible enforcement in the downtown core.
- Stronger enforcement of nuisance and public disorder provisions.
- Enhanced collaboration between Bylaw Enforcement, RCMP, and social service agencies.
- Development of a Downtown Safety Strategy with measurable performance indicators.
- Regular reporting to Council on enforcement actions and outcomes

The Committee further recommends that Lloydminster's Community Standards Bylaw be reviewed with the goal of establishing standards that are not minimum requirements compared to other municipalities bylaws. In preparation for the future, and in alignment with the DARP, these bylaws should establish a new standard, setting the highest benchmark among comparable municipalities. As the community's primary gateway for residents, visitors, investors, and businesses, Lloydminster should strive to be a leader in property maintenance, community appearance, and downtown safety. The Committee believes the City should adopt community standards that reflect the community's aspirations for a vibrant, attractive, and economically competitive city rather than simply meeting baseline regulatory requirements.