

14 September 2021

Meeting Minutes

Bulleen Industrial Zone (BIZ) Business Liaison Group Meeting

Date	14/09/2021	Time	5.30 - 6.30 pm
Chair	Mike Marasco	Meeting no.	8 for 2021
Location	Zoom	Minute taker	Nadia Hollins

Attendees

Attendees			
Name	Organisation	Name	Organisation
Mike Marasco (MM)	Independent Chair	Bruce Plain (BP)	Bulleen Art & Garden
Andrew Hocking (AH)	North East Link Project	Bryan Yeow (BY)	Department of Transport
Rebekah Kober (RK)	North East Link Project	Jane McIntosh (JM)	Department of Transport
Nadia Hollins (NH)	North East Link Project		

Apologies			
Name	Organisation	Name	Organisation
Joe Mustica (JM)	MFJ Construction	Cam Giardina (CG)	Cam's Greenaway Auto Repairs
Jodi Crocker (JC)	Wonder Pies	Frank Vassilacos (FV)	Manningham City Council

Actions previous

No.	Action	Owner	Due	Status	Update
1	Investigate market research piece of work to address compensation within changing property market and follow up at senior levels including Duncan Elliott regarding impact.	RK	14/09/21	Pending	Update on EY advice and support services for businesses to be provided at next meeting DE- reported that he has asked for some advice regarding valuations and market movement which he will receive in September and

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					assess with DoT for potential responses.
2	JM -Issue regarding rent payment requirement and process and 8-10 week delay in response.	JMc	20/07/21	Closed	DE- sent email to DoT regarding JM's concern. JMc- DoT is aware and working through the issues raised by businesses and will work directly on a case-by-case basis. BY - Correspondence has been sent to JM.
3	JM- raised issue for his business regarding requirement to pay 12 months of land tax for his Bulleen property. An issue for a number of the BIZ businesses.	BY /JMc	14/09/21	Pending	JMc- DoT is working to understand and provide clear advice on land tax issues to businesses. JMc will provide update at the next meeting.
4	MCC and NELP to update on how the 50K from MCC Relief Fund support package will be implemented.	RK / FV	14/09/21	Pending	RK is meeting Manningham CC to discuss the Relief Funding.

Key discussion points/decisions

Owner	Discussion
Mike Marasco (MM), Chair	<p>Welcome and outstanding business</p> <ul style="list-style-type: none"> • MM welcomes the group, shares apologies and previous minutes. • David Monk will not be attending the BIZ meetings, he has settled and will be moving on. • MM reviews the outstanding actions.
Rebekah Kober (RK), NELP	<p>Business and employee support program (BESP)</p> <ul style="list-style-type: none"> • RK update on business and employee support program. • Industrial Property Market research: <ul style="list-style-type: none"> ○ EY was engaged to conduct analysis over July and August of industrial and commercial property market movement between mid-2020 and mid-2021. ○ We commissioned the analysis following feedback from businesses about the nature of the market rising since the acquisitions commenced. ○ Research areas included 14 locations that were identified by businesses as desired locations. ○ It's a complex analysis and we're still unpacking how it applies to BIP.

- Please note that the results of the research will not change the acquisition and compensation process that is already underway.
- Anecdotally the analysis confirms that industrial property market is rising across Melbourne.
- We understand that that different businesses will have different support requirements to assist in the decision and transition to relocate or closure.
- We are working on additional support measures for parties that require it (i.e., auto related businesses); this includes support available under LACA, additional services provided by the NELP business support team and support from other State Gov avenues that are yet to be confirmed.
- We will come back to BIZ BLG with more detail about the additional support when these additional support measures are confirmed and approved.
- Q: BP, AH you have been talking to the business and are they finding the increase in the market has been stopping/preventing them from moving?
- A: AH, there is a couple of reasons. The automotive related businesses would like to relocate locally but there is a lack of local sites. If they are looking outside of the Manningham area, to get like for like the compensation/payout they are receiving they are saying is not enough to secure like for like sites.
- Q: MM, the advice from EY are they still working on it?
- A: RK, the report has been completed and we are currently reviewing internally on what support we can provide.
- Q: MM, so has that report gone to DE and others?
- A: RK, yes, DE and Andrew McKeegan were briefed last week.
- Q: MM, RK I know you are currently working through the additional support, but can this report be completed and presented by the next meeting?
- A: RK, our hope is to have something for the next meeting, there are lot of people we still need to consult with and what is possible.
- Q: RK, do we know when the next BIZ BLG meeting will be? as I know that we were thinking of meeting every 6 weeks.
- A: MM, we are looking at every 6 weeks but there are critical things on the Agenda we will meet in 4 weeks' time.
- BP, I am the least required at these meetings, and it is important to have our meetings based on when other BIZ BLG members can commit.
- MM, we received a call from JM tonight and unfortunately, he has a tender to complete by tonight and apologised at the last minute. JM did intend to attend this meeting. We will set the date for 4 weeks' time and contact BIZ BLG members to check if suitable.
- BP, I believe that it is critical to have the BIZ BLG members (JM, CG & JC) at these meetings to pass on the information to the businesses that will be acquired and are currently still here.
- AH, once I receive the minutes, I will follow up with JM to get some of the key messaging and/or actions to him to pass on to others.
- BP, the timeline is critical for those business to find a property, the deadline is July next year for the business to be out, and there is a lot to be done. I don't know how many businesses are still here, but it is getting extremely tight for time. When JM attends these meetings, he asks the right questions.

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- BY, some of the business will need a longer lead time than others with their permits etc and some businesses are still trying to find relocation property. There has been a lot of correspondence received from the business lawyers and individual businesses, some real meaningful contact being made regarding their relocation plans which is encouraging. Every business needs to run their own race and I think that the exchange of information is important and to keep communication open. I would like to thank all the businesses that have participated in that process, as it is informing what we can do and providing a clear pathway to relocation or alternatives.
 - **Updated business and employee support factsheet**
 - We've updated the factsheet for business and employee support, I'll include this with the minutes for circulation to the wider BIZ group. It's also available on the [NELP website](#) (see attached).
 - **Survey to identify business and employee support needs**
 - What other business support services would you like to see? For example, financial advice, buyers advocate? Have you heard from other businesses about services or advice that has been helpful to you?
 - To capture the views and needs of the broader BIZ group we'd like to circulate the business support survey to all wider BIZ members.
 - Link to survey is here: <https://www.surveymonkey.com/r/6PXFMBZ>
 - **Support for businesses and employees to find jobs**
 - If a business is unsure of your next move, you can talk with the careers and skills advisor about employment opportunities over the life of the project.
 - Contact Cassie Jovan, Senior Adviser, Careers and Skills email: sjc@northeastlink.vic.gov.au
 - **Counselling support**
 - Just a reminder that you can see your own psychologist or counsellor and send invoice to NELP for reimbursement
 - Partners in Wellbeing is a relatively new service provider that offers a combination of personal and financial counselling as well as small business advice. They offer a free private session to all small businesses. For more info please visit www.partnersinwellbeing.org.au
 - MM would like AH to share the last 4 points (careers and counselling support) to JM to pass onto the other businesses as a matter of urgency.
 - AH, before business use their own psychologist or counsellor service to speak with him on the process to avoid any issues.
 - Q: BP, RK have you had many enquiries from the business about employee career or job support?
 - A: RK, not yet, we have had some interested people who have made some initial inquiries. We expect more calls as businesses work through their options.
 - BY if a business is closing and require employment support, we will refer them to RK to have those discussions.
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	<p>Manningham City Council Relief Fund</p> <ul style="list-style-type: none"> • AH advised that MCC and NELP are still working through how the 50K from MCC Relief Fund support package will be implemented. • RK is meeting with Liz Lambropoulos and Ben Harnwell from Manningham City Council to discuss the Relief Funding.
Jane McIntosh (JMc) & Bryan Yeow (BY), Department of Transport	<p>DoT Update</p> <ul style="list-style-type: none"> • JMc, business owners can contact their DoT case manager to discuss their individual requirements. • JMc, is working with the State Revenue Office to provide her with contact details / point of contact to share with the individual business on tax advise including land tax. • JMc to provide some wording to AH to share to the businesses.
Mike Marasco, MM	<p>Other business</p> <ul style="list-style-type: none"> • MM, next meeting in 4 weeks, the BIZ BLG will consider at our next meeting if we will move to every 6 weeks thereafter. <p>Next meeting 12th October 2021.</p>

Actions – new

No.	Action	Owner	Due	Status	Update
1	BIZ BLG will consider at our next meeting if we will move to every 6 weeks thereafter.	MM	12/10/21	Pending	BIZ BLG to consider at our next meeting.
2	JMc, to provide State Revenue Office contact details / point of contact to share with the individual business on tax advise including land tax.	JMc	12/10/21	Pending	JMc, is working with the State Revenue Office to provide details.
3	AH to liaise with JM regarding information from this meeting to be shared with all businesses.	AH	27/09/21	Pending	