



**Board Of Directors, Sept 26, 2024  
Downtown London Boardroom  
8:30 A.M.**

**LDBA Board Meeting**

Attending: Scott Collyer, Keith Brett, Bonnie Wludyka, Steve Pellarin, Scott Bollert, Natalie Boot, Asaad Naeeli, Carolyn Conron, David Ferreira, Nick Vander Gulik

Guests: Mike Macaulay, Abigail Miller

Regrets: Mike Pottruff, Kristin Nielsen,

Staff: Barbara Maly, Vicki Smith

1. **LDBA Board Call to Order** – Scott Collyer
2. **Terms of Reference for Downtown Master Plan**
  - Presented by Mike and Abigail
  - Overall goal of Downtown master Plan - a funded feasible
  - 2 parts
    - background study through plans, strategy processes, current state of downtown
    - Development of the master plan where will base work off of phase 1
  - Will be an internal governance team.
  - Will initiate an RFP once Council approves
  - Terms of reference will go to committee at end of September, Will start RFQ process in November, consultant to be hired in April of 2025, May 2026 for it to be wrapped up and presented to Council, 2027 present to new Council for it to be included in 2028 budget
  - Will focus on enhancing commercial activity
  - Tourism as a vibrant destination
  - Want to focus as downtown as a cultural hub
  - Looking at how it can be funded. Determining what initiatives can be completed short, medium and long term
  - Need current state of human geography added into the 1st part of the plan.
  - Need to address funds to bridge us to the completion of the plan.
  - Mike would like to have ideas of bridging to be provided to them by October 4.
    - Scott, Steve, David will work to provide the report to the City.

**3. Approval of August Board Minutes**

Motion: To accept the August board minutes.

Moved: Nick Vander Gulik                      2nd: Natalie Boot

**4. Approval of Financial Statements**

Motion: *"A full financial review of the August Bank Reconciliations, cash flow and Income Statement were completed by the Treasurer prior to this meeting. As the Treasurer, I am satisfied that all is in order. I therefore move the August Statements and Financial Report to be approved as presented."*

Moved: Bonnie Wludkyka    2<sup>nd</sup>: Carolyn Conron                      Carried

**5. MainStreet**

- Would like to use the 2024 \$95,000 that was budgeted for MSL to be used by LDBA for the recruitment strategy that is being created
- In 2025 did not put any additional funding for MSL other than Fanshawe grant and other grant programs. No regular operating costs as those costs are covered by LDBA
- Legal opinion by lawyer stating that the Fanshawe grant needs to be continued to be paid until it is paid in full.

Motion: to not advance the 2024 budgeted \$95,000 to MSL.

Moved: Scott Collyer                      2<sup>nd</sup>: Asaad Naeeli                      Carried

**6. 2025 Budget**

- Being mindful of member's cash flow and keeping the levy increase to 1.5%. The City has approved an 8% increase to residential, so a 1.5% increase to our membership is very reasonable
- Trying to keep the programming as high as possible without the \$1.16 million funding.
- Noticeable difference from 2024 budget to 2025 budget is lack of grants

Motion: to accept the 2025 budget as presented

Moved: Bonnie                      2<sup>nd</sup>: Nick                      Carried

**7. City Update**

- Cllr Ferreira is trying to get the free parking for 2025. Want to extend the parking program as it is right now for as long as possible.
- It is being recommended to ask for the extension up until the Downtown Master Plan is completed without the consult.
- Also trying to work on the Downtown Master Plan

Motion: to go in camera



Moved: Bonnie Wludyka      2nd: Asaad Naeeli

Motion: to come out of camera

Moved: Bonnie Wludyka      2nd: Natalie Boot

**8.                      Motion to adjourn –“adjourn the meeting at 10:07 am”**

Moved: Bonnie Wludyka                      2<sup>nd</sup>: Asaad Naeeli      Carried