



**Board Of Directors, September 25, 2025  
Downtown London Boardroom  
8:30 A.M.**

**LDBA Board Meeting**

Attending: Natalie Boot, Asaad Naeeli, Kristin Nielsen, Leigh White, Carolynn Conron, Mike Pottruff, David Ferreira, Keith Brett, Brian Dempsey, Bonnie Wludyka, Scott Collyer, Nick Vander Gulik

Regrets: Greg Harris,

Staff: Vicki Smith, Kathy McLaughlin, Judith Smith

**1. LDBA Board Call to Order – Kristin Nielsen**

**2. Board member voting Privilege**

Motion: To have Brian Dempsey switch from a non-voting board member role, to a voting board member role, and Mario Circelli from London Music Hall as a non-voting member.

Moved: Natalie Boot                      2nd: Bonnie Wludyka

**3. Approval of August 28 Board Minutes**

Motion: To accept the August 28 board minutes.

Moved: Bonnie Wludyka                      2nd: David Ferreira

**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: Nick Vander Gulik                      2nd: Bonnie Wludyka                      Carried

**5. 2026 Budget**

- Finance met a week ago. OBIAA completed a survey of BIA's and they were recommending a 5% increase. After years of lower increases, and not increasing levy at the pace of inflation over a few years, to ensure the financial liability of the organization and to increase the reserve to the recommended 4-6 months.
- This is to cover reserves, we are looking at raising the levy

- Will explain the increase on a typical storefront, and what it means to the increase in services for the members in a communication to the members. This will go out in a special report,
- Approval of the budget will be moved to later.

**6. Business Excellence Award Task Force**

- Natalie Boot, Brian Dempsey, Bonnie Wludyka.
- Will be the 2 representatives to present the awards at the AGM.

**7. Committee Reports**

Governance:

- Looking into training for the fall for Governance training.
- Will be setting up a task force for a possible interim ED while our current ED is off on leave.
- Bylaws do not specifically speak to when an ED is off on sick leave,

**8. Staff Report**

- One off events in the downtown are shaping perception.
- CBC reached out last week in regards to business sales and property sales - businesses such as Campus Hi-Fi being for sale- this is a positive, they have been here for 50 years and are welcoming to retire.
- Restaurants are for sale, there is turn over in the industry, but this is creating an opportunity for entrepreneurs
- Board member shout out for Carolyn - being awarded a philanthropic award

**9. City Updates**

- Recently received a top up for housing accelerator money. Some of this has been allocated to office to residential conversion program as well as the transit oriented program. These are both programs that are over subscribed. Mike Macauley from the City is working on finding more funds to be able to allocate to these programs as well. This will give the city over 200 units on each program to allocate out
- Downtown Plan summit went quite well. The engagement sessions were very informative.
- Enwave steamline decommissioning. There are a few properties affected by this. There have been condo buildings reaching out to David, but so far he has not heard from business.

- Micro homes - from strong mayor direction. A program within the winter response program. Still some details need to be worked out for this program including the location.

**10. Good News Happenings**

- Harvest lunch happened at Citi Plaza. They are ready to hold it at citi plaza again next year.
- Nuit Blanche happened last weekend. It was the first year for this group to hold it.

**11. Motion to go in camera**

Moved: David Ferreira                      2nd: Leigh White                      Carried

**12. Motion to come out of camera**

Moved: David Ferreira                      2nd: Leigh White                      Carried

It is reported back that progress has been made on the in camera discussion.

**13. Motion to adjourn –“adjourn the meeting at 9:30 am”**

Moved: Kristin Neilsen                      2<sup>nd</sup>:Carolynn Conron                      Carried