



**Board Of Directors, January 22, 2026
114 Dundas Street
8:00 A.M.**

LDBA Board Meeting

Attending: Natalie Boot, Asaad Naeeli, Kristin Nielsen, David Ferreira, Bonnie Wludyka, Nick Vander Gulik, Greg Harris, Mario Circelli, Brian Dempsey, Mike Pottruff, Andrew McClenaghan

Regrets: Scott Collyer,Carolynn Conron

Guest: Jim Yanchula

Staff: Vicki Smith, Kathy McLaughlin, Brent Hodson, Dorothy Ouellette, Tristan Hughes, Mackenzie Preszczator

1. LDBA Board Call to Order – Kristin Nielsen

2. Approval of Oct 23, 2025 and Dec 12, 2025 Board Minutes

Motion: To accept the board minutes dated October 23, 2025 and December 12, 2025.

Moved: Andrew McClenaghan

2nd: Brian Dempsey

3. Approval of Financial Statements

Motion: *“A full financial review of the December 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 December Statements and Financial Report to be approved as presented.”*

Moved: Nick Vander Gulik

2nd: Andrew McClenaghan

Carried

4. Executive Elections

- Chair - nominate: Kristin, moved: Andrew 2nd: Bonnie Carried
- Vice Chair - nominate: Brian, moved: Bonnie, 2nd: Bonnie. Carried
- Treasurer - nominate: Nick, moved: Andrew, 2nd: Bonnie. Carried
- Secretary - nominate: Mike, moved: Greg, 2nd: Andrew. Carried

Committee Elections

- Finance - Nick, Kristin, Brian, Scott, Bonnie
- Advocacy - Bonnie, David, Nick
- Governance - Brian, Natalie, Greg, Mike, Andrew, will have Don Bryant as a external member
- Marketing -Mario
- Board Selection Task Force - Bonnie, Asaad.

Motion to approve: Brian Dempsey, 2nd: Asaad Naeeli Carried

5. Presentation by Jim Yanchula
- Career around Planning, between London and Windsor
 - Expertise is intersection on how a municipality works with a BIA
 - Sat at the LDBA board table as an advisor from the municipality.
 - Pyramid helps say what needs to be done as a BIA
 - Most municipalities let BIA's operate
 - Clean and safe is the bottom line - must be clean and safe to get people to come downtown.
 - As a large BIA we need to strategically determine what needs to be done for best dollars. BIA baseline is established by the City and then we provide services over and above that.
 - There is a higher standard of service in the downtown area than other areas of the city.
 - BIA should be auditing to make sure we have the level of service to determine the baseline is being met.
 - MainStreet corporation gives us a legal vehicle to allow the BIA to do extra work
 - Officially at the BIA we do not make investments on private property.
 - Levels 4, 5, 6 of the pyramid get into economic development items.
 - Nothing in the municipal act saying the BIA is legally obliged to or required to do as a BIA.
 - Model, need to keep an eye on 1, 2, 3 in order to make sure that all the items are able to work.

- Need to make sure to have a good relationship with the municipality to make sure the advocacy can happen.
- This is a guide to help us determine how to spend the limited resources that we have to improve the downtown.

6. Staff Report

- Highlights - Cyber Monday sale saw the highest ever one day purchase of gift cards. Over \$46,000 were purchased.

7. City Updates

- Parking lot at Horton/Ridout, council not supporting development there.
- Draft Economic Development Strategy framework has been referred back to staff regarding having downtown tied into it along with the Downtown Plan
- Downtown plan summit that was held on Tuesday. It was a call for bold actions, not moderate actions.
 - CUI wants to bring items that will drive investment by council

8. Recruitment Committee Update

- A meeting will be called before the next board meeting.

Motion: to amend all board agenda going forward to a consent agenda format.

Moved: Kristin Nielsen 2nd: Andrew McClenaghan

9. Motion to go in camera

Moved: Andrew McClenaghan 2nd: Mike Pottroff Carried

10. Motion to come out of camera

Moved: David Ferreira 2nd: Kristin Nielsen Carried

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

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

Moved: Kristin Neilsen 2nd:Carolynn Conron Carried