



London Downtown Business Association AGM
Wednesday November 12, 2025
London Music Hall
182 Dundas Street, 9:00 a.m.

MEETING OF THE LONDON DOWNTOWN BUSINESS ASSOCIATION BOARD OF MANAGEMENT:

Attending: Downtown merchants and building owners (attendees listed below)

Staff: Vicki Smith, Kathy McLaughlin, Brent Hodson, Dorothy Ouelette, Laura Visconti, Judith Smith, Tristan Hughes, Mackenzie Preszcator, Miguel de Dios

- **Call to order and remarks** – Kristin Nielsen
Kristin Nielsen called the LDBA meeting to order
- 1. **Conflict of interest** – none declared
- 2. **Minutes of November 5, 2024 Annual General Meeting**
Motion: “to approve the minutes of the November 5, 2024 AGM”
Moved: Asaad Naeeli **2nd:** Andrew McClenaghan **Approved**
- 3. **Actions of the Board of Directors**
Motion: “to ratify and affirm all actions of the Board of Directors from November 6, 2024 to November 12, 2025 as presented to the members”
Moved: Asaad Naeeli **2nd:** Bonnie Wludyka **Approved**
- 4. **Approval of audited Financials**—Nick Vander Gulik- LDBA Treasurer
Motion: “to approve the LDBA audited financial statement dated December 31, 2024”
Moved: Scott Collyer **2nd:** Natalie Boot **Approved**
- 5. **Review of 2025 and Looking forward to 2026** – Vicki Smith, Kathy McLaughlin, Judith Smith, Brent Hodson
 - Extended Strategic Plan to 2026 to align with the City’s new Downtown Plan.
 - Secured \$300,000 City grant to sustain expanded Clean Team services without levy increase.
 - Continued to leverage \$1.16M (2024) for beautification, grants, safety, and promotions.
 - Collaborated closely with City of London, London Police (COAST, Open Air), and community partners.
 - Supported Downtown Plan Quick-Start Actions (safety, washrooms, free parking).
 - Presented Downtown Momentum Report to Council — highlighting growth, investment, and housing.
 - Installed 60 planters, expanded greenery and seasonal décor.
 - Added new public art, including ‘Forest City Portals’ mural by Priscilla Yu.
 - Released new Member Welcome Package to streamline onboarding and service access.
 - Valentine’s Day Sale: \$7,350 sold; Mother’s Day Sale: \$13,100 sold (~\$17K spent locally).
 - Launched digital Downtown Dollar cards for mobile use.
 - Increased contesting and promotions driving measurable economic spinoff
 - Signature Trails: Music & Arts, Patio, Sweet Treats, Downtown for the Holidays — thousands of participants.
 - Hosted Patio Pub Talks and Pop-Ups connecting with 295 downtown workers.
 - 840,000+ event attendees by end of Q3 — a major recovery milestone.
 - Launched The Downtowner newsletter (2,700 subscribers) and continued Business Insider.

- OBIAA Awards: 4 wins including Award of Excellence for Downtown Trails.
 - Introduced 'I LOVE DOWNTOWN LONDON' t-shirt campaign and Downtown Discoveries feature series.
 - Distributed 30 Property Damage Grants across retail, restaurant, and service sectors.
 - Clean Team logged hundreds of hours removing graffiti, waste, and debris — improving safety and perception.
- 6. Presentation of the Proposed 2025 Budget** –Nick Vander Gulik and Vicki Smith
- No questions from the members.
- 7. Business Awards**–Natalie Boot, Brian Dempsey
- Business Excellence Award had 6 nominees – Artistic Esthetic Spa, Fitzrays Restaurant, The Grand Theatre, MBee and Co., The Tea Haus, Toboggan Brewing Company
 - Business Excellence Award winner – The Tea Haus
 - Gerald Gallacher Heart of Downtown Award had 4 nominees – Brandon Eedy, Mike Manuel, Pablo Tovar, Mike Smith
 - Gerald Gallacher Heart of Downtown Award goes to Mike Manuel

8. Adjournment

Motion to 'adjourn the LDBA AGM at 9:55am'

Moved: Bonnie Wludyka

Second: Scott Collyer

Carried

Attendance:

London Police Service – Chris Andrews
 Canada life Place – Austin Kelly
 Artistic Esthetic Spa – Debby Bairos
 London Police Service – Sherri Baltzer
 Jonathon Bancroft Snell Gallery – Jonathon Bancroft Snell
 Renaissance Massage Therapy – Natalie Boot
 Mbee & co – Maria Bradshaw
 London Community Foundation – Jennepher Cahill
 Mercedes Caxaj
 London Public Library – Michael Ciccone
 Music Hall of Fame – Mario Circelli
 London Public Library – Nancy Collister
 Empyrean Communication Resources LLC – Scott Collyer
 Conron Law – Carolynn Conron
 Jonathon Bancroft Snell Gallery – Brian Cooke
 City of London – Ryan Craven
 Tourism London – Cory Crossman
 Scotiabank – Brian Dempsey
 Summer Camp Productions – Brandon Eedy
 Growing Chefs! Ontario – Ben Elliot
 Mana Lounge – Jeff Evans

City of London – David Ferreira
Tourism London – Cheryl Finn
Member of Parliament for London Centre – Peter Fragiskatos
City of London – John Fyfe Millar
London Music Office – Richard Gracious
Salon Cyan – Jagoda Hall
CBRE – Greg Harris
Flo Studio – Dee Heer
Flo Studio – Gagan Heer
London Chamber of Commerce – Graham Henderson
Artistic Esthetic Spa – Charlene Jones
Grand Theatre – Lia Karidas
Magical 519 – Kyle Kemmish
Cushman & Wakefield – George Kerhoulas
MPP Office – Terence Kernaghan
Tourism London/London Music Office – Anja Kniffen
@The Barre – Kristen LeBlanc
Old South Business Association – Ian Leishman
City of London – Mike Macaulay
London Music Hall – Demetri Manuel
London Music Hall – Mike Manuel
BBB – Jennifer Matthews
London Bicycle Café – Andrew McClenaghan
Jason Miller
City of London – Josh Morgan
Tourism London – Sean Murray
The Jumpoff London – King N.Jerome
Dos Tacos – Asaad Naeeli
London Police Service – Ozzie Nethersole
Bluestone Properties – Kristin Nielsen
City of London – Kristen Pawelec
Small Business Centre – Steve Pellarin
Old North Optometry – Josephine Pepe
Marcello's Barber Shop – Marcello Perzia
Canada Life Place – Danielle Phillips
XFM News – Theodore Ramharack
Sagecomm – Jeff Sage
Sagecomm – Lindsay Sage
Mbee & co – Julia Salvador
Pillar Nonprofit Network – Dan Scheid
Salon Cyan – Mel Schmidt
The Tea Haus – Michael Schmidt
Covent Garden Market – Amy Shackleton
Tourism London – Izzy Siebert
Kool's Group – Mike Smith
The Tea Haus – Stefanie Stolzel

London Public Library – Elizabeth Sutter
Hyde Park BIA – Donna Szpakowski
Artistic Esthetic Spa – Allyson Taylor
Stereo Caliente Entertainment – Pablo Tovar
Shoppers Drug Mart – Nick Vander Gulik
Museum London – Abby Vincent
The Church Key Bistro Pub – Vanessa Willis
Citi Plaza – Bonnie Wludyka
Growing Chefs! Ontario – Jennifer Wyant
Jim Yanchula
Old East Village BIA – Kevin Morrison
Grand Theatre – Monica Coddington
Heather Siskind Levitte
City of London – Jerry Pribil
John Winston
Michael Gibson Gallery – Michael Gibson
London Police Service – Mike Potruff