



**THE DOWNTOWN WINDSOR BUSINESS IMPROVEMENT ASSOCIATION**  
484 PELISSIER ST., WINDSOR, ONTARIO N9A 4K9  
DWBIA@DOWNTOWNWINDSOR.CA  
DOWNTOWNWINDSOR.CA  
519-252-5723

## **DOWNTOWN WINDSOR BIA BOARD OF DIRECTORS MEETING AGENDA**

Date: Tuesday, July 22, 2025

Time: 5:30 PM

Location: DWBIA Offices, 484 Pelissier Street

### **DIRECTORS:**

Professional Services:	Chris MacLeod
Member at Large:	Jennie Atkins
Commercial Property Owner/Developer:	Ray Blanchard
Hotel/Tourism/ Retail:	Sikander (Sunny) Bhatti
Restaurant (licensed):	Olivia Holt
Restaurant (unlicensed):	Ron Balla
Retail:	Misty Adams
Ward 3:	Councillor Renaldo Agostino
DWBIA Executive Director:	Debi Croucher
DWBIA Administrator:	Janice Dyett

### **1. CALL TO ORDER**

- Reading of Land Acknowledgement

We [I] would like to begin by acknowledging that the land on which we gather is the traditional territory of the Three Fires Confederacy of First Nations, which includes the Ojibwa, the Odawa, and the Potawatomi. The City of Windsor honours all First Nations, Inuit and Métis peoples and their valuable past and present contributions to this land.

- Adoption of the distributed agenda

## 2. DISCLOSURE OF PERCUNIARY INTEREST

## 3. ADOPTION OF THE MINUTES

- Minutes of the Board of Directors meeting held on June 24, 2025.
- Minutes of the Striking Committees meeting held on July 10, 2025
  - Approval of Events Ad Hoc Committee update Motion

## 4. REGULAR BUSINESS ITEMS

- Downtown Lighting – update
- Downtown Events – update
- Downtown Mission Fencing Slats – update

## 5. NEW BUSINESS

- Homeless being shipped into Windsor – Ron Balla
- Property taxes – Keith Love
- Opt-out query – 1206-1212 Ouellette Ave.
- Advertising opportunity with the Windsor Symphony Orchestra
- Night Flight – sponsorship request

## 6. UPCOMING MEETINGS

**DWBIA Striking Committee Meeting**  
Thursday, September 11, 2025

**DWBIA Board of Directors Meeting**  
Tuesday, September 23, 2025

## ADJOURNMENT

A quorum of five (5) voting members is required for DWBIA Board Meetings

**MINUTES OF BOARD OF DIRECTORS MEETING  
JUNE 24, 2025**



## MINUTES

**MEETING:** Board of Directors

**DATE:** Tuesday, June 24, 2025

**TIME:** 5:30 PM

**LOCATION:** 484 Pelissier Street

**ATTENDEES:** Chris MacLeod, Sunny Bhatti, Misty Adams, Jennie Atkins, Ray Blanchard, Councillor Renaldo Agostino

**REGRETS:** Ron Balla, Olivia Holt

**STAFF:** Debi Croucher, Janice Dyett

Agenda and Discussion	Responsibility of:
<b>CALL TO ORDER</b> Mr. MacLeod opened the meeting at 5:50 pm.  Reading of Land Acknowledgement.  Distributed agenda was adopted by Ms. Adams, seconded by Mr. MacLeod.	Board of Directors  Administration  Board of Directors
<b>DISCLOSURE OF INTEREST</b>  None	
<b>ADOPTION OF THE MINUTES &amp; MOTIONS</b>  Minutes of the Board of Directors meeting held on May 27, 2025 were moved by Ms. Atkins, seconded by Mr. Blanchard.  Minutes of the Striking Committee meeting held on June 12, 2025 were moved by Ms. Atkins, seconded by Mr. Blanchard.	Board of Directors  Board of Directors

<b>REGULAR BUSINESS ITEMS</b>	
<ul style="list-style-type: none"> <li>• <b>Downtown Lighting - update</b> <ul style="list-style-type: none"> <li>o Administration informed the Board that the lighting contract is still with the DWBIA's legal counsel.</li> <li>o Administration noted that the contract should be ready for the Executive to approve by the end of this week, and with the Contractor by next week.</li> <li>o Once approved by all parties the lighting project should be completed by early September 2025.</li> </ul> </li> </ul>	Administration
	Administration
	Administration
<ul style="list-style-type: none"> <li>• <b>Downtown Mission Fencing - update</b> <p>Administration advised that the Downtown Mission's Board of Directors has approved the installation of slats on the existing fencing.</p> <ul style="list-style-type: none"> <li>o The Mission has requested that the slats be blue, grey and white which comprise their corporate colours.</li> <li>o Motion made by Mr. Agostino to <b>"spend up to \$1500 first set of fence slats."</b></li> <li>o The Motion was seconded by Mr. Bhatti, and approved.</li> </ul> </li> </ul>	Administration
	Administration
	Board of Directors
	Board of Directors
<ul style="list-style-type: none"> <li>• <b>Downtown Events – Committee recommendations</b> <ul style="list-style-type: none"> <li>o Administration informed the Board of Directors that 50+ applications had been submitted, with 5 events being shortlisted.</li> <li>o Administration noted that the Events Committee had met with shortlisted event organizers.</li> <li>o Each of the potential events was discussed in detail, including dates, locations and sponsorship costs.</li> <li>o The Events Committee will reconvene to finalize the budget for our confirmed events, which will in turn determine the funds available to sponsor additional opportunities.</li> </ul> </li> </ul>	Administration
	Administration
	Board of Directors
	Board of Directors
<b>NEW BUSINESS</b>	
<ul style="list-style-type: none"> <li>• <b>Spitfires Game Puck - renewal</b> <ul style="list-style-type: none"> <li>o The DWBIA was approached by the Spitfires regarding the first right of refusal for the Game Day Puck and/or the Warm Up Puck.</li> <li>o Administration noted that the cost for each of these is \$1,750.00</li> <li>o Motion made by Mr. Bhatti to pay <b>"\$1750 Game Day puck Spitfires."</b></li> <li>o The Motion was seconded by Mr. Agostino, and approved.</li> </ul> </li> </ul>	Administration
	Administration
	Board of Directors
	Board of Directors

<ul style="list-style-type: none"> <li>• <b>29 Park</b> <ul style="list-style-type: none"> <li>○ Administration was approached by a local real estate agent regarding the property at 29 Park St. W., inquiring about the potential use of the space for an indoor market—possibly operating during the winter months.</li> <li>○ Administration noted that the property currently has 6000 square feet available on the upper level and 3000 square feet on the lower level.</li> <li>○ Following extensive discussion about potential vendor interest and the number of suitable properties available for such a venture, it was agreed that Administration would survey vendors to gauge their level of interest.</li> </ul> </li> <li>• <b>Empty Lot – 415 -421 Ouellette</b> <ul style="list-style-type: none"> <li>○ Mr. Agostino was approached by the owners of the lot, asking if the DWBIA would be interested in negotiating with them to activate the property.</li> <li>○ Much discussion ensued, regarding costs, partnerships, as well as the different types of activations this property could be used for.</li> <li>○ Mr. Agostino will speak to the property owners regarding some potential ideas and determine whether they are interested and return to the Board with their comments.</li> </ul> </li> </ul>	<p>Administration</p> <p>Administration</p> <p>Board of Directors</p> <p>Board of Directors</p> <p>Board of Directors</p> <p>Board of Directors</p>
<p><b>UPCOMING MEETING DATES</b></p> <ul style="list-style-type: none"> <li>• <b>DWBIA Striking Committees Meeting</b> Thursday, July 10, 2025 at 5:30pm</li> <li>• <b>DWBIA Board of Directors Meeting</b> Tuesday, July 29, 2025 at 5:30pm</li> <li>• <b>DWBIA Striking Committees Meeting</b> Thursday, September 11, 2025</li> <li>• <b>DWBIA Board of Directors Meeting</b> Tuesday, September 23, 2025</li> </ul>	
<p><b>ADJOURNMENT</b></p> <p>Meeting adjourned at 7:00 pm.</p>	

**MINUTES OF STRIKING COMMITTEE MEETING  
JULY 10, 2025**



## MINUTES

**MEETING:** Striking Committee Meeting

**DATE:** Thursday, July 10, 2025

**TIME:** 5:30 PM

**LOCATION:** 484 Pelissier Street

**ATTENDEES:** Chris MacLeod, Olivia Holt, Misty Adams, Sunny Bhatti, Ray Blanchard, Ron Balla, Councillor Renaldo Agostino

**REGRETS:** Ron Balla

**STAFF:** Debi Croucher, Janice Dyett

Agenda and Discussion	Responsibility of:
<b>CALL TO ORDER</b> Mr. MacLeod opened the meeting at 5:50 pm  Reading of Land Acknowledgement.  Distributed agenda was adopted by Ms. Adams, seconded by Mr. Blanchard.	Striking Committee  Administration  Striking Committee
<b>DISCLOSURE OF INTEREST</b>  None.	
<b>ADOPTION OF THE MINUTES</b>  Minutes of the Striking Committee meeting held on June 12, 2025 were adopted by Ms. Holt and seconded by Mr. Bhatti	Striking Committee



<b>REGULAR BUSINESS ITEMS</b>	
<ul style="list-style-type: none"> <li>• <b>Downtown Mission Fencing - update</b> <ul style="list-style-type: none"> <li>○ Administration advised that the Windsor Police Service has approved a pilot project to install slats on the fencing located between the Downtown Mission and Anderson Funeral Home.</li> <li>○ Administration advised that the slats are scheduled to be ordered the following day, with the intention of coordinating with both the Mission Board and the DWBIA Board to assist with installation upon their arrival.</li> </ul> </li> </ul>	Administration
	Administration
<ul style="list-style-type: none"> <li>• <b>Downtown Lighting - update</b> <ul style="list-style-type: none"> <li>○ Administration noted that the revised contract between A.L. Global and the Downtown Windsor BIA is currently under review by the Executive for approval.</li> <li>○ Once approved, the goal is to have installation completed by mid September.</li> </ul> </li> </ul>	Administration
	Administration
<ul style="list-style-type: none"> <li>• <b>Motown Block Party</b> <ul style="list-style-type: none"> <li>○ Mr. Agostino noted that the event was a huge success, with over 500 people attending throughout the evening.</li> </ul> </li> </ul>	Striking Committee
<ul style="list-style-type: none"> <li>• <b>Rumble on the Roof</b> <ul style="list-style-type: none"> <li>○ This event will take place on Saturday, July 12, on the rooftop of the Pelissier Street Parking Garage.</li> <li>○ There will be 12 fights, 3 rounds each, with male and female fighters.</li> <li>○ Administration noted that there will be 4 food vendors, with an additional 2 vendors.</li> <li>○ There will be a warm-up station as well as a grieving station located on the 3<sup>rd</sup> floor of the garage as well.</li> </ul> </li> </ul>	Administration
	Striking Committee
	Administration
	Administration
<ul style="list-style-type: none"> <li>• <b>Dog Days of Summer - update</b> <ul style="list-style-type: none"> <li>○ Administration noted the event will be held on Sunday, July 20, at Senator Croll Park.</li> <li>○ The event will feature a rally obedience competition, demonstrations, a doggy fashion show, as well as a demonstration from the Windsor Police Service's canine unit.</li> </ul> </li> </ul>	Administration
	Administration

<ul style="list-style-type: none"> <li>○ There are currently 24 vendors registered for the event.</li> </ul>	Administration
<ul style="list-style-type: none"> <li>• <b>Downtown Wrestling Showdown – update</b></li> </ul>	
<ul style="list-style-type: none"> <li>○ Administration informed the Striking Committee that the event is scheduled to take place on the 300 block of Ouellette Avenue on Saturday, July 26.</li> </ul>	Striking Committee
<ul style="list-style-type: none"> <li>• <b>Events Ad Hoc Committee – update</b></li> </ul>	
<ul style="list-style-type: none"> <li>○ The Striking Committee reviewed the confirmed list of events for the remainder of 2025 and finalized individual event budgets, along with the overall entertainment budget.</li> </ul>	Striking Committee
<ul style="list-style-type: none"> <li>○ Motion made by Mr. Agostino to <b>“approve 101,500 for events downtown this summer.”</b></li> </ul>	Striking Committee
<ul style="list-style-type: none"> <li>○ The Motion was seconded by Mr. Bhatti, and approved.</li> </ul>	Striking Committee
<b>NEW BUSINESS ITEMS</b>	
<ul style="list-style-type: none"> <li>• <b>AWE – Night Light Festival - partnership</b></li> </ul>	
<ul style="list-style-type: none"> <li>○ Administration noted that Art Windsor Essex’s <i>Night Light</i> event is scheduled for September 18–20, 2025. AWE has reached out to confirm whether the DWBIA is interested in partnering for the event.</li> </ul>	Administration
<ul style="list-style-type: none"> <li>○ Discussion between the Striking Committee surrounded ways to partner with them and if any of our events could be held that same weekend.</li> </ul>	Striking Committee
<ul style="list-style-type: none"> <li>• <b>Windsor International Black Film Festival - sponsorship</b></li> </ul>	
<ul style="list-style-type: none"> <li>○ The WIBFF will be held at the Armouries Theatre on August 15-17, 2025.</li> </ul>	Administration
<ul style="list-style-type: none"> <li>○ The DWBIA was contacted with a potential sponsorship opportunity.</li> </ul>	Administration
<ul style="list-style-type: none"> <li>○ Motion made by Mr. Bhatti <b>“to sponsor \$500.00 to the Windsor Int’l Black Film Festival.”</b></li> </ul>	Striking Committee
<ul style="list-style-type: none"> <li>○ The Motion was seconded by Mr. Agostino, and approved.</li> </ul>	Striking Committee

<ul style="list-style-type: none"> <li>• <b>The Manchester - planters</b> <ul style="list-style-type: none"> <li>○ Mr. Bhatti reported that the plants in the planters outside the Manchester Bar were damaged by an individual experiencing homelessness. The property owner has since cleaned up the area at their own expense.</li> <li>○ Administration noted that the Manchester had yet to pay their invoice for the planter boxes.</li> <li>○ The Striking Committee directed Administration to email the owner regarding payment. Once payment is received, the DWBIA will arrange for replacement of the plants.</li> </ul> </li> </ul>	<p>Striking Committee</p> <p>Administration</p> <p>Striking Committee</p>
<p><b>UPCOMING MEETING DATES</b></p> <ul style="list-style-type: none"> <li>• <b>DWBIA Board of Directors Meeting</b> Tuesday, July 22, 2025 @ 5:30pm</li> <li>• <b>DWBIA Striking Committees Meeting</b> Thursday, September 11, 2025 @ 5:30pm</li> <li>• <b>DWBIA Board of Directors Meeting</b> Tuesday, September 23, 2025 @5:30pm</li> </ul>	
<p><b>ADJOURNMENT</b></p> <p>Meeting adjourned at 6:45pm.</p>	