

Minutes of a Regular General Meeting of the  
Town of Tecumseh Business Improvement Area (TOTBIA)

A Regular General Meeting of the Town of Tecumseh BIA (TOTBIA) Members held as of  
Wednesday, September 15, 2021 held electronically at 6:00 PM.  
Live stream is available on the BIA website at [www.tecumsehbia.com](http://www.tecumsehbia.com)

- **(TOTBBM-63-9)**

Call to Order

The meeting is called to order at 6:13 PM by Linda Proctor, Vice Chair.

- **(TOTBBM –64-9)**

- **Roll Call**

Vice Chair	Linda Proctor
Treasurer	Paul Bistany
Director	Jules Champoux
Director	Jessica Fowler
Councillor	Brian Houston

Regrets:	Director	Joseph Fratangeli
	Councilor	Andrew Dowie

Absent:	Director	Leo Demarce
---------	----------	-------------

Minute Taker:	Coordinator	Denise Pelaccia
---------------	-------------	-----------------

Guest:

Live Stream:

- **(TOTBBM – 65-9)**
- **Disclosure of Pecuniary Interest – No disclosures of pecuniary interest at this meeting.**
- **(TOTBBM – 66-9)**
- **Delegations – No delegations at this meeting.**
- **(TOTBBM – 67-9)**
- **Communications**
  - **6.1 TOTBIA Board of Management Meeting Minutes**

**Motion: (BBM-37/21)**

Moved by: Linda Proctor

Second by: Jules Champoux

That the minutes of the Town of Tecumseh TOTBIA Regular General Meeting held on August  
18, 2021 be approved as distributed.

Approved.

Carried.

- **6.2 Letters From– No letters at this time.**
- **(TOTBBM – 68-9)**
- **SUPPLEMENTARY Agenda Adoption- Nothing at this time.**

- **(TOTBBM – 69-9)**
- **Reports**

### **8.1 Chair Report:**

Chair Report- August 2021:

- Nothing at this time.

- **8.2 Treasurer Report:**

**Tecumseh BIA**

**2021 Month End Financials:**

See PDF of Financial Reports for August, 2021 in Agenda.

**August 2021 Financial Report:**

**Motion: (BBM-38/21)**

Moved by: Jules Champoux

Second by: Linda Proctor

- **8.3 Coordinator Report – D. Pelaccia reports the following:**

**August 2021-**

**Financial Information**

Windsor Rock Gym - April 10, 2019 deposit for rock wall of \$295.00 is non-refundable; it will be carried over to be used in 2021.

Beach Grove Golf & Country Club – January 2020 deposit for 2020 Christmas Party is carried over to November.

**Membership Statistics**

**NEW BUSINESSES/MEMBERS IN THE BIA AREA:**

- Imperial Gifts and Décor- 12000 Tecumseh Rd. E., Unit UNKNOWN (Grand Opening- TBD.)
- Odyssey Wellness Services- 12201 Tecumseh Rd. E., Suite B (Grand Opening TBD.)
- EL PATRÓN Mexican Grill- 13462 Tecumseh Rd. E. (Where Arta's Salad Bar And Grill was.)
- URBNBUD Cannabis Boutique- 1614 Lesperance Rd. (Tecumseh Towne Plaza- Where Unique Gallery Art and Coffee Shop was. Grand Opening TBD.)

**MEMBERS PREPARING TO OPEN:**

- Bourbon- 12049 Tecumseh Rd. E. (Grand Opening TBD.)
- New Earth Wellness- 152 Lesperance Rd. (Officially opens in March 2022. Currently renting at reduced rate from Landlord until hard open.)

**MEMBERS PREPARING TO CLOSE:**

- ShoeBox- 1614 Lesperance Rd. (Official closing date unknown.)

**MEMBERS CLOSED:**

- Unique Gallery Art and Coffee Shop- 1614 Lesperance Rd. (Tecumseh Towne Centre)

- On The Dark Side Tanning Salon- 13300 Tecumseh Rd. E. (Green Valley Plaza)

**Current Status and Total Number of Members by sector:**

**\*August 2021 VS. September 2021**

- Open – 414 VS. 414
- Associate Members – 5 VS. 5
- Empty Units/Bldgs. – 45 VS. 45
- Empty Lots/– 16 VS. 16
- Empty Commercial Houses – 12 VS. 12
- Property Owners – 140 (27 Plazas) VS. 140 (27 Plazas)
- Grand Total – 625 VS. 625

Arts/Entertainment	4 VS. 4
Dining	60 VS. 60
Health & Wellness	140 VS. 141
Home/Commercial Services	14 VS. 14
Professional Services	64 VS. 64
Retail	128 VS. 127
Vacant Lots	16 VS. 16
Property Owners	140 VS. 140
Vacant Units/Bldgs.	46 VS. 46
Residential/Commercial Houses	12 VS. 12
<b>TOTAL MEMBERS (VOTE)</b>	<b>625 VS. 625</b>

**Associate Membership Program**

**New Associate Members:**

- Moni Hair Boutique- 1825 Manning Rd., Unit 300
- ONESource Moving Solutions- 425 Leffler Dr.
- Potential New Members (pending due to COVID):
- Crossroads Canine Academy & Daycamp- 284 E. Pike Creek Rd.
- Lombardi Barbershop- 25 Amy Croft Dr., Unit #25B
- Sherwin Williams Paint- 35 Amy Croft Dr., Unit 9
- Silver Tee Golf- 1360 Highway #3
- The Cheese Bar- 25 Amy Croft Dr., Unit 29-30B

**BIA Social Media:**

**Current Followers-**

**August 2021 VS. September 2021:**

- Facebook: 1,746 VS. 1,765
- Instagram: 682 VS. 694
- Twitter: 556 VS. 557

- Have posted on all social media platforms: Facebook, Instagram & Twitter, about if Tecumseh Dollars are on sale/when, and when they are sold out/ready to be sold again. Next launch date is Monday, October 4th at 9:00 AM.
- Have planned out the rest of the year for virtual Tecumseh Dollars giveaways, including all holidays and other special events. All graphics have been made to go along with each giveaway and the Donation spreadsheet has been updated and prepared for the rest of 2021.

- Completed our successful virtual “Back 2 School- Are You Smarter Than A 5th Grader?” giveaway on our Facebook page where we gave away Tecumseh Dollars. These giveaways continue to improve our social media engagement and followings on all platforms.
- Have shared multiple social media posts by Members in our BIA on all social media platforms- Facebook, Instagram & Twitter, even on weekends and at night on weekdays.
- The winners of our Gallery Without Walls Banner Contest are still continuing to come pick up their poster keep-sakes we printed off for them to take home as a “thank you.” We only have five people left to claim their posters. They have all been called and reminded again.

#### **HST Rebate:**

- Nothing at this time.
- **8.4 Council Report –**

See PDF of Council Reports for August, 2021 in Agenda.

- **8.5 Committee Reports –**
- **(TOTBBM – 70-9)**
- **Marketing Committee: (Keep 5-10 minutes.)**  
**EYES ON TECUMSEH** - Continuing to execute Eyes on Tecumseh - Business Spotlight. Our ninth feature will be coming up within the next week or two.  
**TECUMSEH LIFE** - The Marketing Committee has decided to organize a Fall/Winter publication. Committee reached out to Windsor Star this month to bring talks and have confirmed a package to move forward with.  
**SOCIAL MEDIA** - Continued contesting, content and Member shares via social media platforms: Facebook, Instagram & Twitter.  
**TECUMSEH BIA SWAG** - Committee is working on execution ideas and how to best distribute throughout the community

#### **Membership Committee: (Keep 5-10 minutes.)**

- Nothing to report at this time.

#### **Beautification Committee: (Keep 5-10 minutes.)**

- Mural Projects moves forward with DERKZ:
  - Still working with DERKZ on design elements, mock-up of the old Billiards building design was received and is currently in review.
  - We are working on setting up a meeting with David Halliwill to go over the mockup with his suggestions and overall approval.
  - There has been no communication back from Frank at Amloze Pizza. At this time, we are looking at reducing the murals to 1.
  - The original quote received by DERKZ was for the one mural at the old Billiards building and he was going to throw in the second location’s small, interactive mural for free- included in the original quote he gave us.
  - We will be receiving a signature from David Halliwill for the old Billiards building.
  - He has agreed to all of the terms and conditions within our agreement for us to use his property as the canvas for our mural, however, asking for some terms and conditions to be revised as well as adding in some liability forms for us and the Artist to fill out in case of an accident on his property. We are currently working on compromising with some of his

requests and concerns and will advise the Board when we receive the final signature of approval and what the updated agreement looks like.

- Next on the committees plans for future discussion:
  - Way Finding Signage
  - Bus Shelter
  - Garbage Can Art
  - Bike Racks
- **Events Committee: (Keep 5-10 minutes.)**
- Nothing to report at this time.
- **Governance Committee: (Keep 5-10 minutes.)**
- We have reviewed the M.O.U. and found that what we have previously proposed is clear and to the point. We are under the assumption that we are waiting for a response from the town, and that nothing more can be done until we hear back from them. We are looking at other topics that we can take on. Any suggestions would be appreciated.
- **(TOTBBM – 71-9)**
- **Unfinished Business**
  - Strategic Plan for 2021 - Need to schedule during a special meeting to complete. - Deferred
- **(TOTBBM – 72-9)**
- **New Business**
  - Policy 110 Covid-19 Vaccination Policy
- **(TOTBBM – 73-9)**
- **Next Meeting**

The next regular general meeting is scheduled on Wednesday, October 20, 2021 at 6:00 PM and is currently scheduled to be held electronically. The live stream will be available on the BIA website at [www.tecumsehbia.com](http://www.tecumsehbia.com)

- **(TOTBBM – 74-9)**
- **Adjournment**

**Motion: (BBM-39/21)**

Moved by: Jules Champoux

Second by: Paul Bistany

That there being no further business, the September 15, 2021 regular general meeting of the TOTBIA Board of Management be adjourned at 6:57 PM.

Carried.

Approved.

**DRAFT**

---

Linda Proctor, Vice Chair

**DRAFT**

---

Denise Pelaccia, Coordinator

**MINUTES NOT YET APPROVED.**