



Walkerville Business Improvement Area

Walkerville District BIA 2026 Annual General Meeting Meeting Minutes

Board of Directors

Mike Bates, Chair

(Refine Fitness)

Shannon Gilbert,

Co-Chair

(Flowers by Design)

Helena Ventrella -

Secretary

*(Helena Ventrella Design
Limited)*

Matt Woods

(F&B Hospitality Group)

Michelle Maggio

(Vito's Pizzeria)

Vince Rosati

(Rosati Group)

Giovanni Cassano

*(Ortona 1864 Café &
Panino Shop)*

Kevin Kavanaugh

(Landlord)

Angus McKenzie *(Loose
Goose)*

Council Representative:

Mark McKenzie

(City of Windsor Ward 4)

WBIA Coordinator:

Emily Borland

info@visitwalkerville.com

Visitwalkerville.com

[#visitwalkerville](https://www.instagram.com/visitwalkerville)

Date: Monday February 2/2026

Time: 6:00 pm

Location: Vito's Pizzeria Upstairs

Introductions of the members with offer of assistance

Welcome by MPP Andrew Dowie

Introduction to Anthony our community services police representative

Thank you both for your help and support of Walkerville

Introduction of the Board of Directors

Great involved group, strong board of directors interest in right place, very diverse; Emily our coordinator is doing an excellent job and growing our following- we see the impact at the business level;

Volunteers – we are all volunteering our time and we are always looking for more volunteers; we'd love to have you involved

Mike describes procedural guidelines

1. Welcome & Call to Order

Called meeting to order @ 6:31pm

2. Approval of the Agenda

1st Dave Fortin 2nd Louise Jones all in favour

3. Declarations of Conflict

None

4. Adoption of Past Minutes

AGM, February 4, 2025

1st Louise Jones 2nd Dan Spada

5. Special Presentations

A. Events -Shannon & Matt

See Events Report attached

2026 Events will include our Annual Walkerville Artwalk in June; Taste of Walkerville in September; and Walkerville Holiday Walk in November

Motion to accept events report made by Joachim (Kona Sushi) and 2nd by Steve Greene (Steve Green Foods)

B. Beautification - Helena

Request assistance from Andrew Dowie on Highway 401 Heritage Signage for Historical Walkerville as a tourist Destination Beautification Committee.

All focus last year was placed on the WBIA's Strategic Planning efforts; We just received the full report, which Beautification Committee has shortlisted a 3-year plan to focus on improving the Jubilee Parkette as the hub and photo op of Walkerville; Starting with a comprehensive inventory of assets already installed, and to increase visibility through creative signage and wayfinding.

WBIA Reserve Funds are earmarked to purchase improvements to the Parkette, improve wayfinding & new banners, managing seasonal plantings in our new planters rather than the City undertaking this on who will annually plant, water and bring in to store for the winter. We cannot afford to purchase the hanging baskets supplied and maintained by the City, unfortunately.

Annual Christmas Tree lighting for the Parkette will be improved as will sidewalk decorative lighting which will also increase safety for pedestrians.

Motion to accept Taylor at Flow Bike Shop 2nd Becky Young of Little Petal Truck, all in favour

C. Coordinator's report – Emily has been coordinator for 5 years

Role changes through strategic planning

Incredible growth on our social platforms; we are largest BIA followed by thousands;

See Emily's report attached

IG 11,300 followers

FB just under 10,000 followers

Increase by 5,000 followers across all platforms in 2025

Impressions 14,000-20,000/post

Growth in southern Ontario and Michigan regions

Just under Essex County as far as numbers

Increasing communication – esp. internal communication with members; FB group. updated email list; new back end

system; new website with a complete redesign; better resources for businesses & visitors
Collaboration engagements ran social media influencers, contests with micro and macro influencers-
Series with Nina Foods – collaboration with various restaurants in the area; Windsor Food Spotters; Holiday Walk gave away Walkerville dollars
Member requests a defined demographic to see if we're engaging with the most users; different demographics with different platforms- IG young, FB older; TWEPI
Motion to accept- Matt Woods 2nd Louise Jones

5. Chair's 2025 Year End Report

Board of Director's Overview and call for volunteers, including challenges & opportunities. Highlighting coordinator's efforts.

Security

Report by Anthony- we have your back

You need anything, please reach out. If the front-line response is not quick enough, please call Anthony for assistance

CALL 311 FOR BYLAW OFFENCES & PARKING OFFENCES

UPLOAD 311 APP & UPLOAD PHONE PICTURES

2 years ago, our focus was on Security- we had hired Palladin since then, we recently changed to Ambassador who's based in Walkerville and have received more follow up reports; we change the times they drive through; more frequently in summer and less in winter; in winter the security is helping people move on who are sleeping in doorways- if it ever gets aggressive they call the police- this has been effective from our perspective-very difficult to measure. If you have feedback or questions, please ask

Sponsorships -

we will be increasing business sponsorships to used more in 2026 so we can accomplish more especially in Events

Strategic Planning for 2026-2031

Strategic Planning results were summarized and presented to membership who attended – see attached Strategic Plan for further information

Reserve funding - we used \$20K this past year to hire a strategic planning facilitator; new website; beautification planters; we

need to keep some invested to match funds for City investments

–

IF there is anything any of you would like to see included in our strategic plan that can help your business, please let us know and we'll add it

Walkerville is the place to be!

Motion to pass Steve Greene & Matt Woods

6. 2026 Budget Presentation – see attached report

WBIA sent out proposal to all members 2 weeks prior to the AGM via email & social media platforms. This information was sent out at least twice before the AGM. Discussion around the City's letter to WBIA to spend the reserves since a new rule in 2023 directed all BIA's to spend their reserves; Vince wrote a letter to City explaining how the money will be used in the next year.

Beautification – we need grants to raise money to accomplish more of our wish list

What's this mean to you???

Average cost increase to an average size business is \$150/year

Question & discussion – who pays for this increase? It may or may not be charged to the tenant; if you're a property owner, you'll see this hike on your tax bill; if you're a tenant, your landlord may or may not decide to pass on that expense

Question: How do we rank compared with local BIAs?

Compared with all other BIA's, Drouillard is the lowest budget, we were second lowest; we would still be under Ottawa Street; with this levy increase, we would still be the lowest percentage and tax dollar amounts of all BIA's except for Drouillard Road

The Chair asked for a show of hands for all that agree with the increased budget for 2026; All in attendance raised their hands.

Motion to accept the increased budget to \$75,000/annually:

Motion to pass 1st by Dave Fortin 2nd Angus MacKinnon

7. Award Presentations – Emily attach list here:

New business of the year - Flo Pilates

Volunteer – Catharine @Morenko of the Annex

Stitch Happens

Community player – Nikki Breathe

New business – Nico & Craigs Cookies

8. Thanks & Adjournment

Special thanks to Vito's Group

Motion to adjourn;

Made by Dave Fortin 2nd by Steve Greene @7:57PM