Minutes of a Regular General Meeting of the

Town of Tecumseh Business Improvement Area (TOTBIA)

Date: Wednesday, November 19, 2025
Time: 6:00 pm
Location: Tecumseh BIA Office
12122 Tecumseh Rd. E. Unit 2
Tecumseh, ON

Present:
Chair, Eddy Hammoud
Vice Chair, Laura Carcelen
Director, Jelena Riberdy
Director, Jeanine Jordin
Director, Anne Waters
Councillor, James Dorner

Absent:
Director, Heba Al-Faouri
Director, Leo Demarce
Director, Carlyn Bistany
Councillor, Brian Houston (Liaison)

Also Present:
BIA Coordinator, Julie McShee

A. Call to Order

The meeting is called to order at 6:01pm by Eddy Hammoud, Chair.

B. Roll Call

C. Disclosure of Pecuniary Interest

No disclosure at this meeting.

D. Delegations

E. Communications

1. TOTBIA Meeting Minutes

Motion: BBM- 56/25

Moved by Director, Jeanine Jordin
Seconded by Director, Jelena Riberdy

That the October 1, 2025 regular general meeting and the October 8, 2025 annual general meeting minutes of the Town of Tecumseh Business Improvement Area as were delivered to the members, **be adopted**.

Carried

F. Reports

Motion: BBM- 57/25

Moved by Vice Chair, Laura Carcelen
Seconded by Director, Anne Waters

That all reports as appended to the agenda and presented to the Board **be accepted**.

Carried

1. Chair Report

The Chair provided a verbal report on the resignation of the Treasurer, the after hours access to the office and the Tecumseh Dollars Holiday Sale being moved to Thursday November 20th due to a global software issues with Cloudfare.

2. Treasurer Report

The monthly Budget Variance report was presented as part of the month end financial report.

3. Manager's Report

The Manager presented her monthly report.

4. Council Report

Councillor Dorner presented a report on behalf of Council.
The Town has a new naming policy that they will use for new development including the naming of Town Streets and Parks.
The Deputy Mayor's motion addressing traffic along Tecumseh Rd East was not supported. The notice of motion was only addressing the removal of parking on the south side of Tecumseh Rd East which was not supported by members of Council. An engineer who works for the town will be doing a timing investigation on the traffic flow and making recommendations.

5. Committee Reports

a. Events Committee

The Events Chair presented her report updating the Board on upcoming Jingle Mingle, Winter Mixer, Tecumseh Parade and the Very Merry Holiday Market.

b. Marketing Committee

The Marketing Chair presented her report highlighting the various initiatives that are taking place promoting Tecumseh Dollars including the Cash Stash, Thursdays Taste Better in Tecumseh and billboard campaign. She also provided an update on the different marketing projects related to the Very Merry Holiday Market.

G. Unfinished Business

1. December Board Meeting

There was discussion on the location of the December 17th Board meeting and plans for dinner. It was decided to go to Fertelli's.

H. New Business

The Chair presented information regarding various new business.

1. Feedback from local businesses

The Board discussed the following items:

1) feedback from businesses concerning traffic issues and congestion on Tecumseh Rd E
2) hold Town Hall meeting to invite businesses to share their concerns and impacts on their day-to-day operation
3) possible partnership with the Town to hire a consultant to perform a traffic study to measure impacts and options
4) review plans and get information regarding the CIP (Community Improvement Plan) and Tecumseh Rd E development
5) that a survey be disseminated to collate feedback from businesses
*example: annual BIA Business survey and provided to the town

2. Treasurer Vacancy

The Chair -staff notified the Town Clerk

-post vacancy on website

-make recommendation to Town Council with BIA endorsement

Motion: BBM- 59/25

Moved by Director, Jeanine Jordin
Seconded by Director, Anne Waters

THAT with the recent resignation of the Treasurer, Board Director Jelena Riberdy, be approved and appointed as the acting Treasurer.

Carried

3. 2025 year end budget

Motion: BBM- 60/25

Moved by Director, Jeanine Jordin
Seconded by Vice Chair, Laura Carcelen

THAT the recommendation to allocate $20,000 of surplus money from the 2025 operating budget to purchase ipads for Board Members, branded swag items and beautification items.

Carried

I. Next Meeting

The next regular general meeting is scheduled on December 17th, 2025 at 6:00pm at the BIA office.

J. Adjournment

Motion: BBM- 61/25

Moved by Director, Anne Waters
Seconded by Director, Jeanine Jordin

That there being no further business, the November 19, 2025 regular board meeting of the Town of Tecumseh Business Improvement Area **be adjourned** at 7:07 pm.

Carried

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Eddy Hammoud, Chair

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Julie McShee, BIA Coordinator