

DOWNTOWN WHEATON ASSOCIATION

Board of Directors Meeting Agenda – Wednesday, August 12, 2026, 8:00 a.m.

☒ Brian Bare (CT) ('27) President Edward Jones	☐ Gus Leventis (PO) ('26) Secretary Main Street Mall	☐ Betsy Adamowski Ex-Officio Wheaton Public Library
☒ Kathy Meyer (CT) ('27) Vice President Innovator ETFs	☐ Jim Mathieson (PO) ('27) Director	☐ Mike Benard Ex-Officio Wheaton Park District
☐ Cheri Armstrong (AM) ('26) Treasurer	☒ Margo McCollister (CT) ('26) Director Wheaton Wellness Center	☒ Susan Bishel Ex-Officio City of Wheaton
☒ Lisa Upham (OO) ('28) Secretary A Baby Naturally	☐ Dick O’Gorman (CT) ('25) Director Ivy Restaurant	☒ Van Dillenkoffer Ex-Officio Wheaton Police Department
☐ William R. Barrett (CT) ('26) Director Kilwins Wheaton	☒ Andrew Parravano (CT) ('28) Director 6 th & Foster	☒ Jim Kozik Ex-Officio City of Wheaton
☒ Nicole Corbin (OO) ('28) Director Baby Doll Bakery	☒ Lynn Robbins (CITY) ('23) Councilwoman City of Wheaton	☒ Allison Orr DWA Executive Director
☒ Anthony DiJohn (CT) ('28) Director Jacobs & Newmark	☒ Dora Cheila (OO) ('27) Director Wheaton Bank & Trust	☒ Olivia Janicke DWA Marketing & Administrative Associate
☒ Joanna Jacobs-Nolan (CT) ('27) Director The Babe Bodega	☒ Steve Zielke (CT) ('28) Director Phil’s Friends	☒ Michelle Morse DWA Member Services Coordinator
☒ Taylor Jamieson (CT) ('28) Director Waveland Properties		

Agenda

1. Call to Order/Board President Remarks
a. Call to order at 8:03 a.m. Brian Bare
2. Public Comment
a. N/A Brian Bare

Note: To make a public comment, please request to be called on. When called upon, please state your name and business name, if applicable, before commenting. All public comments are limited to five (5) minutes, and each guest will be permitted to speak only once.

3. Action Items–Consent Agenda

Brian Bare

Note: Consent Agenda Items are considered routine and will be acted upon in one motion. These items have been reviewed and recommended by the DWA Executive Committee. There will be no discussion of these items unless a Director or Officer requests, at which time the items will be removed from the General Order of Business and considered Action Items on the Agenda.

a. August Meeting Minutes

- i. Lisa U. moves to approve, Anthony D. seconds.

4. Monthly Financial Highlights

Cheri Armstrong

a. July Financials Approval

- i. Allison O. presenting financials in Cheri A.'s absence
- ii. Approximately half of 2026 SSA funds have been received. Final grant reimbursement of \$11,000 expected in September.
- iii. Margo M. moves to approve, Nicole C. seconds.

5. Executive Director Update

Allison Orr

a. Review of June 2026 Datafy statistics.

b. Economic Development Consortium meets next on Oct. 8.

c. Milestones/New Business

- i. Review of milestones and ribbon cuttings: The Kilns, Terra Cotta Interiors, Rocket Fizz, River & Rose, Avocado Theory. No new updates on former El Zarape, former High Rollers, and former Rumpleshirtskin. Wheaton Religious will be for lease soon.

d. Marketing & Sponsorships

- i. Visitors Guides have been delivered to roughly 20 tourism locations and hotels. Dora C. notes all the guides at the branch are gone and they need more – DWA will replenish.
- ii. 2027 Marketing Partnership Grant is under review with the state.

e. Events

i. Downtown Wheaton Day/Summer Sidewalk Sales

- a. Discussion about traffic patterns this summer – Nicole C. shares this summer has been consistently steadier during the weekdays over previous summers. Lisa U. confirms that the sales were strong.

ii. Family Fun Tent

- a. Final event was on August 8. Another great summer and looking forward to next year.

iii. Innovator Hale Street Tents

- a. Discussion ongoing about extending the Tents through October.

iv. Summer Wine Walk

- a. Sales are strong this year – ahead of sales at this time last year.
- b. Discussion about history of this event and why this is on a Thursday.
- c. Reminder that the event cups will be same size as Margarita + Sangria Festival.

v. Corn Roast



- a. Coming up! Lots of good response but tricky to sell multiple events at once.
 - b. Corny joke series and commercials coming soon to streaming television and social media.
- f. Membership
 - i. All goals have been met! We expect very few new members between now and the end of the year.
 - ii. Renewal campaign Oct./Nov. will include information about rolled back Associate program while potentially introducing the tiered membership.
- g. Jim K. and Allison O. meeting with City staff regarding parking.
 - i. Centralized program up for discussion.

6. Representative Updates

- a. City of Wheaton Jim Kozik
 - a. August Economic Development Consortium meeting featured representatives from College of DuPage Small Business Development Center.
 - b. Permits for 209 Hale Street renovation have been issued. Dual use. Building will be office on the north side and small retail on the south end. Cross Function Coworking project continues on Front Street.
 - c. Parking issues are ongoing:
 - i. Continued grievances with the construction workers parking in customer parking.
 - ii. Reminder that Egg Harbor employees and guests will have dedicated parking inside the Faywell garage.
 - iii. Lisa U. asks if Egg Harbor can open before apartment occupancy – TBD.
- b. Wheaton Park District Mike Benard
 - a. N/A
- c. Wheaton Police Department Van Dillenkoffer
 - a. Welcome to the new parking enforcement officer who started recently. She is working with the current officer to learn the ropes. She's new to Wheaton entirely and is the Downtown enforcement officer.
 - b. Ebikes
 - i. Conversation is ongoing
 - ii. The City, Park District, and school district have been working together to get more information out to the public.
 - iii. Discussion about state laws – new and upcoming. The classification is still a difficult process, so the City has been trying to be proactive ahead of whatever the state decides.
 - iv. WPD has made arrests, talked to parents, ticketed parents, and more.
 - c. Ending summer initiatives and back to school starts Friday.
 - d. Car Show
 - i. Saturday, August 22 from 10am–2pm in Memorial Park. Food trucks on Wheaton, Karlskoga, Hale, and Seminary. Blocked off in part. Includes the Hamilton Collection.
 - ii. All proceeds going to the Special Olympics.

- iii. Several parking lots have been reserved for guests, but nothing has been reserved for employees. Be aware there are no spots reserved for employee parking and Blue Dot will be closed off.
 - iv. Streets will be closed starting Friday evening. Van D. will look into locations for the employees to go and consider parking accommodations.
 - d. Wheaton Public Library Betsy Adamowski
 - a. N/A
- 7. Old Business Brian Bare
 - a. Open Meetings Act training reminder
- 8. New Business Brian Bare
 - a. N/A
- 9. Committee Updates Brian Bare
 - i. Strategic Committee – Chair: Brian Bare
 - a. Members: Cheri Armstrong, Kathy Meyer, Jim Mathieson
 - b. Focus: Committee Focus: Finance, Governance, Vision Casting, Grow Green
 - ii. Membership Committee – Chair: Brian Bare
 - a. Members: Betsy Adamowski
 - b. Focus: New Member Growth, Board Development
 - iii. Retail Committee – Chair: Lisa Upham
 - iv. Members: Jill Card, Diane Moore, Beth Maroney, Olga Nedelea, Cari Mulhall, Joanna Jacobs-Nolan, Lil Di John, Jonna Kelleher
 - v. A meeting will be held soon! Ahead of Q4 endeavors.
 - vi. Restaurant Committee – Chair: Dick O’Gorman
 - a. Members: Massimo Salatino, Matt Marquez, Debbie Williams, Brian Bare
 - b. Focus: Restaurant
- 10. Adjournment – Next Meeting – September 9, 2026, at 8:00 a.m. Brian Bare
 - a. Andrew P. moves to adjourn. Nicole C. seconds.
 - b. Meeting adjourned at 8:41 a.m.
 - i. Dora C. shares the County Farm branch of the Wheaton Bank has been closed due to flood damage, so the Wheaton location has been quite busy!
- 11. Closed Session (as needed)