

DOWNTOWN WHEATON ASSOCIATION

Board of Directors Meeting Agenda – Wednesday, June 10, 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		☒ Other: John Swain

Agenda

1. Call to Order/Board President Remarks Brian Bare
 - a. Call to order at 8:02 a.m.
2. Public Comment 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. May Meeting Minutes
 - i. Cheri A. moves to approve.

4. Monthly Financial Highlights

Cheri Armstrong

- a. May Financials Approval
 - i. We are on track with financials. SSA and grant reimbursement funds are expected soon.
 - ii. Steve Z. moves to approve, Kathy M. seconds.

5. Executive Director Update

Allison Orr

- a. Milestones and anniversaries – extra notable: Holsteins Garage and Stones Jewelry celebrating over 200 years collectively.
- b. Discussion about new businesses coming into Downtown Wheaton, including: Venom Lagree, Terracotta Interiors, and more.
- c. A couple of available properties; all have significant interest.
- d. Luong Loi changed ownership; same name new plant-based menu.
- e. Dough is now Front Street Kitchen. Name and concept change. Together with The Backyard is “The Wheaton Yards”
- f. Babam is now ChaBar.
- g. Marketing
 - i. Downtown Wheaton nominated again for Best Downtown Atmosphere
 - ii. Marketing Grant:
 - a. Online directory complete, searchable.
 - b. Streaming television running through June 30.
 - c. Paid social and YouTube through June 30.
 - d. Visitors Guide will go to print soon. Cheri A. notes it looks really nice and impressively lays out our different categories.
 - e. Jim M. suggests setting up a table at the French Market to distribute. Open to it, staffing issues. Jim M. encourages the Board to staff the market table.
 - iii. Illinois Main Street Marketing Grant completed and submitted. Impact report coming after June 30.
 - iv. Discussion about geofencing and retargeting.
- h. Events
 - i. Mac Fest was excellent!
 - ii. Bad Momz of Comedy coming up on Tuesday. Both shows are sold out.
 - a. Lisa U. shares it is a great idea to be sharing so many dining resources and encouraging reservations before this event.
- i. Sales Summary
 - i. Discussion about Mocktails, Music, & Murals, amongst other upcoming events.
- j. Membership sales has exceeded all goals!



k. Misc.

- i. I.T. clean-up, new laptops in progress.

6. Representative Updates

a. City of Wheaton

Jim Kozik

- a. City Council is currently interviewing for the City Manager position. Mike Dzugan's last day is August 1. Liquor commission hearing is Thursday and includes a few Downtown Wheaton businesses. Willow west to Wheaton Ave. is now closed permanently for the St. Michael's vacation. The Faywell progressing nicely and they are still expecting late fall.

b. Wheaton Park District

Mike Benard

- a. Cream of Wheaton went well! Conversations to be had regarding the new location for the carnival. Hats off to the Wheaton Police Department for operating two locations.
 - i. Andrew P. notes getting great traction from this event with people walking to the carnival.
- b. Memorial Park – Municipal Band's Thursday evening concerts begin this week.
- c. The Red, White, and Blue baseball tournament kicks off this weekend.
- d. Memorial Park concert series starts June 26 and 27.
- e. Fourth of July fireworks and drone show has been upped this year to celebrate America 250.
- f. The Park District is installing two weather stations in north and south side of town, including eight lightning detection systems. This is a big step up from the eyes and ears approach.
- g. Dredging in Northside Park will begin soon.
- h. Community Center renovations will conclude this summer. Wonderful progress so far!

c. Wheaton Police Department

Van Dillenkoffer

- a. Parking is an ongoing endeavor. The City is hiring a parking enforcement officer.
- b. Ebike citations have been issued to several youth and parents – four specific to the Downtown area.
- c. Upcoming community engagement events include Coffee With Cops at the Starbucks on the corner of Front and Main from 11 a.m. – 1 p.m. The following week, popsicles and ice cream at Northside Park.

d. Wheaton Public Library

Betsy Adamowski

- a. Plaza is open! Come check it out.
- b. Back to pre-pandemic numbers and beyond!
- c. The library will be undergoing some light interior renovations soon.
- d. The library aims to be a safe and supportive place for our community's teens.
- e. The Library is a great place to hand things out, set up and talk, etc.
- f. Check out the Declaration 1776 traveling exhibit.
- g. DWA x Library's first "Movies Under the Stars" of 2026 coming up on Friday: "National Treasure" for America 250.

7. Old Business

- a. Elimination of Associate Membership program and corresponding updated bylaws – further discussion. Brian Bare
 - i. Reminder: Changes to DWA membership requires a bylaws change and formal City Council approval.
 - ii. Discussion about Associate Member benefits and requirements. Associate Members can be in any City; do not need to be located in Wheaton.
 - iii. The Wheaton Public Library is now a Business Member since the SSA9 map includes that property. Chamber of Commerce is an Associate Member since they are located on Roosevelt Road. Community partners are partners regardless of membership status.
 - iv. Discussion about special membership for community partners.
 - v. Jim M. says if businesses are sponsoring events, they are part of the mission.
 - vi. Question on the table: Do we accept the bylaw change to eliminate the Associate Membership.
 - vii. Betsy A. shares in the library, there are non-resident members. She thinks there should be some services for non-residents. This is what the Associate Membership is to the DWA.
 - viii. Andrew says the difference between us and Library is that library is public and we are a very specialized area. If we want to go outside of Downtown we would be changing what the organization is at its foundation.
 - ix. Jim suggests sending out a statement and voting next meeting. Brian B. confirms. Allison to send out a redlined version to the Board for review.
 - x. Mike B. suggests we define “business” in the bylaws.
 - xi. Taking suggestions over this next month. Send all suggestions to Allison.

8. New Business

- a. Open Meetings Act training reminder Brian Bare

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
 - a. Meeting soon to discuss holiday!
- v. Restaurant Committee – Chair: Dick O’Gorman
 - a. Members: Massimo Salatino, Matt Marquez, Debbie Williams, Brian Bare
 - b. Focus: Restaurant

10. Adjournment – Next Meeting – July 8, 2026, at 8:00 a.m.

Brian Bare

- a. Brian B. moves to adjourn, Steve Z. seconds.
- b. Adjourned at 9:08 a.m.

11. Closed Session (as needed)