



Imagine Chatham-Kent

CK COMMUNITY HUB AND ENTERTAINMENT COMPLEX

What Once Was...

- Until the 1980s, Downtown Chatham-Kent was a vibrant and experience-driven destination
- Despite some initial success, the Mall had a negative impact on the rest of Downtown CK
- Historic and century old buildings were taken down to make room for retail that ultimately failed to meet needs
- Downtown Chatham-Kent is no longer a destination for tourists or the local population
- We have the chance to bring vitality back to King Street and elevate Downtown Chatham-Kent into a desirable experience



The Historic Heart of Chatham-Kent

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Before and After

BEFORE AND DURING MALL CONSTRUCTION

- The Downtown Mall was constructed in the 1980s to combat the arrival of suburban shopping centres
- Its initial success did little to reinforce the rest of Downtown Chatham-Kent
- The importance of Downtown as a primary retail destination wavered
- The loss of big name stores like Sears, Sport Chek, and Chapters continued a downward trend
- The result was a shockwave bringing down the vitality of all of Downtown Chatham-Kent



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Before and After

AFTER THE FALL OF THE DOWNTOWN MALL

- In the Spring of 2021, Rob Myers put together a group of local investors with a shared vision
- This vision was to redevelop the Mall into the CK Community Hub and Entertainment Complex
- This Hub would include a new City Hall, Library, Museum, Cultural Centre, an Entertainment and Sports Complex, and retail Streetscape to revitalize the rest of King Street



Downtown Chatham Centre:
Like most downtown malls, this building does a poor job meeting the urban street. Most customers enter through the parking lot and garage at the rear.

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A Collaboration Like No Other

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Remembering Our Heroes

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Rebuilding Our Past

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Showcasing Our Agricultural Heritage

- *History of Agriculture in Chatham-Kent*
- *Agriculture Hall of Fame*

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A New Beginning

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Art and Culture

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Education First: Community Development

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Smart Flex Space

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Let's Get Down to Business

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Inspire Growth

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All Amenities under One Roof to Serve You Better

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Welcome to Chatham-Kent!

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Chatham-Kent City Centre



WHO WE ARE | Community Partners

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ROB MYERS

In 1976, Rob Myers started a restoration business with little more than a dream, a lot of determination, and a single-car garage. While building a reputation for restoration, Rob was also buying collector cars and bringing them to various auctions. He found a flare for the auction side of the business and by 1991, RM Auctions was formed.

Today, RM Sotheby's has grown to be the world market leader in the collector car auction industry. Annual auctions have been held in several cities in the United States, as well as in Canada, the UK, France, Italy, Monaco, Portugal, Abu Dhabi, Switzerland, Liechtenstein, and Online.

Despite travelling to every corner of the world to hold auctions, Chatham-Kent has always remained Rob's home, and his thumbprint can be seen all over CK. From his donations to the new YMCA, Chatham-Kent Hospice, Children's Treatment Centre, and CKHA, to the creation of the Chatham-Kent Skate Park, and founding the Retro Suites.

In his most recent ventures, Rob became one of the partners to buy the Downtown Chatham Centre with the intent of bringing more jobs to Chatham-Kent, and the redevelopment of an important property in Chatham-Kent, the ex-Navistar site.



Who We Are

THE COMMUNITY PARTNERS

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JIM BULLOCK

Jim Bullock brings a wealth of experience and knowledge gained over decades at the helm of businesses, universities, and investment groups.

Jim Bullock joined the Cadillac Fairview Corporation in the late '70s and a decade later he stepped into the role of President and CEO, leading the group through a tumultuous post-recession era.

Jim is a business administration graduate of Ryerson Polytechnic University, a school he would return to and serve as Governor of Ryerson, and Chairman of the Board of Governors between 1983 and 1989. His dedication to education would continue in the mid-'90s when he served as the Governor of McMaster University as well as the founding Director of the McMaster University Innovation Park.

His community work stretches far and wide and includes serving on the Board of the Royal Ontario Museum Foundation, the Princess Margaret Hospital Foundation, the Shaw Festival, and the Board of Ontario Hydro. Jim was a founding member of the Board of the Greater Toronto Airport Authority and served as Trustee of the Woodbine Entertainment Group Board for 15 years.

Since 2000, Jim has been directing his private investment companies, Glengate Holdings Inc., and Glengate Investments Inc. He and Rob Myers have partnered on purchasing several local properties including the YMCA, A&W, Shopper's Drug Mart, the Thamesview Centre for Family Medicine, as well as properties all throughout Southwestern Ontario.



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JESSICA TSIRIMBIS

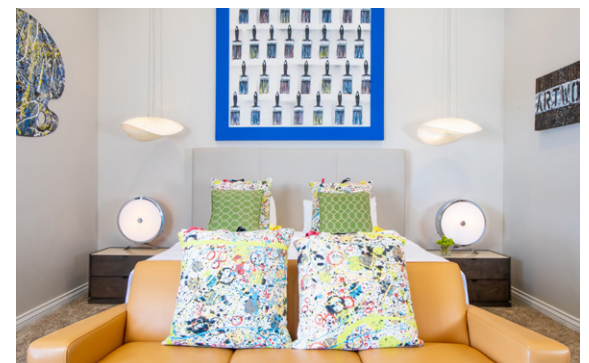
Long before building the Retro Suites Hotel into a brand recognized across Ontario, Jessica Tsirimbis found her love for interior design while visiting antique markets with her father as a child. While her father made deals, Jessica would methodically re-arrange and style various booths, experimenting with staging furniture, antiques and artwork. This obsession would continue at home where she would rearrange her family home including the furniture and artwork adorning walls, on a near-daily basis.

Into her teenage-years, Jessica continued attending weekly antique markets, furniture, art and design shows, flea markets and auctions to hone her knowledge and her eye for unique and quality pieces.

Attending the Academy of Design in Toronto, Jessica began the professional journey to turn her passion into a career. Later, while working and travelling abroad, Jessica was able to expand her love of the art and design world. By experiencing different cultures and ways of living, mixed with a strong passion for all things creative, Jessica saw potential in re-creating beautiful spaces at a hotel in her home town.

Since making the transition back to Ontario, Jessica has been working with an extremely skilled group of individuals within the hospitality industry, incredibly talented artists, tradespeople and entrepreneurs while designing and transforming over 50 unique, fun and inspiring spaces for guests to enjoy.

Having enjoyed their Chatham-Kent childhoods, Jessica and her husband Pete Tsirimbis have started their own family and are now raising the next generation of CK enthusiasts.



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RON NYDAM

Ron Nydam started a career in construction at the age of 14 and quickly found a love for unique craftsmanship found in small towns scattered across Canada. In 1990 he started a journey as a business owner, building his own company from the ground up.

With a deep appreciation of craftsmanship from the 1800s & 1900s, Ron turned his attention toward commercial construction and renovations. This led him to call some of the biggest brands in the world his clients. McDonald's, Taco Bell, Wendy's, and KFC have directly requested the services of J.P. Contractors and asked Ron to assist in product selection, design concepts, value-engineering, and general input for location redevelopment.

With a hard-working team and more than three decades of a reputation for quality, Ron and J.P. Contractors found themselves performing jobs all over Canada, but Ron's true passion is coming back home to invest in Chatham-Kent.

Ron has helped many of Chatham-Kent's homegrown businesses find their place in our community. All That Jazz Dance Studio, The Dutch Market, Sons of Kent Brewery, Access Open Minds, and Nest Realty, just to name a few, have Ron and J.P. Contractors to thank for the quality and craftsmanship of their workplace, and his work with the Retro Suites Hotel allowed Ron to show not only the calibre of his work but also the creativity.

Early in Ron's career, he was fortunate to find a mentor to learn from and inspire him. Today he's passionate about mentoring others to ensure the dream of Chatham-Kent is secure for generations to come.



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PETE TSIRIMBIS

Pete Tsirimbis started his career in downtown Chatham at the age of seven, delivering cheeseburgers and fries to boats docked alongside the Thames River, and never looked back. Since then, he graduated from Wilfrid Laurier University and travelled the globe gaining experience in business and hospitality along the way. Today, he utilizes his expertise to raise the bar in his businesses and has made the leap from dishwasher to entrepreneur right here in Chatham-Kent.

Pete's dedication to downtown spans three decades and today he directs his private investment company Molon Labe Holdings. His properties are located downtown Chatham, most of which have undergone a complete restoration and many have heritage designation to pay homage to CK's past. Pete has facilitated growth in the downtown core by working with local businesses such as Devos Furniture, Sweet & Salty, BarryPatch, Retro Executive Residences, Fringe and Loaded 2 Go.

During his time in evolving Retro Suites Hotel and Chilled Cork Restaurant, Pete has built a team of service industry professionals, who have transformed into one of the most successful and recognized local brands in Ontario's South West. Most recently, the Chilled Cork unveiled a new patio, food truck and partnered with Four Diamond Events at the Armories and Retro Suites Hotel introduced a newly designed lobby, gift shop and six Executive Residences.

Pete's heart is in Chatham-Kent, whether it is volunteering for the Municipality of Chatham-Kent's Covid 19 and Tourism Task Forces, dedicating resources to many local charities, or sponsoring local sports teams and festivals he exemplifies what it means to be a community partner.

One of the most recent and exciting projects Pete has spearheaded is Retro Fun House, a nostalgia-themed bowling alley and arcade which will be opening this spring in Blenheim.



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DONALD J TETRAULT

Born and raised in Dover Township, Don's entrepreneurial spirit developed at early morning produce markets while life on the family farm molded a strong work ethic. Both qualities flourished and lead to the establishment of Tatro Equipment Sales in 1981, which quickly grew into one of Canada's largest used truck and parts sales operations.

With a global reach and a reputation for an unmatched inventory, Tatro Equipment's success allowed Don to diversify. Local projects, such as the redevelopment of the Campbell's Soup factory on Richmond Street and development of the ex-Windsor GM plant, led to a number of successful projects & partnerships across Canada and the US.

With a Group of 22 Companies, Don's varied portfolio includes Tatro Equipment, Class 8 Truck and heavy equipment leasing, a range of commercial properties for both leasing and redevelopment, recycling and salvage of Class 6, 7, & 8 Trucks in Canada and the US, and Titan Forklifts (2016) Ltd, developed and engineered in Chatham-Kent.

Having always remained a proud son of Chatham-Kent, Don has continued to show his appreciation of the city by partnering up with local investor Rob Myers to develop the ex-Navistar site and the Downtown Chatham Mall with the intent of bringing value and opportunity to the community of Chatham-Kent.

Don's dedication and success have seen him recognized as Chatham-Kent's entrepreneur of the year on multiple occasions and he hopes to further invest in Chatham-Kent's future.



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Since 1991, ADA has striven to create architecture that can do many things. In addition to meeting our varied clients' programmatic needs, we believe architecture should charm and inspire communities to consider the possibilities for positive development in our cities. As architects, this is a responsibility we regard with the utmost importance. We are performance-driven and have a demonstrated track record of delivering our services promptly, while giving the highest consideration to the client's ambitions and budget. It is our belief that these standards are why many of our clients continue to be return-customers or referrals.

Who We Are

ARCHITECTURAL DESIGN ASSOCIATES

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John D. Bradley Convention Centre

Location: **Chatham, ON**
Status: **Completed 2012**
Client: **Municipality of Chatham**
Gross Area: **21,194 sq.ft.**



Private Airplane Hangar

Location: **Windsor, ON**
Status: **Completed 2018**
Gross Area: **18,250 sq.ft.**



Xanadu Health Club

Location: **Windsor, ON**
Status: **Completed 2019**
Gross Area: **30,225 sq.ft.**





CK Community Hub and Entertainment Complex

Festivals (Fire Fest, Retro Fest),
Concerts,
Circ De Soleil
Circus

Farmers Market
Lumber Jack Contest
Agriculture Hall of Fame
Sports Hall of Fame

Youth Sports Tournaments
Rock Climbing Wall
Ice Hockey
Roller Skating

Utilize It 12 Months A Year

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