MINUTES

Hespeler Village Business Improvement Area Board Meeting & Annual General Meeting (AGM)
Plaza Sushi, 35 Queen St. E. Cambridge
September 9, 2026, 6:30pm

Committee Members in Attendance:
In-person: Tim Hilborn, Cory de Villiers, Mike Devine
Virtual: Natasa de Villiers
Regrets: Marina Gigovic, Andra Suciu
Guests: None

Meeting Called to Order
The Chair welcomed everyone present in-person and online and called the September 2026 meeting & AGM to order at 6:49pm. A reminder of the code of conduct was given and no conflicts were declared.

Approval of Minutes: August 2026
Motion moved by: Mike Devine
Seconded by: Natasa de Villiers
Abstained: None
In favour: All

THAT the August 2026 minutes of the Hespeler Village Business Improvement Area Board Meeting be approved as written.

Chair Update: Cory de Villiers
- Aslan Renewables: PEI company
- Reminder of Hespeler Village BIA's mandate: To beautify and promote all of the wonderful things in Hespeler Village
- State of the Nation:
    - With limited financial resources and small size, Hespeler stacks up amazingly well against other Cambridge BIAs, punching well above our weight thanks to the passionate people we have and how resourceful we are with money
    - A great place to build a business: 65+ businesses in the BIA, employing around 400 people
- 2026 in Review:
    - We applied for a placemaking project, which the City agreed to support with $25,000, however, the project stalled and was unfortunately cancelled as a result of a failure to raise the remaining funds within 12 months of grant approval. We were unable to get enough volunteers to generate funds for this campaign. Hope the BIA revisits this project at a later date.
    - Walk Queen returned to a full 13 weeks season (last year was 9 weeks). Estimated approx 25,000 attendees for the season. Cory's personal highlight was all of the people who attended the 2026 Hespeler Reunion. BIA businesses reported a great turnout. Walk Queen is completely funded by corporate sponsors, of which, Desjardin is our first 5-year legacy sponsor, and is always eager to support us. Four Fathers a returning sponsor with pickleball on the street for the community to come and play for free. Kira of Queen latin music continues to bring salsa dancing and euro street party.
- Ahead in 2027:

    - Capital investment: Dovecote being built at jacobs landing with a second floor lookout over the Hespeler falls.
    - New HVBIA Board of Directors in 2027, including a new Chair as Cory is retiring his Board seat after 18 years. Cory says, “It’s been amazing to watch the community grow and develop, work alongside some super talented board members, and encourage some super talented business owners. I’m looking forward to this transition and will support the new Chair however I can. I want to thank all of those that have supported me in my work with the BIA over the years. On behalf of my wife, Natasa, and myself, thank you for the support over the past 18 years. It’s been an honour and a pleasure to support the BIA.”
    - Levy increased by 3.5% this year to $21,000. We want to keep the Levy as low as possible, but as the growth of the community continues and businesses expand, costs rise, it’s important that the Levy equation reflects this. The 3.5% is higher than typical, and that’s to reflect the fact that we didn’t raise the Levy last year. If you add the two years together, the increase of Levy is actually lower overall than it would be if it was done annually.

Treasurer Update - Cory de Villiers on behalf of Ben Irwin

- Ben has been a volunteer treasurer with the Hespeler BIA Board for the past 6-8 months now, but was unable to attend the AGM, so Cory provided his Treasurer update.
- 2027 Budget Review: Total budget of $45,000. The board has voted to approve this budget already so Cory presented it to BIA Membership.
    - Changes from previous budget include the 3.5% increase in BIA Levy,
        - BIA Levy from the City of Cambridge - will be raised 3.5%
        - Sign Grant Application Fund raised to accommodate the increase in application quantity received and and funds requested in recent years

Councillor Update: Mike Devine

- Mike Devine thanked Cory de Villiers and Natasa de Villiers for all the work that they’ve done, citing the state of Queen St from 12 years ago vs today is night and day, because of them and the work of the BIA over the last several years. Mike also thanked the current, outgoing Board of Directors, noting that things have changed with an engaged board and community.

Other Updates:

- 2027 Easter Egg Hunt (March 27) & Halloween Hunt (October 30)

City Update: Laura Pearce

- BIA General Election for 2026-2030 Term: Nominations for the BIA Election opened on August 13th and closed September 4th. There are 8 available seats on the board for the 2026-2030 term. Hespeler received 7 eligible nominations, and therefore, a formal election by ballot is not required. The 7 nominees will be claimed following the final formality of a report being provided to the new council later this year. The new board will not formally take place until then and the current board will continue to operate until then. The 7 2026-2030 Board Members include:
    - Marina Gigovic, Blooms of Paradise
    - Amanda Catherine Case, AesthetiKine
    - Tim Hilborn, Law Offices
    - Taylor Peterman, Marakai Beauty Bar
    - Danna Greer, Indulge Ice Cream
    - Julio Forbes, The Village Schoolhouse

    - Joel Cook, Ernie's Roadhouse
- Laura thanked Cory de Villiers and the existing board for their time and efforts in the current term, citing a pleasure working with Cory for 7 or 8 years - Cory is a valuable asset for Hespeler Village, for the BIA, a very strong chair.

Asland Renewables - Cory de Villiers on behalf

- Asland Renewables is a Hydro Electric Generating company based out of PEI that's basically a generator in a box which works on hydro electricity specifically designed for old, inert, underutilized dams. These generators are provided to municipalities and conservation areas for free. The money that's generated from the devices are used to pay for a lease for the equipment, and the surplus is used by conservation authorities, municipalities and BIAs to provide an ongoing revenue stream for the length of the equipment's life. They would like to do a pilot at one of the two waterfalls in Hespeler Village. The pilot would monitor the environment, financial impact, utilizing the green footprint from existing structures we have here. If the pilot is successful, they'd have the opportunity to install more all up and down the Grand River Conservation Authority. There is no cost to the City or taxpayers. This would be something good to promote Hespeler as an entrepreneurial, green community, to help save on people's hydro bill. They're already working with other Conservation Authorities in Ontario with pilot projects and we're hoping for Hespeler Village to be the first pilot in Waterloo Region. Hopefully the Hespeler's new term Board of Directors sees value in this and that we'll be able to get a new revenue stream in our budget from this.
- Reminder to current and upcoming board members: The current Board continues until the beginning of December when the report is presented to council, after which, the new Board will begin their term. This means the existing Board of Directors are required to attend the October and November BIA meetings.

Next Meeting

The next meeting is set for October 14, 2026 at Hespeler Heritage Centre at 6:30pm, 11 Tannery St E, Cambridge.

Close of Meeting:

Moved by: Cory de Villiers
Seconded by: Tim Hilborn
In favour: All
THAT the September 9, 2026 meeting of the Hespeler Village BIA Board & Annual General Meeting does now adjourn at 7:32pm.

_____
Chair – HESPELER BIA

_____
Recording Secretary