



## MINUTES

**Hespeler Village Business Improvement Area (BIA)  
February 2025 Board Meeting  
Hespeler Heritage Centre, 11 Tannery St. E. Cambridge  
March 19, 2025, 6:30pm**

**Committee Members in Attendance:** Virtual - Danna Greer, Marina Gigovic, Saul Resendiz. In-person - Mike Napier, Rhonda Hudson, Tara O'Donnell, Cory de Villiers, Tim Hilborn, Mike Devine, Kelsey Vere

**Regrets:** Laura Pearce, Natasa de Villiers, Helen Shwery

**Guests:** Sgt. Mike Force - Waterloo Regional Police Service, Andrea Theophanous - Cyprianna's Pizzeria, Mckenzie Steinhoff - The Artisans Bodega, MP Valerie Bradford

### **Meeting Called to Order**

The Chair welcomed everyone present, online and in-person, and called the March 2025 meeting to order at 6:34pm. No conflicts were declared.

### **Approval of Minutes: February 2025**

*Cory abstained since he wasn't present*

*Motion moved by: Tara O'Donnell*

*Seconded by: Tim Hilborn*

*Abstained: Cory de Villiers*

*In favour: Mike Napier, Marina Gigovic, Danna Greer and Saul Resendiz*

*THAT the February 2025 minutes of the Hespeler Village Business Improvement Area Board Meeting be approved as written.*

### **Guest: Sgt. Mike Force - Waterloo Regional Police Services, South Division**

- The recent reorganization of WRPS means divisions will be responsible for neighbourhoods.
- Five constables plus Sgt. Force are dedicated to community initiatives affecting Hespeler Village.
- Kelsey to pass on contact information for Sgt. Mike Force to the board after the meeting.
- Suggestions came up for Sgt. Force's team to be proactive around Queen St E during Walk Queen, to keep an eye on Rife Ave - possibly with a photo radar, and to reduce the speed limit on River Rd to 40km.

### **Guest: Andrea Theophanous - Cyprianna's Pizzeria**

- Raised concern of people parking longer than 2-hours in front of her store which makes quick pick-ups, especially for seniors or customers with physical

restrictions, difficult. This combined with the “no pizza parking” sign at the Physiotherapy business results in lost business and customer complaints.

- Not looking for a designated parking space, but rather a 15-minute pickup only spot or two for Queen St businesses to share
- Discussed this with the city and they suggested to go through the BIA
- Chair expressed seeing this in Galt and doesn't see any reason why we can't have this in Hespeler. Suggested to have one on Queen S. West and East - one in front of Indulge/Blooms of Paradise and the other in front of Cyprianna's.

*Motion to approach City of Cambridge staff to approve one 15-minute parking spot ~22 Queen St. W and a second ~10 Queen St. E.*

*Moved by: Cory de Villiers*

*Seconded by: Tim Hilborn*

*All in favour: Marina Gigovic, Saul Resendiz, Danna Greer, Mike Napier, Tim Hilborn, Tara O'Donnell, Cory de Villiers*

*Opposed: None*

*Motion carried.*

#### **Guest: McKenzie Steinhoff - The Artisan's Bodega**

- Raised concern about not having a way to load/unload product in front of her store as by-law has threatened to ticket her.
- Landlord says she's able to load/unload if she uses four-way lights, leave trunk open, and is visibly present near the car, however by-law disagrees.
- Other business owners on the BIA Board came forward to express they've been ticketed by by-law for the same thing - businesses without a back door and requiring pick-ups multiple times a day.
- Bias happening as Purolator and other delivery vehicles get away with the same.
- Suggestion from the Board to offer BIA Delivery Permit badges for BIA Business Owners to have in their car to give some credibility.
- Must be set times and locations to accompany the use of this BIA Delivery Permit badge that's abided by all BIA Businesses.
- During 2016 street redesign, they requested a designated space for loading/unloading but it was denied due to lack of space
- Not feasible to make people load carts around the corner, especially during the winter.

#### **City Update: Laura Pearce**

- Not present.

#### **Councillor Update: Mike Devine**

- Queen St. W by Mill St will be closed for ~10 weeks. Hoping they'll begin at the end of March rather than early April. Expecting it to run into June.
- Major reconstruction at Cooper St will last up to two years.
- Need this to not interfere with 2026 Hespeler Reunion. In 2016, the Hespeler Reunion brought 40,000 people to Hespeler Village.

- Trying to get photo radar on Rife Avenue because once Cooper St is closed, traffic and speed of traffic will become an issue.
- Mike to talk to City staff about temporary lights being installed at Tannery/Adam to help with traffic flow by the library during Walk Queen. Suggested only needed during rush hour, ~4:30-6:30 - traffic cop?

### **Chair Update - Cory de Villiers**

- Fashion History Museum leaving Hespeler Village. No known plans for this space. The decision was not sudden, but both parties were unable to come to an agreement over the last two years.
- MP Bradford expressed this major cultural institution will leave a hole in Hespeler Village and is working to approve an extension for their move-out date as she's been approached by many community members.
- Changes in businesses:

#### **Closing:**

- Fashion History Museum
- Currynama
- The Golfers Academy
- Stylin' on Queen

#### **Opening:**

- FoodZen
- Desjardins expanding on second floor
- Dispensary Pharmacy
- Raise Books

- St Patrick's Day Update: Major success. Mike Napier says the whole weekend was busy. This sets the tone for a bigger/better event next year and years following.

### **Treasurer Update - Rhonda Hudson**

- Financials are done from our side and sent to KPMG Feb 25th,
- Note: Ensure we have receipts for everything.
- Note: Need to have cheques scanned with bank statements, however, BMP does not provide this unless you pay \$2.50/per month extra.

*Motion to spend \$2.50/mo to add this feature to our account.*

*Moved by: Cory de Villiers*

*Seconded by: Mike Napier*

*All in favour: Tara O'Donnell, Tim Hilborn, Danna Greer, Marina Gigovic, Saul Resendiz, Mike Napier*

*Motion carried.*

- Chequeing balance currently at \$26,959.95
- Savings balance currently at \$3,675.43 and collecting interest
- Website hosting and business email subscriptions needed to be renewed. \$346.92 for hosting services, \$81.36 for business email. Wix is not American, it's Israeli, so the need to move platforms is not acute. We don't have the resources at the moment so we're sticking with Wix for now. \$682.30 total cost once converted to Canadian.

*Motion to pay \$682.30 for annual web hosting and email services.*

*Moved by: Cory de Villiers*

*Seconded by: Tara O'Donnell*

*All in favour: Danna Greer, Tara O'Donnell, Marina Gigovic, Saul Resendiz, Tim Hilborn, Mike Napier*  
*Motion carried.*

*Motion to approve purchase of coffee from Balzac's for March BIA Meeting of \$48.*

*Moved by: Cory de Villiers*

*Seconded by: Tim Hilborn*

*All in favour: Saul Resendiz, Marina Gigovic, Danna Greer, Tara O'Donnell, Mike Napier, Tim Hilborn, Cory de Villiers*

*Motion carried.*

- If anything needs to be mentioned by the treasurer, please let Rhonda know prior to the monthly meeting going forward.

### **Executive Director - Kelsey Vere**

- Andreas Patsiaouros applied to be our Volunteer Social Media Coordinator over the summer to help with Walk Queen festival promotion. Cory and Kelsey interviewed him on March 11th.

*Motion to approve Andreas as a volunteer Social Media Coordinator to cover Walk Queen and other initiatives approved and supervised by the Chair and Executive Director.*

*Moved by: Cory de Villiers*

*Seconded by: Tara O'Donnell*

*All in favour: Saul Resendiz, Marina Gigovic, Danna Greer, Tara O'Donnell, Mike Napier, Tim Hilborn, Cory de Villiers*

*Opposed: None*

- Full report [here](#).

### **Walk Queen - Cory de Villiers (shared by Tara O'Donnell)**

- Walk Queen Street Closure: 11 responses from 25 approached about walk queen street closure - 3 voted to keep weekends only, 8 voted to do complete 7-day closure from July-August. This creates a mandate to ask about a 7-day shut down of Queen St E to make up for the loss of the biggest month (June) due to construction preventing Queen St. E road closure.

### **Other Updates:**

- Preston Skating Club - hasn't had a carnival for 3-4 years because of Covid. It's now happening at the Hespeler Arena Sat., April 5th. Might get some out of towners. In memory of Tom Hilborn, former Hespeler resident. Presenting Tim Hilborn with original oil painting in memory of Tom.

### **Next Meeting**

Next meeting is set for April 9, 2025 at 6:30pm at Company of Neighbours, 11 Tannery St. E, Cambridge.

### **Close of Meeting: 8:24pm**

*Meeting adjourned at 8:24pm.*

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Chair – HESPELER BIA

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Recording Secretary