MINUTES

Hespeler Village Business Improvement Area Board Meeting
Hespeler Heritage Centre, 11 Tannery St. E. Cambridge
August 12, 2026, 6:30pm

Committee Members in Attendance:
In-person: Tim Hilborn, Mike Devine, Cory de Villiers, Laura Pearce (until 7:15pm)
Virtual: Andra Suciu & Natasa de Villiers (7:09pm)
Regrets: Mike Napier, Saul Resendiz, Marina Gigovic
Guests: Don McDermott, Capacity Canada

Meeting Called to Order
The Executive Director welcomed everyone present, online and in-person, and called the August 2026 meeting to order at 6:33pm. No conflicts were declared.

Approval of Minutes: June 2026
Motion moved by: Tim Hilborn
Seconded by: Mike Devine
Abstained: None
In favour: All

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

Capacity Canada: Don McDermott, Capacity Canada
- Capacity Canada is now in the environmental scan stage of building the Cambridge BIA's Strategy Plan. They're doing interviews with members of the BIAs, looking to interview more Hespeler Village BIA members.
- Workshop in September will review the purpose, mission, and define specific goals of the Cambridge BIAs. Date/time/location TBD.
- The BIA Boards will have an opportunity to review the plan before it's finalized and goes to BIAs for approval. Once approved by all 3 BIAs, Capacity Canada will turn it into a usable document that can be referenced to meet our goals with KPIs to help stay on track.

City Update: Laura Pearce
- Sign Grant & Walk Queen Funds: Confirmed Hespeler BIA can tap into reserves to fund outstanding sign grants, if approved by the Board.
- Garbage Meeting: To Discuss enclosure for bins on Thurs, Aug 27 at noon, hosted by the Region. Cory to attend, and possibly Andra.
- BIA Modernization Review: City is engaging Blackline for Phase 2; implementation of the plan. Will run along the same schedule as Capacity Canada's Strategic Plan
- BIA Elections: Reminder that nominations open Friday, August 14. City sent a social media post and email template that the Cambridge BIAs can use. Hespeler has 8 seats available, and get 3 weeks for nominations, closing Friday, September 4th.
- Hespeler AGM: Wed, Sept 9, 2026, 6:30-8:30pm at Plaza Sushi. Needs to be advertised to membership at least 3 weeks in advance by displaying on the website, electronic mail, social media if desired.
- Prepared by Client files for KPMG: Received.
- Signage Grant for Hespeler Village Optical: Eligible for 50% of their quote and once they provide proof of payment, they can be reimbursed.

Councillor Update: Mike Devine

- Hespeler Reunion: Went extremely well. Crystal Bechtel (head of the committee) and all the other committee members did a great job.
    - 2026 Hespeler Reunion has been nominated for best event of the year in Cambridge by the Chamber of Commerce - award ceremony to be held some time in October
    - Hespeler family came from Iowa, California and Oklahoma and left a card at the Hespeler Heritage Centre
    - Cory reported that businesses said they had more traffic this year than the last reunion
- Forbes Park playground is coming out and a new playground is being installed which will be safer for children
- Election Season this Fall

Chair Update: Cory de Villiers

- Asland Renewables: conversation was had about possible funding for the BIA. They generate hydro electricity. They'll come do a feasibility study for potential recurring revenue that could be generated from the dams in Hespeler. If we're in favour of pursuing this, they'd select 1 dam to set up as a pilot.
    - Councilor Devine expressed concern with GRCA support.
    - Cory: Company is based out of PEI but has relationships with conservation authorities. Cory will share more information as it comes through.

Motion to approve reimbursement of Cory's walk queen expenses in the amount of $2,267.47 which includes expenses for backyard games (cornhole) and Urban Cowboy.
Moved by: Mike Devine
Seconder: Andra Suciu
Abstained: Cory de Villiers
In Favour: Tim Hilborn, Natasa de Villiers, Mike Devine, Andra Suciu

Treasurer Update - Ben Irwin

- 2027 Budget Review:
    - Requesting the BIA levy be increased by 3.5%
    - 2027 contribution will match
    - Other revenue has been decreased to $5500 to more accurately align with what's being spent currently
    - Admin expenses increase due to internet and inflation (delta)
    - Signage Grant increase by $300

Motion to approve the 2027 Budget with an amount of $45,628.
Moved by: Cory de Villiers
Seconder: Tim Hilborn
In favour: Cory de Villiers, Mike Devine, Tim Hilborn, Andra Suciu, Natasa de Villiers
Motion passed.

- Invoice for Executive Director fees from Kelsey Vere

Motion to approve the payment of the invoice for Kelsey Vere's Executive Director fees in the amount of $2,464.13, due September 16, 2026.
Moved by: Mike Devine
Seconder: Cory de Villiers
In favour: Mike Devine, Cory de Villiers, Tim Hilborn, Natasa de Villiers, Andra Suciu
Motion passed.

Executive Director Update: Kelsey Vere

- 2026 Halloween Hunt: Planning needs to begin. We need approval from the Board to support this event.

Motion to support the 2026 Hespeler Halloween Hunt with Melissa Francis Real Estate Team.
Moved by: Mike Devine
Seconder: Tim seconded
In favour: Mike Devine, Cory de Villiers, Tim Hilborn, Natasa de Villiers, Andra Suciu
Motion passed.

Other Updates:

- Saul Resendiz resigned from his board seat. The BIA would like to thank Saul for volunteering his time when we were in desperate need of members to meet quorum. We want to thank him for his service the last two years.
- Outstanding invoices from Cambridge Chamber of Commerce. Laura to look into whether or not there's a requirement for a BIA to be a Chamber member.
- Hespeler BIA Board for next term: Councillor Devine expressed importance in filling board seats for next term. Board discussed members who might be interested and will personally reach out with nomination information.

Next Meeting

Next meeting & AGM is set for September 9, 2026 at Plaza Sushi at 6:30pm, 35 Queen St E, Cambridge.

Close of Meeting:

Moved by: Cory de Villiers
Seconded by: Tim Hilborn
In favour: All in favour

THAT the August 12, 2026 meeting of the Hespeler Village BIA Board does now adjourn at 7:56pm.

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Chair – HESPELER BIA

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Recording Secretary