MINUTES

Hespeler Village Business Improvement Area Board Meeting
Hespeler Heritage Centre, 11 Tannery St. E. Cambridge
June 10, 2026, 6:30pm

Committee Members in Attendance:
In-person: Cory de Villiers, Mike Devine, Tim Hilborn, Andra Suciu, Laura Pearce, Helen Shwery
Virtual: Marina Gigovic, Natasa de Villiers

Regrets:
Saul Resendiz, Mike Napier, Ben Irwin

Guests:
Crystal Bechtel, Hespeler Reunion 2026

Meeting Called to Order
The Chair welcomed everyone present, online and in-person, and called the June 2026 meeting to order at 6:34pm. Conflicts were declared by Cory de Villiers and Natasa de Villiers regarding the signage grant application for The Village Tattoo, by Tim Hilborn for the sign grant application for Hespeler Village Optical, and by Marina Gigovic for sign grant application for The Tea Room.

Approval of Minutes: May 2026
Motion moved by: Cory de Villiers
Seconded by: Tim Hilborn
Abstained: None
In favour: All

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

Hespeler Reunion 2026: Crystal Bechtel
- Added a few events to the schedule including a foam party for the kids, drone show, airplanes, free swim and added Walk Queen events.

City Update - Laura Pearce
- EcDev Modernization Update: Phase 1 is complete, report has been distributed, and the implementation planning phase is beginning now with the same contractor. This work is happening alongside the BIAs strategic plan with Capacity Canada.
- Reminder of regulations for running events during road closure: Initial application gets submitted, City replies with requirements needed, BIA then implements these requirements.
    - The City cannot support the BIA in meeting the requirements for these events, however, the modernization process has identified a need to streamline processes which will be moving to the implementation phase. Laura to inquire about whether or not we can submit the same Emergency Plan for all events to avoid filling out the same 16-page form for each event. Laura to inquire about the City covering blanket insurance for the street. Laura to inquire about other opportunities for funding to help with the cost of blanket insurance like Galt does for Lower Main Street.

Councillor Update - Mike Devine

- Hespeler Reunion
    - Shuttle service: Not approved - bringing it to council on June 23rd.
    - City has a responsibility to assist with transportation due to all of the construction preventing access
    - Reunion Committee looking at a school bus or other transportation at an additional cost

Chair Update - Cory de Villier

- New owner of Hespeler Convenience working on renovations, restocking changes
- The Team Room: High tea room restaurant coming to 26 Queen St E
- New ice cream / take out window at Ernie's
- Walk Queen updates:
    - Attendance strong on week 1 - as strong as last year or even a bit stronger
    - Public washrooms were not open
    - Traffic was terrible with all of the street closures - post on social about efficient ways to travel to Hespeler Village
    - Garbage collection: Restaurants were originally concerned about no Saturday pickup but seem to be finding ways to make it work.
    - Suggestion for three BIAs to speak to the Region together and formulate a plan about where to put containers. Invite a member of the Region to speak at the AGM, have a member of the Region and the City walk around to hot spots to see issues in-person. Andra to collect feedback from restaurant owners to see if we need to change tactics for July, August

Treasurer Update - Ben Irwin

- Two sponsorships received: $565 from Melissa Francis Remax, and $500 from Indulge Ice Cream.
- Total bank balance increased by $1,065 from prior month to now sit at $27,530.82.
- Savings account had minimal change, net ($25.55) balance now sits at $15,687.93.

Executive Director - Kelsey Vere

- Andra to connect us with a content creator.

Other Updates:

- Sign Grant Applications: Mike Devine suggested the Board make a motion to use reserves to award the full eligible amount to each of the grant applicants as the 2026 budget ($2,900) would not be enough to fulfill all. Laura to inquire with Finance and report back to BIA Board. Cory asked Laura to also clarify how the BIA is able to use reserves when needed. Suggestion made to raise the budget for our Sign Grants in the 2027 budget to accommodate the increase in applications.
    - Plaza Sushi: Meets eligibility criteria.

Motion to approve ⅓ of 2026 budget ($966.67) for signage grant application to Plaza Sushi with an ask to the City to pay the outstanding eligible reimbursement ($533) via Hespeler BIA reserves.

Moved by: Mike Devine
Seconded by: Tim Hilborn
In favour: Mike Devine, Tim Hilborn, Andra Suciu, Marina Gigovic
Abstained: Cory de Villiers & Natasa de Villiers due to conflict.
Motion passed.

- The Village Tattoo: Does not meet eligibility criteria citing:

        - Building is historic and the proposed sign does not use historic elements, colours or shapes, on a historic building
        - Proposed sign does not use a variety of styles and materials such as 3D lettering and lighting.
        - Application not approved.
    - The Tea Room: Meets eligibility criteria.

Motion to approve ⅓ of 2026 budget ($966.67) for signage grant application to The Tea Room with an ask to the City to pay the outstanding eligible reimbursement ($533) via Hespeler BIA reserves.

Moved by: Mike Devine
Seconded by: Cory de Villiers
In favour: Mike Devine, Cory de Villiers, Tim Hilborn, Andra Suciu, Natasa de Villiers
Abstained: Marina Gigovic due to conflict.
Motion passed.

- Hespeler Village Optical: Meets eligibility criteria

Motion to approve ⅓ of 2026 budget ($966.67) for signage grant application to Hespeler Village Optical with an ask to the City to pay the outstanding eligible reimbursement ($533) via Hespeler BIA reserves.

Moved by: Mike Devine
Seconded by: Cory de Villiers
In favour: Mike Devine, Cory de Villiers, Natasa de Villiers, Andra Suciu, Marina Gigovic
Abstained: Tim Hilborn due to Conflict
PASSED

- Helen Shwery:
    - Hespeler BIA Board meetings conflict with Library Board meetings.
    - 30 Milling Rd: Spoke with Hardy about what can be done to clean up this property. Cory proposed it to be used like LA Franks in Galt. Helen proposed that an upper level be used as an upscale restaurant. Mike Devine proposed the City sell the building with a clause for what needs to happen to it. The Hespeler BIA will lobby behind councillors to push the Mayor and City's Ec Dev team to engage realtors etc. to utilize this property.

Next Meeting

Next meeting is set for July 8, 2026 at 6:30pm at Company of Neighbours, 11 Tannery St. E, Cambridge.

Close of Meeting:

Moved by: Cory de Villiers
Seconded by: Andra Suciu
In favour: All
THAT the June 10, 2026 meeting of the Hespeler Village BIA Board does now adjourn at 8:24pm.

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Chair – HESPELER BIA

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Recording Secretary