



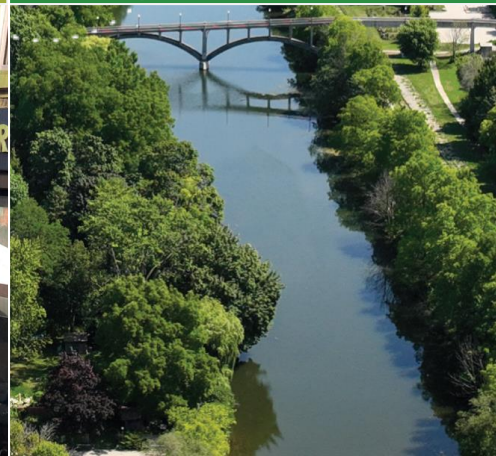
then



now



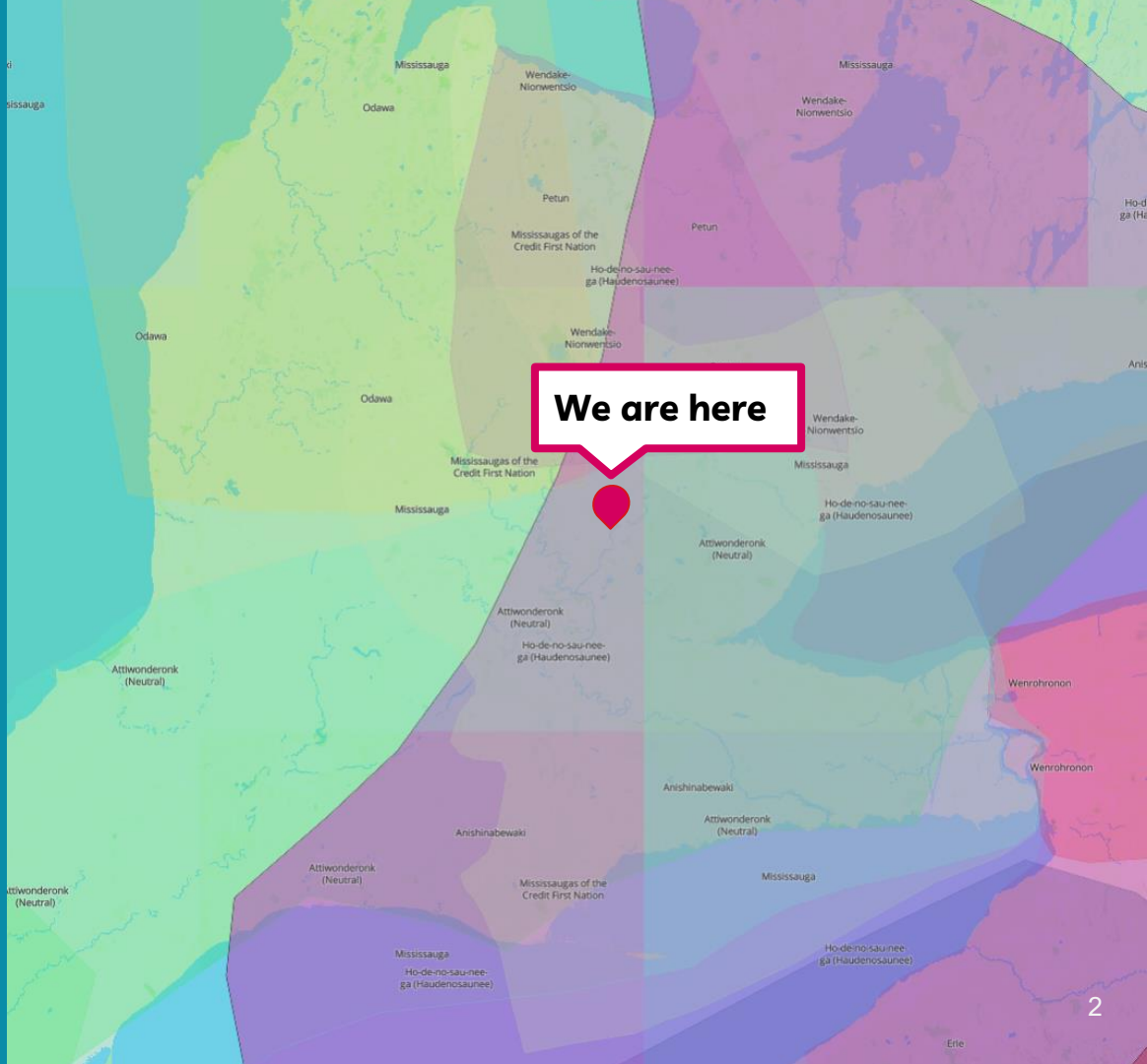
next



Situating Ourselves

We are grateful to exist on the ancestral lands of the Attawandaron, Anishinaabe, and Haudenosaunee people and the treaty lands and territory of the Mississaugas of the Credit.

native-land.ca





agenda

Motion to approve 2026 AGM Agenda
for the 2025 Year in Review.

Key information can be accessed at:

<https://10carden.ca/agm-2025-year-in-review/>

1. Introduction & Attendance
2. Community Welcomes
3. Review & Approval of the 2026 AGM Agenda
(for the 2025 Year in Review)
4. Review & Approval of 2025 AGM Minutes
(for 2024 Year in Review)
5. Review of the 2026 10C Financial Statements
6. Review of 10C Membership
7. 10C Board of Directors Overview (Board
Report, Incoming and Outgoing Board
Members)
8. Update on Strategic Planning Process
9. 2025 Highlights and Future Direction
10. Closing official AGM business
11. Social and Connecting Time



2025 AGM minutes

Motion to approve 2025 AGM Minutes
for the 2024 Year in Review

[Link to past year's minutes](#)

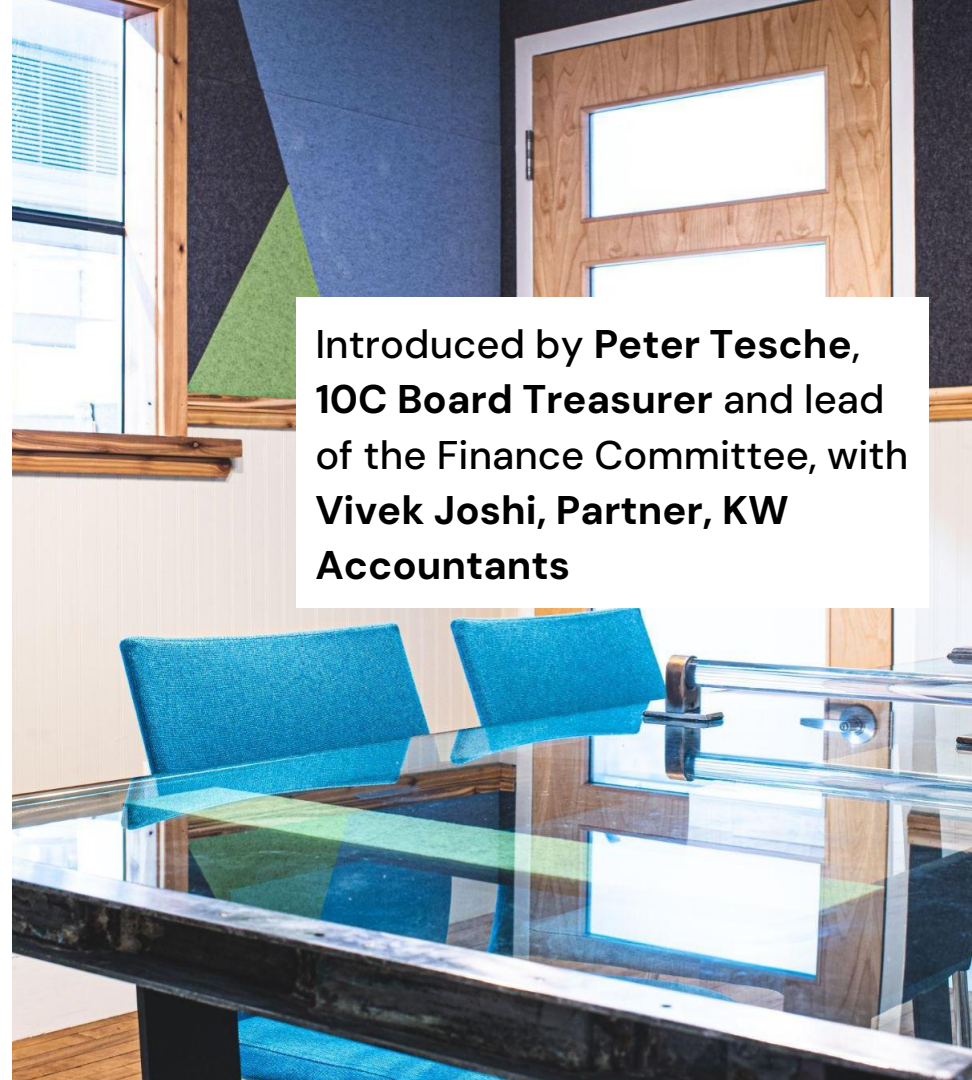




2025 financial statements

FS 2025 – [42 Carden Shared Space](#)

FS 2025 – [10 Carden Shared Space](#)



Introduced by **Peter Tesche**,
10C Board Treasurer and lead
of the Finance Committee, with
Vivek Joshi, Partner, KW
Accountants



2025 financial statements

FS 2025 – [42 Carden Shared Space](#)

FS 2025 – [10 Carden Shared Space](#)



Motion 1: To approve the 2025 audited financial statements for 42 Carden Shared Space as presented, and accept into record.

Motion 2: To approve the 2025 audited financial statements for 10 Carden Shared Space as presented, and accept into record.



2025 financial statements

FS 2025 – [42 Carden Shared Space](#)

FS 2025 – [10 Carden Shared Space](#)



Motion 3: To acknowledge that in 2026, 10C is making best efforts to make a payment of \$60,000 as its contribution to the operations of 42 Carden Shared Space to support the servicing of current and future debt obligations.



2025 financial statements

FS 2025 – [42 Carden Shared Space](#)

FS 2025 – [10 Carden Shared Space](#)



Motion 4: To appoint Pollard Gagliardi Navickas LLP (KW Accountants) as the auditor for the 2026 Fiscal Year Ending December 31, 2026.



membership

There were **311 10C members**,
plus **151 community bond investors**
as at December 31, 2025,
this is **UP from 270** in 2024.



[95]

organization

[38]

venture

[117]

individual

[12]

student

[39]

Nourish

[10]

volunteer

[151]

bond investors

10C Membership

311 Total members as at December 31, 2025

96 Organization Membership

Anima Early Music	Guelph Community Health Centre	Kids Make Guelph	Shared Value Solutions
Beloved By The Sky Gardening	Guelph Cycling Club	Kindle Communities Organization	Stepping Stone
Bracken Bloom Counselling & Psychotherapy	Guelph Dance	Ledge Leadership	Tapestry Community Capital
Canadian Alliance for Net-Zero Agri-Food	Guelph District Labour Council	Les Lilas	The Friendly Heretic Theatre Company
Canadian Arab Women's Association	Guelph Federal Liberal Association	LiboBerry Ltd.	The Guelph Jazz Festival
Career Education Council	Guelph Film Festival	LilyPads Housing Solutions	The Guelph Outdoor School
Circular Innovation Council	Guelph Hiking Trail Club	LocalXP	The Math Lab Learning Centre
Community Engaged Scholarship Institute (CESI) / Arrell Food Institute	Guelph Jazz Society	Main Power Corp	The Tiny Human Co.
Cool Aunt Creatives	Guelph Meditation Circle of Self-Realization Fellowship	Mint Occupational Therapy	Thrive HIV Prevention & Support
County of Wellington Social Services	Guelph NDP Riding Association	Municipal Waste Association	Thriving Ivy Counselling & Psychotherapy
CUPE Local 1946	Guelph Off-Road Bicycling Association	Musagetes	Time + Space Solution
d3vphotography	Guelph Solar Mechanical Inc.	Muskrat Markets	United for Literacy (Guelph Chapter)
Ecological Farmers Association of Ontario (EFAO)	Guelph Spoken Word	Nomadix Fiori	United Way Guelph Wellington Dufferin
Ed Video Media Arts Centre	Guelph Tool Library	OPiRG Guelph	unSpeakable
eMERGE Guelph Sustainability	Guelph Youth Theatre Academy	Organic Council of Ontario	Up Standing Comedy
Field Botanists of Ontario	Guelph-Wellington Women in Crisis	Out on the Shelf (OOTS)	We Choose Local
Focus on Nature	Habitat for Humanity Guelph Wellington	Planting Radiance	Wellington Catholic District School Board
Food Support Foundation Canada	Homeswood Health Centre	PortPrep	Wellington Water Watchers
Grow Insight Consulting	Ignatius Jesuit Centre	Punk Rock Flea Market Guelph	Whole Tree Therapy
Guelph & Wellington Task Force for Poverty Elimination	Impact Bridges Group	Queer Night Out	Wildlife Preservation Canada
Guelph Arts Council	Joy In The City Guelph	Rainbow Chorus of Waterloo Wellington	Woven Threads - Handcrafted Ceremonies
Guelph Chamber of Commerce	Junction Village Community Land Trust	Royal City Bachata Salsa	Wyndham House
Guelph Comedy Festival	Just Like Family Guelph	Ryan Music Therapy	Yorklands Green Hub
Guelph Community for Active Transportation (GCAT)	Justice for Workers Guelph	Second Wind Liberation	

39 Nourish Membership

30 Plants a Day	Bone Broth Company	La Divina Mexican Cuisine & Catering	Ratna's Kitchen Guelph	The Simple Knot Inc.
Abbraccio	Boosted Bouillon	Lady Sara's Bounty	Rodolfo's Rebel Foods	Lux2Eat
Altromena Food Canada Inc	Caraway Culinary	Madra Mara	Serendipity Handmade Cookies	Veggie Eats For You
Amrit Delights	Claypot Catering Inc.	Munch Eats	Sou Sweet Cakes	
Baking Professor	Feast by Flemming	Ona's Bakery	Soup Sisters Guelph	
Belly and the Beast	Garden Vibes	Perfect Pie's	Spark Cafe	
Big Fat Jerk Caribbean Cuisine and Catering	Guelph Neighbourhood Support Coalition (GNSC)	Piccolo Farm Organics	Tacos Chidos	
Bim Flavours	Healthy Habits Zone Inc. o/a Hearty Meal	Private Chef	Tempeh Goodness Inc.	
BioSnactive Foods Inc.	HighR Catering	Raging Cajun BBQ & Catering	The Gluten Free Bread Co.	

10 Volunteer Membership

Forough Sharifi	Joanna Sevilla	Mark Zurawinski	Peter Giestbrecht
Germaine Liu	Kim Logue	Nicole Nasvitis	
Handel Callender	Listiya Widjaja	Nikki Everts	

10C Membership

311 Total members as at December 31, 2025

38 Venture Membership

AQL Law	Farber Debt Solutions	MedFiller	System1
Azotic Technologies Canada Limited	Frontiers Design + Build	Port Prep	SCV Consulting Ltd
Birchwood Consulting	Gladator Pro Wash	PTech Engineering Solutions Inc.	Tara Poudyal
Cameletti & Cameletti	Global Currency Services Inc	Qualicare Home Care Guelph	Tax Assist Guelph
Cascara Energy	Glowwita Beauty Box Ltd	Riverwood Landscape	Taylor Newberry Consulting Inc.
Collective Results	Guaranteed Clean Inc.	Roundabout Studio Inc.	The Good Life Building Co.
Dilettante Hospitality	Home Instead	Royal City Networks Inc.	Tetherly Inc.
DiLoreto & Co.	Inkling Design	Smart Space Structures	What's up Guelph
Escarpment Laboratories	Intersect Professional Services (IPS)	Sonya Gotziaman, Registered Psychotherapist	
Evolve Builders Group	Maslov Law	Spring Psychology and Wellness Centre	

117 Individual Membership

Aerin Milley Smith	Donald Cerson	Jayelle Lindsay	Kelsey White	Natasha Fernandez
Alexander Roth	Drew Dickson	Jemima Adejo	Kian Memrikh	Paul Ooi
Ali Versluis	Elisabeth Schramm	Jen Irwin	Laura Beaupre	Peter Tesche
Amy Hwang	Elizabeth Pinnington	Jen Terry	Laura Northey	Poonam Gole
Amy Kipp	Emelina Ramos	Jennifer Gaudette	Laurie Whyte	Rhode Thomas
Arthur Churchyard	Emma Howarth-Withers	Jennifer Kristensen	Lindsay Purchase	Russell Moore
Beatrice Alac	Ethena Williams	Jess Haines	Lisa Detwiler	Samantha Casey
Ben Cullen	F. Tyler Shaw	Jessica Tester	Lisa Sutherland	Samantha Durfy
Bonnie DePaul	Fern Donaldson	Jimnean Barnard	Macquela Bayne	Samantha Hicks
Brad Miron	Gabbi Culham Putnicki	Joan Hug-Valeriotte	Marjorie Gegear	Seyi Adaghe
Bree Leggett	Garth deBruyn	Joel Varkey	Martin Gauthier	Shabina Lafleur-Gangji
Brittany Thomson	Geoff Jackson	John Ballard	Mary Anne Young	Stephen Campbell
Bronwen Jones	Georgia Huntley	John Bryant	Matt Marontate	Stephen Mutavdzija
Bryan McPherson	Grag Kennedy	Jude Keefe	Matthew Adshead	Sue Alexander
Carmen Mattear	Gurbhej Gill	Julia Burke	Matthew Weeks	Susan Hanna
Carolina Budiman	Hala Hansler	Kal Termanini	Mel Hartzell	Suzanne Swanton
Carsten Knoch	Harrison Jedan	Karen Menard	Melissa Maher	Tara Shephard Vernest
Chad Hiller	Heather Cholack	Kathryn Ottolino-Perry	Michael Strickland	Tim Murray
Clark MacFarlane	Heather Watt-Kapitain	Katie MacDonald	Michelle Gallant	Tina Newlove
Cynthia Kinnunen	Ivy Fullford	Katrina Stephany	Minnie Kittisiam	Tish Oldreive
David Hartman	Jackie Gillies	Kel Smith	Mohamed Hamzi	Vanessa Iaffrate
David Riedstra	Jaimi Woolsey	Kelly Alexander	Molly Roberts	Werner Zimmermann
Dayna Hume	Jane Lewis	Kelsey Mik	Monica Pease	Zachery Nagji
Diana M. Smith	Janice Folk-Dawson			

12 Student Membership

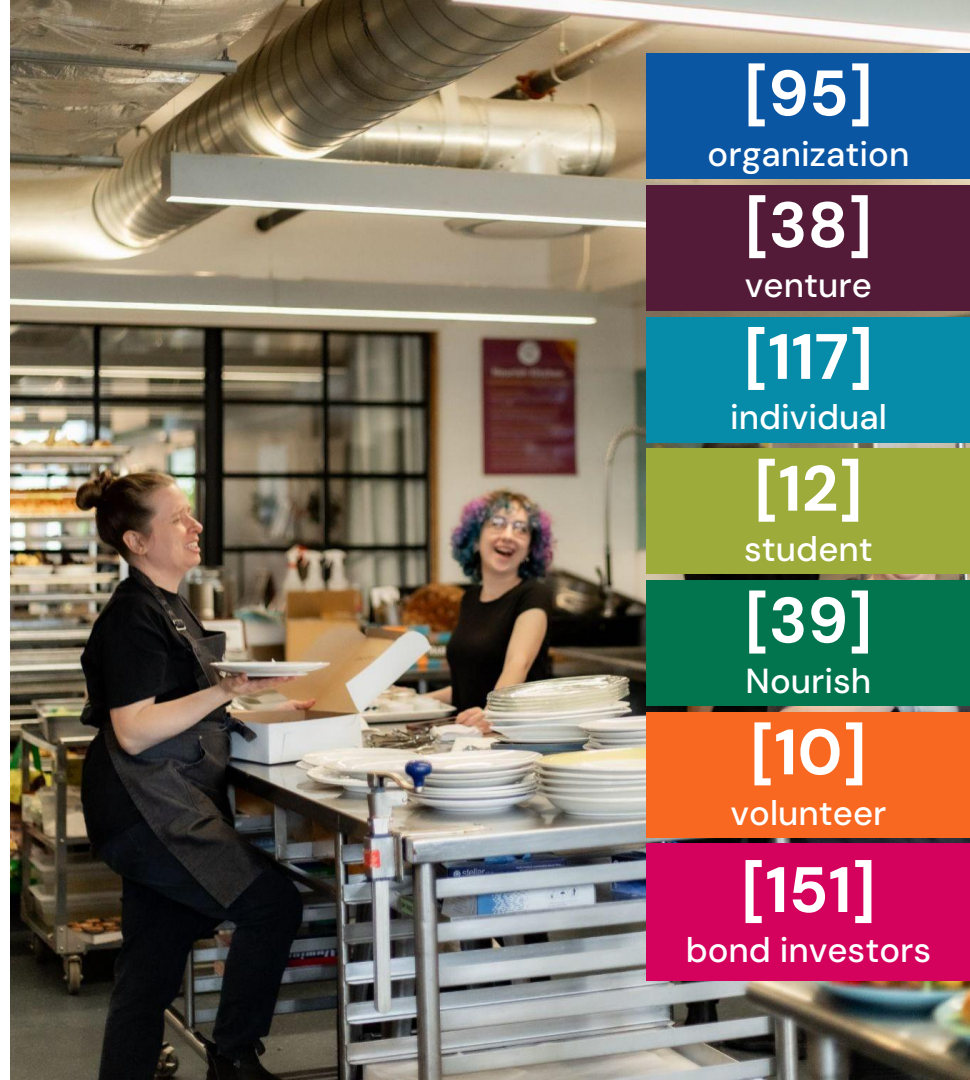
Alex Dartsch	Angelica Nef	Eylul Ozekes	Morgyn Roberts
Alexander Petric	Emilia Mattina	Maryam Hashemi	Neelob Kakar
Alexis Fabricius	Erin Norsworthy	Megan Ingram	Shannon Bray

151 Community Bond Investors



membership

Motion: To add into record, the official membership list of 10C Shared Space as of December 31, 2025.



[95]

organization

[38]

venture

[117]

individual

[12]

student

[39]

Nourish

[10]

volunteer

[151]

bond investors



reflections from the board

[Link to 2025 Board Chairs Report](#)

In 2025, 10C celebrated 17 years of placemaking, social enterprise, innovative finance and local food.

10C's story is now attracting interest beyond Guelph-Wellington. Through our national networks we are helping to lead the way on building social infrastructure and creating the conditions that support social enterprises, social finance and community wealth building across Canada. Our impact is expanding in exciting ways."

Suzanne Swanton, Chair and
Seyi Adaghe, Vice Chair



board of directors

Gratitude and thanks to
outgoing board members:
**Brent Klassen, Peter Tesche,
Brenda Doner, Kal Termanini**
for contributing their energy
and ideas to 10C.





board of directors

We thank these 10C board members who are continuing in their roles in the current terms.

Continuing Board Members

Suzanne Swanton (June 2022 – June 2028)

Seyi Adaghe (June 2022 – June 2028)

Jess Haines (February 2019 – February 2028)

Elaine Stavnitzky (June 2022 – June 2028)

J. (June 2023 – June 2029)

Jemima Adejo (June 2024 – June 2027)

Karen Menard (June 2024 – June 2027)

Lindsay Purchase (June 2025 – June 2028)

Daniel Atlin (June 2025 – June 2028)

Zachery Nagji (June 2025 – June 2028)



hello

New 10C Board Members

Beth Donaghey,
she/her

Board Term: 2026–2029

Beth is a social impact professional with experience working across the impact ecosystem in public, nonprofit, and impact-driven organisations. She specializes in partnership development, fundraising, and impact strategy, and has a particular interest in implementing innovative finance models to address complex social challenges. Her work focuses on helping organizations build sustainable solutions that deliver measurable impact and contribute to long-term systems change.



New 10C Board Members

Kel Smith,
they/she

Board Term: 2026–2029



Kel is a designer and community builder with a passion for local food systems, ecological stewardship, and civic engagement. Kel has spent the last decade exploring the intersection of community, infrastructure development, and post-capitalist practice with a focus on local food systems and collaborative approaches to strengthening local resilience creating more accessible, community-centered systems.



New 10C Board Members

Oriana Vaccarino,
she/her

Board Term: 2026–2029

Oriana is an Applied Social Psychologist and Director in Corporate Citizenship advisory at KPMG, specializing in strategy, impact measurement, and participatory and ecosystem-driven approaches to address complex challenges. As Global Strategy and Social Impact Lead for Social Sustainability, she partners with leaders to advance social cohesion, resilience, and inclusive growth. Known for her structured, collaborative leadership style, Oriana excels in engagement, executive facilitation, and translating strategy into actionable outcomes.



board of directors

Motion: To approve the nomination of three new board members: **Bethan Donaghey, Kel Smith, Oriana Vaccarino** to serve on the 10C Shared Space board for an initial three year term starting June 18, 2026.

Suzanne Swanton (June 2022 – June 2028)

Seyi Adaghe (June 2022 – June 2028)

Jess Haines (February 2019 – February 2028)

Elaine Stavnitzky (June 2022 – June 2028)

J. (June 2023 – June 2029)

Jemima Adejo (June 2024 – June 2027)

Karen Menard (June 2024 – June 2027)

Lindsay Purchase (June 2025 – June 2028)

Daniel Atlin (June 2025 – June 2028)

Zachery Nagji (June 2025 – June 2028)

NEW Bethan Donaghey (June 2026 – June 2029)

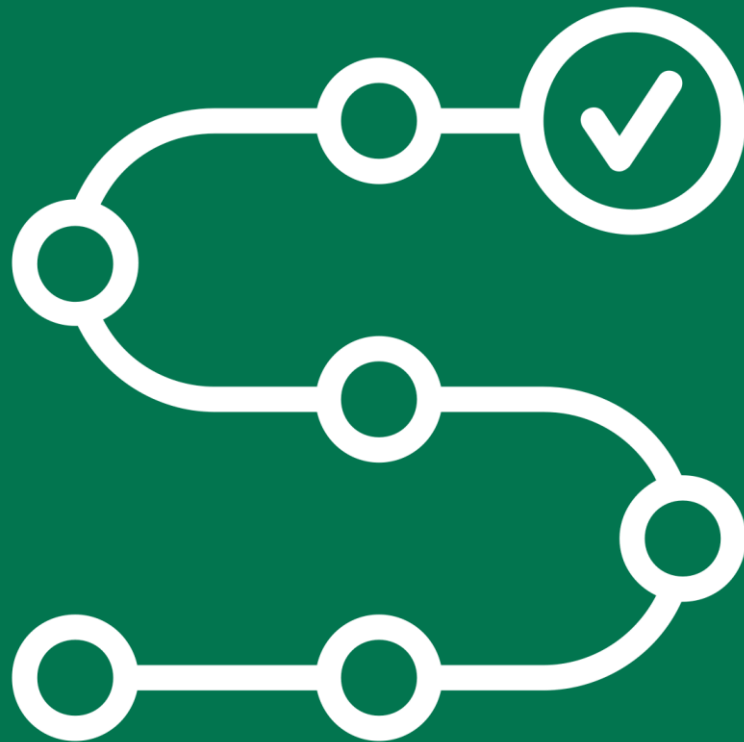
NEW Kel Smith (June 2026 – June 2029)

NEW Oriana Vaccarino (June 2026 – June 2029)



Update - **Strategic Planning Process**

Throughout 2025, an action group of the staff and board of 10C embarked on a strategic planning process to cast a vision and plan for 2026–2030. This is now board approved and being implemented.





Purpose

10C inspires possibility and creates change now.

Vision

10C envisions a courageous community-led future where changemakers work together to create equitable, resilient, and thriving communities.

Mission

10C builds and invests in social infrastructure and community wealth as foundations for equitable, resilient communities. We lead with ideas, nurture connections, and act with purpose to advance social, cultural, environmental, and economic change. We do this work in Guelph as well as regionally and nationally.

Values

10C Demonstrates
Our Values through Action.

Community-Led Collaboration

We believe that lasting change is rooted in relationships. Through meaningful partnerships across sectors, generations, and lived experiences, we create inclusive spaces that nurture people, fostering trust and shared learning.

Courageous Imagination

We take bold steps toward a better future, embracing creativity, empathy, and experimentation. We support ideas that challenge the status quo and open new pathways for changemakers to thrive.

Practice Equity in Action

We are committed to creating systems and spaces that are caring, accessible, and anti-oppressive. We actively work to reduce barriers and redistribute power through programs, partnerships, and decision-making.

Stewardship with Purpose

We take care of community resources—buildings, programs, relationships, time, and money—with intention. We build shared social infrastructure that is resilient, regenerative, and ready to serve current and future needs.

10C Strategic Plan Summary 2026–2030



Goals

Achieve financial durability through organizational excellence and increase capacity to meet future goals.

Objectives

Ensure 10C has the resources, systems, and leadership strength to meet future opportunities with confidence and impact.



Expand leadership in Community Wealth Building, Social Finance and Community Learning.

Advance education and practice in community wealth creation and social finance — all while maintaining deep roots in Guelph to test, model, and refine approaches that create lasting impact.



Scale placemaking opportunities locally and in other communities through collaborative network building and action.

Leverage 10C's proven collaborative placemaking expertise to grow knowledge and shared infrastructure.

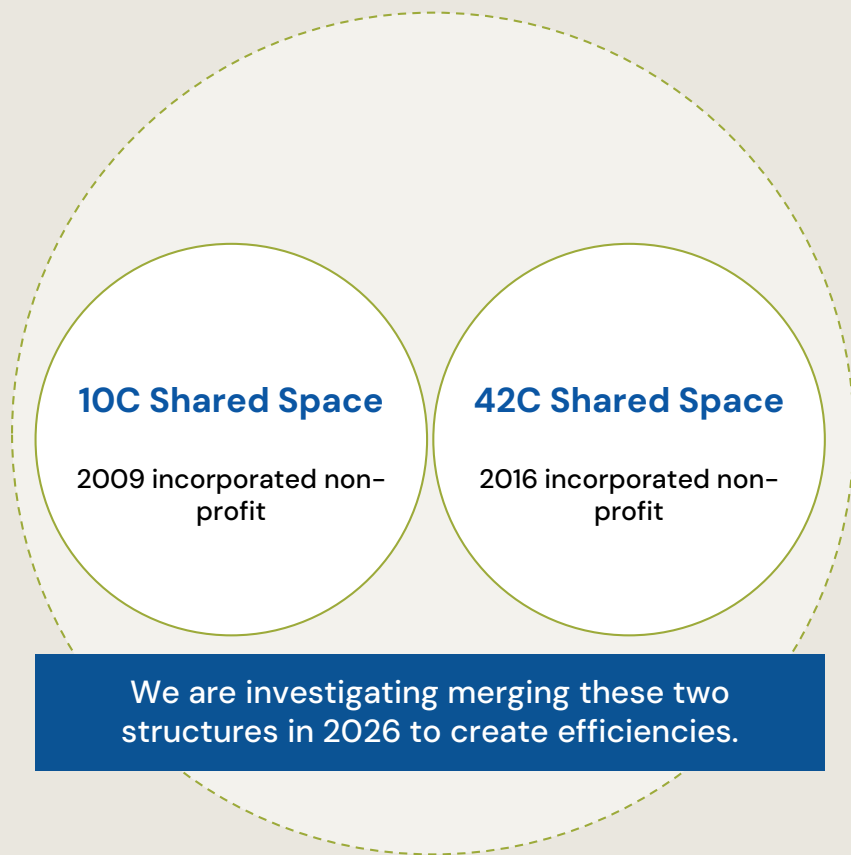


Grow our food impact through investment and shared infrastructure.

Build a thriving more inclusive food economy rooted in community ownership, nourished by equitable investment, and sustained through bold, collaborative action.

10C family of entities

Evolution of Non-Profit Corporate Structures



Community Wealth Building Lab

2026 incorporated non-profit

Charitable registration
in progress.

Harvest Impact Lending Fund

Currently a program
of 10C.

We anticipate incorporating
as a non-profit, later in 2026.



from
the 10C
Staff Team



Anoushka
Finance &
Enterprise
Analyst



Cammy
Events Activator



Cherie
Farmers'
Market Lead



Dale
Facility
Cleaner



Conor
Facility
Cleaner



Emily
Community
Learning & Social
Impact Lead



Jess
Membership
Engagement &
Success Lead



Julia
Executive
Director



Kaelyn
Program & Events
Coordinator



Nayssam
Community Program
Lead, f.u.n. (Food
Uniting Neighbours)



Paige
Arts &
Engagement
Lead (on leave)



Romina
Financial
Administrator



Xan
Market Events
& Admin
Assistant



Yamin
Market
Attendant



Zach
Community Network
Activator, f.u.n.

Short term & Contract Roles:

Victoria, Community
Engagement &
Events Assistant

Sarah, Facility
Cleaner

Fern, Facility Cleaner

Markos, Market
Gardener

Jolie, Design
Assistant

Tya, Civic Inclusion
Assistant

Gabby,
Communications
Coordinator

Forough, Systems &
Documentation
Coordinator



2025 Year in Review

challenges, connections, value



We focused on:

- Team transitions and overall capacity
- Providing entrepreneur support including many food businesses
- Social finance projects locally and nationally



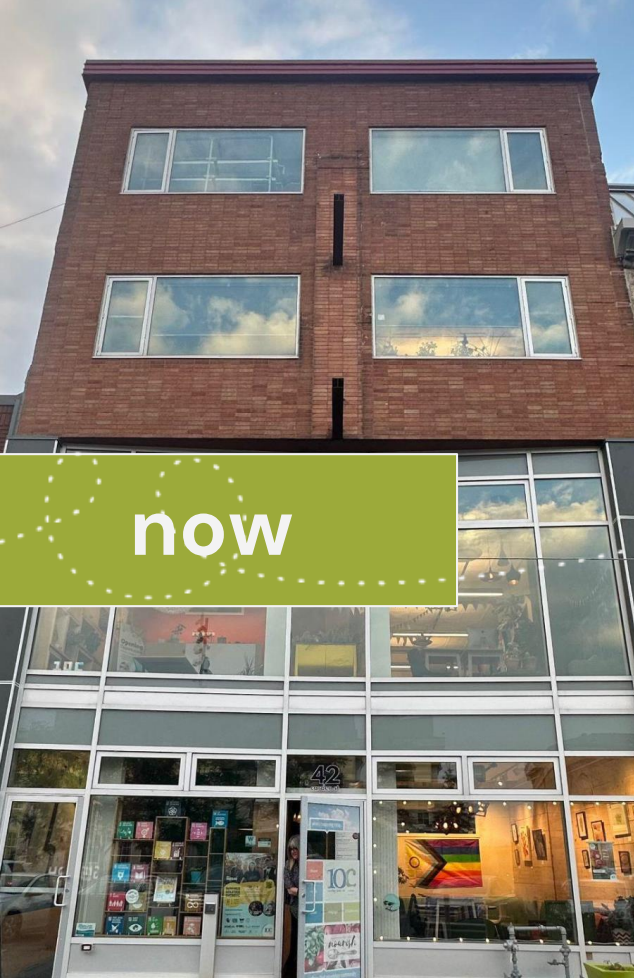
then

42 Carden St.

2008-2015

2016-beyond

18 years of placemaking – social enterprise – innovative finance – local food



now

10C Shared Space



Guelph Farmers' Market



f.u.n. (food uniting neighbours)



now

Opening Opportunities





Mansoureh

(she/her)

“ In Opening Opportunities I learned that personal skills are not sufficient for long term growth, staying in the market requires learning business knowledge so that I can move forward.



Funmilayo

(she/her)

“ Opening opportunities allowed me step outside of my comfort zone and explore new paths. I gained visibility, learned new skills, and connected with people who helped open doors.



Irena

(she/her)

“ Opening opportunities allowed me to focus on the steps needed to bring my business into fruition, and shift my mindset to be able to build, grow and sustain it.

Entrepreneurship is a powerful tool for change that can help you take control of your futures and make contributions to your community.



Forough

(she/her)

“ Opening Opportunities gave me the courage to pursue my entrepreneurial path more seriously and the confidence to talk about it openly. It reminded me that growth happens when we step forward and speak up.



now

Super Foodies Youth Program



Nourish Shared Commercial Kitchen

39
active kitchen
members



now



Supporting local food,
new activities
and community uses

Further animating the Guelph Farmers' Market strengthens the local food ecosystem



next

200
years in 2027

In 2026-2027, we are seeking a naming sponsorship for a welcoming new front entrance



next

Back lot activation with art, new lighting, back entrance, and three season food services



next

Future shared commercial kitchen at the Market – vital for new events and food activities



The Arts Create Community Connection

now



In 2025, 10C hosted over 2,000 events offering flexible affordable, spaces where people, businesses, and organizations can thrive.

95
volunteers

2,070
volunteer hours

500
learning program participants

120
students engaged in
experiential learning

25
active collaborative partnerships



192%
Increase in Farmers' Market
activity

450
entrepreneurs
supported

5,095
Nourish kitchen
hours

10,600
hours booked at 10C

"10C creates so much value with beautiful space, community connections & shared knowledge, all of which are essential services."



now

Our **social finance** program has helped bring all of this work to life, has added **15,000 SF** accessible space to our downtown, creates meaningful interactions per year and generates stable financial returns for our investors.

150+

community investors

\$2,750,000

Available rates from
2.75% to 5.0%

5 year terms
+ subsequent term
renewals are typical



Harvest Impact - Community Lending Fund



A social investment project
of 10C Shared Space.

next

Harvest Impact is a community
lending fund focusing on food,
farm, and environmental
enterprises.

We are a part of the growing
community finance movement
across Canada.

60

loans to date
since 2021

49

enterprises
supported

1M

developmental
grants

39

loans fully
repaid to date



Beckie Prime, Beck's Broth

Creator of protein-rich bone broth beverages,
Beck's Broth grew sales from \$50,000 in 2023
to over \$2,000,000 to date.

Harvest Impact - Community Lending Fund



We are now working to develop a **\$10M community lending fund** with a micro-granting component.

next

We are pleased to welcome the **Waterloo Region Community Foundation** as our inaugural investor, with a **\$250,000 repayable investment in the fund!**



WATERLOO REGION
**Community
Foundation**

impact guarantee.

We recently
announced
2.5M for the
first-loss fund!

Impact Guarantee **increases the growth of social finance** in Canada by **aggregating guarantees** from governments, foundations, and other values-driven leaders to enhance the credit of social finance intermediaries that are **investing for social, environmental, and cultural benefit.**

A \$50M guarantee pool to grow the social finance sector



next

A charitable arm will support us to advance education, research, and local action in Community Wealth Building, here in Guelph, and in other mid-sized cities and rural communities.

COMMUNITY
WEALTH
BUILDINGlab

Community Wealth Building supports inclusive, locally rooted economies where more people benefit and where prosperity stays. Its core pillars reflect the foundations that 10C already demonstrates.

- Plural Ownership
- Fair Employment
- Progressive Procurement
- Land & Asset Use
- Democratic Finance

Community programming development underway

Pursuing charitable status in 2026



Come join us next week!

We're hosting a night market at the Guelph Farmers' Market, we'll have over 50 vendors, plus music and food from Nourish Kitchen members.

The poster features a background photograph of a busy outdoor market scene with people, tables, and a sign that reads 'Recycling and Construction Waste Reycled'. Overlaid on the photo is a large yellow circle with a blue starburst pattern. The text 'SUMMER SOLSTICE NIGHT MARKET' is written in bold blue capital letters inside the yellow circle. To the right of the circle, the date 'JUNE 27' and time '6PM - 10PM' are displayed in white. Further right, the location 'Guelph Farmers' Market' is written in white. At the bottom, a red banner contains the text 'THANK YOU TO OUR SPONSORS' in white, followed by the logos for 'JOHN SLEEMAN & SONS' and 'GoodLot FARMSTEAD BREWING CO.'. The 10C logo is also present in the bottom right corner.

**SUMMER
SOLSTICE
NIGHT
MARKET**

**JUNE
27**
6PM - 10PM

**Guelph
Farmers'
Market**

THANK YOU TO OUR SPONSORS

**JOHN SLEEMAN
& SONS**

GoodLot
FARMSTEAD BREWING CO.

10C
creating space for change

