

West Broadway Development Corporation Board Meeting Minutes - June 28, 2011

0. Preliminary matters

In attendance: Lauren Clasen, Dave Dyck, Mario Lopes, Greg MacPherson (Executive Director), Mike Maunder, Brent Mitchell, Rebecca Nelson, Fiona Plett, Dan Rempel (Chairperson), Lauren Schellenberg, Kevin Schachter, Joff Schmidt, Bruce Spielman, Kate Sunabacka

Regrets: Robin Falk, Eric Stewart

Guests: Russ Alexander, Soup Bee co-ordinator

Quorum is eight and was achieved.

Meeting called to order at 5:35 p.m.

a) Introductions were made. Lauren S., Kate, and Brent volunteered for clean-up.

b) **Motion:** to approve the minutes of the last meeting as presented.

Result: Carried.

c) Additions to the agenda:

i) Item 4a) (re: update on infill projects) was added.

ii) A motion was added to item 1 (re: approval of new Executive Director contract)

Note: It was noted an electronic vote regarding Small Grants would follow the Board meeting.

Motion: to approve the agenda as amended.

Result: Carried.

d) Notes regarding electronic votes:

i) The following motion was made on June 22, 2011, and voted on electronically by the Board:

Motion: That the hiring committee be delegated the authority on behalf of the board to offer and negotiate with Greg MacPherson for the Executive Director position. The hiring committee shall offer the salary that Molly McCracken started at four years ago, adjusted for inflation, and shall have full authority to negotiate and execute a contract of employment with Greg MacPherson.

Result: Carried electronically on June 22, 2011.

ii) Dave Danyluk, who was elected to the Board at the June 9 Annual General Meeting, resigned his position. It was proposed that the non-elected nominee with the highest number of votes at the AGM be approached to fill the vacancy. The following motion was also made on June 22, 2011 and voted on electronically by the Board:

Motion: That Fiona Plett be appointed to the board of the WBDC.

Result: Carried electronically on June 23, 2011.

iii) **Addendum:** The following motion was made on Tuesday, July 5, 2011, and voted on electronically by the Board:

Motion: That Greg MacPherson be added as a signer to all WBDC accounts.

Result: Motion carried electronically on July 12, 2011.

1. Welcome to new Executive Director: Dan reported on our contract with Greg MacPherson, WBDC's new Executive Director, which began as of June 27, 2011.

Motion: To approve the hiring of Greg MacPherson as per terms discussed.

Result: Carried.

2. Financial review: No financial review available. Dan reported that our new funding agreement with Neighbourhoods Alive! has come in.

3. Strategic review

a) Provide opportunities for those in West Broadway who live in poverty to improve their lives.

i) Soup Bee presentation: Russ provided background on the Soup Bee social enterprise, and some of its success indicators (financial and social). Russ reports six people have been hired by the Soup Bee, each of whom has benefitted personally from the enterprise. Four are still working with the Soup Bee.

- Future goals for the Soup Bee include splitting the co-ordinator position into two part-time positions, and hiring a chef. To be sustainable, the Soup Bee will need to sell 130 litres of soup per week (this year, it averaged about 80 litres per week).

- With funding and sales, the Soup Bee broke even, but will need funding to continue. Russ has applied to four organizations for funding. Final word from those funding sources will likely not come until fall. The Soup Bee is on hiatus until Aug. 15.

- Assuming continued sales of 80 litres per week, the Soup Bee's net loss would be approximately \$300 per week.

- Greg will work with Russ to put together a proposal for moving forward with the Soup Bee for the Board by next week.

ii) AGM motion regarding rent-geared-to-income housing:

Motion: To refer the motion presented at the AGM to the housing committee for further study.

Result: Carried.

b) Build on and improve WBDC's relationships in the community.

Nil.

c) Identify and secure sustainable funding for core programming.

Nil.

4. New business:

a) Infill housing: Brent reported on WBDC's infill housing projects. Background: the properties at 114 Langside St. and 248 Langside St. are in a package WBDC is developing with Hold Zone architects and SAM Management. (WBDC outright owns a third property at 279 Young St.) WBDC's plan for the three properties has been to

develop 18 units of low-cost housing. WBDC has been paying the taxes on the Langside properties with the intent to develop them since 2003, but both technically belong to the City of Winnipeg. The city has indicated they plan to take the properties back, and are unwilling to grant further extensions on WBDC development.

- Dan, Greg, Brent, and Brian Grant on behalf of WBDC are meeting with the city on July 7.

Motion: That the committee of Dan, Greg, Brent, and Brian approach the city to attempt to maintain our infill housing project as originally envisioned, within the parameters discussed at the June 28 Board meeting.

Result: Carried.

5. Consent agenda:

Motion: that the following reports be taken as received and read by the Board of Directors and that the following motions be passed by the Board of Directors:

Committee minutes & reports

Motions:

That Molly McCracken and Maeengan Linklater be removed as signing authorities on the WBDC bank account

That the Board of Directors approve the fourth draft of the Housing Stakeholders Committee Terms of Reference

That minutes of Directors' meetings be posted to the WBDC web site from here on. Item 5.iii) was removed from the consent agenda.

Result: Carried as amended.

c) Consent items requiring discussion:

Motion: That minutes of the WBDC Board of Directors' meeting be posted to the WBDC website from here on.

Result: Carried.

6. Board business:

a) Election of Board committees:

i) The following members were appointed to the WBDC Board executive committee by acclamation:

Chair - Dan Rempel

Vice-chair - Brent Mitchell

Treasurer - Robin Falk

Secretary - Jonathon (Joff) Schmidt

ii) Small Grants: Bruce, Lauren S., Lauren C., and Joff expressed interest in continuing on as the Small Grants committee.

iii) Board Development: Bruce, Dan, Joff, and Lauren S. expressed interest in sitting on this committee. Meghan Cook (community member) has also expressed interest in joining the committee.

iv) Governance: Bruce, Dan, Kate, Fiona, and Brent expressed interest in sitting on this committee. Meghan Cook (community member) has also expressed interest in joining

the committee.

v) Finance: Robin, Kevin, and Fiona expressed interest in sitting on this committee. Tendai Maruta (community member) has also previously expressed interest in sitting on the finance committee.

vi) Revenue: Lauren S. and Kevin expressed interest in sitting on this committee.

vii) Housing Management: Brent and Mario expressed interest in sitting on this committee. Theresa Danyluk (community member) has also expressed her interest in sitting on this committee.

viii) Property and Greening Management: there was discussion around the need for this committee, and whether it overlaps with the Housing Committee. To be revisited in September.

Motion: To change the Housing Management committee's terms of reference to allow for one community member to sit on the committee.

Result: Carried.

Motion: To accept Theresa Danyluk's request to be appointed to the Housing Management Committee.

Result: Carried.

Motion: To accept Meghan Cook's request to be appointed to the Governance and Board Development Committees.

Result: Carried.

b) Signing authorities:

Motion: To designate Brent Mitchell as a signing authority on the WBDC's bank account.

Result: Carried.

c) Governance Committee: Dan reported that bylaw changes are ongoing.

d) Dates for future meetings/forums: The date for our fall general meeting is TBA. An election forum is planned for Sept. 14.

e) In camera session.

Meeting adjourned at 8:25.

7. Next meeting: Wednesday, September 7 @ 5:30 p.m.