

West Broadway Development Corporation Board Meeting Minutes October 5, 2011

0. Preliminary matters

In attendance: Lauren Clasen, Dave Dyck, Mario Lopes, Greg MacPherson (Executive Director), Mike Maunder, Brent Mitchell, Fiona Plett, Dan Rempel (Chair), Kevin Schachter, Joff Schmidt, Bruce Spielman, Kate Sunabacka
Regrets: Robin Falk, Rebecca Nelson, Lauren Schellenberg
Quorum is eight and was achieved.
Meeting called to order at 5:35 p.m.

a) and b) Welcome. Fiona and Kate volunteered for clean-up.

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

Result: Carried.

d) Agenda:

Item 2b) iii) (re: West Broadway Youth Outreach) was added to the agenda.

Item 2b) iv) (re: staff) was added to the agenda.

Item 5 (Board Business) was moved up in the agenda to item #3.

Item 3a) (now 5a) re: Small Grants recommendations was added to the agenda.

Motion: To approve the agenda as amended.

Result: Carried.

1. Financial review

a) Finance Committee report: Kevin reported that WBDC's mortgage transfer from National Bank to Assiniboine Credit Union is underway. The committee discussed the notion of applying for credit cards for staff, as staff (for example, the Good Food Club co-ordinator) are often making purchases out-of-pocket and waiting for cheques.

Motion: That the Board will enable the staff of WBDC to apply for two Assiniboine Credit Union MasterCard (one for the Executive Director, with a \$3000 credit limit; one for the Good Food Club director with a \$1500 limit).

Result: Carried

2. Strategic review

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

i) Infill housing project variance appeals: Greg reports that WBDC was pleased to get city variances for our infill projects, but three letters were sent this week by community members opposing the project. City counsellors will hear arguments regarding the variances on Oct. 27 at 10:30 a.m. Dan, Brent, Kate, and Kevin volunteered to attend the hearing; it was suggested Greg, Brian Grant, Phil Dlot and Helio Rodriguez should also be involved.

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

i) November General Meeting/Community Plan update: Bruce has put together a document with our bylaw changes to present at the November general meeting. Plans for the meeting are underway - the date is Nov. 16, 6:00 p.m. at Crossways.

ii) Milner House update: Greg updated. A hearing to have the house de-listed as a heritage property is coming up on Oct. 31.

iii) West Broadway Youth Outreach: Greg presented letters from WBYO and the United Way, regarding the revocation of WBYO's charitable status. They requested WBDC enter a tri-partite agreement through which United Way funding could be passed through WBDC to WBYO.

Motion: That WBDC enter a tri-partite funding agreement with the United Way and West Broadway Youth Outreach, subject to consultation with our accountant and lawyer and any relevant research.

Result: Carried.

iv) Staff: Greg suggested having one WBDC staff member attend each board meeting to provide an update on his/her program area. The idea was agreed upon by the Board.

c) Identify and secure sustainable funding for core programming: nil.

3. Board business:

a) Committee reports: Committee chairs reported on recommendations for their respective committees:

- Small Grants: Our agreement with Neighbourhoods Alive! requires Board approval for disbursement of small grants. Bruce recommends this committee continue.

- Governance: This committee does not duplicate any staff services. Bruce recommends the committee continue.

- Finance: Kevin reported that Robin has suggested quarterly Finance Committee meetings, with other meetings as required.

- Board Development: Joff reports that the committee meets as needed (e.g. for planning Annual General Meeting), and should continue to do so.

- Property and Greening: Kate reports the committee was meeting as needed. There is duplication between Property and Greening Committee activities, the Housing Committee, and staff activities. Suggests forming a new ad hoc committee when greening issues arise.

Motion: To discontinue the Property and Greening Management Committee as a standing committee.

Result: Carried.

- Executive/Human Resources: Dan reports the committee meets as needed, mainly for HR issues.

- Revenue Committee: Dan reported. Suggested training on reading financial statements could be part of the next Board financial review.

- Housing Management: Brent reports there was debate at the last committee meeting on its continuation.

Motion: That the Housing Management Committee operate on an as-needed basis for a period of six months, and at that point, make further recommendations to the Board as to the role of the committee.

Result: Carried.

b) Proposals for new committees: To revisit at the beginning of next Board meeting.

c) Housing Committee recommendations:

- The Housing Stakeholders Committee recommended that “the Stakeholders support the transfer of the vacant lot at 693 Sara Ave. to the new non-profit housing corporation set up by Clubhouse of Winnipeg for the purpose of providing mixed housing at 172 Sherbrook St.”

Motion: That WBDC support the Housing Stakeholders Committee recommendation re: 693 Sara St./172 Sherbrook St.

Result: Carried.

- Another recommendation came from the Housing Stakeholders Committee re: a seniors housing project at 321 Furby St.

Motion: That WBDC require that the proponent (Hillcrest Realty and No. 10 Architecture Group) explore a mixed housing model to include a broad range of target groups in addition to seniors in order to receive WBDC endorsement.

Result: Carried.

- AGM resolution re: housing - tabled to next meeting.

d) Update on Executive Director evaluation process: to come from Greg.

4. New business:

a) Small Grants Committee recommendations:

Bruce reported that the Small Grants Committee recommended a \$200 grant to Sherbrook Gardeners for a solar energy/greenhouse project; and a grant of \$1047 to Art From the Heart.

Motion: That the Board approve the recommendations from the Small Grants Committee.

Result: Carried.

5. Consent agenda:

Motion: That the reports presented in the Consent Agenda be taken as received and read by the Board of Directors and that the motions presented be passed by the Board of Directors.

Result: Carried.

b) In camera session.

Meeting adjourned at 7:55.

Next meeting: Wednesday, November 2 @ 5:30 p.m.