

West Broadway Development Corporation Board Meeting Minutes December 7, 2011

0. Preliminary matters

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

Regrets: Lauren Schellenberg

Quorum is eight and was achieved.

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

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

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

Result: Carried.

d) Agenda: Financial discussion (item 2a) was tabled to next meeting as Allyson was unable to attend. Item 2 (Finance) was moved to item 4c (committee reports).

Motion: To approve the agenda as amended.

Result: Carried.

1. Executive Director's report:

Greg tabled. He notes this is a busy time of year in all program areas. Highlights include approval of a \$20,000 grant from the Cooperators for the Soup Bee - it's anticipated the Soup Bee will be self-sustaining within a year. Greg and Dan have had constructive meetings with Teresa Danyluk of Balmoral-Spence Neighbours Association. A tri-partite agreement was secured with West Broadway Youth Outreach. Greg planned to meet on Dec. 9 with the Residential Tenancies Branch to discuss rooming units - he notes one rooming house owner in West Broadway is considering selling his properties, which may affect approximately 80 renters.

2. Board business

a) Housing program discussion: Greg presented an overview of housing status and issues. Some notes: there are fewer vacant/available lots currently than in WBDC's early days. Demographics in the neighbourhood are changing. Vacancy rates are low (0.7 per cent city-wide, likely lower in West Broadway). The "Our Winnipeg" plan changes the housing funding model. WBDC is moving on to neighbourhood relationship-building now that it is a financially-stable organization, and WBDC needs to be representative of the neighbourhood. Mechanics are a consideration, e.g. the makeup of the Housing Management Committee and Housing Stakeholders Committee. Finally, housing is not WBDC's main focus.

- Discussion. Greg outlined some options for moving forward on WBDC's approach to housing issues. Discussion. (Note: Kate excused herself from the meeting at this point.)

b) Upcoming dates: Dec. 15 - Staff/board party. Jan. 14 - Board strategic planning session - 9:00 a.m. Jan. 28 - Snoball Winter Carnival.

3. Committee minutes and reports

a) Governance committee: Bruce presented the committee's conflict of interest guidelines for review. Board to review and discuss next meeting.

b) Housing management committee: Dan provided an update on the Clubhouse project. Greg asked for volunteers to look at development proposals for 198 Sherbrook St. Robin, Mike, Brent, and Fiona volunteered.

c) Finance: Robin presented the preliminary 2012 budget. She noted that the Soup Bee has been overspent, but now has funding secured. Robin also presented a list of potential auditors for the upcoming year, including a rating assigned each by Allyson.

Motion: That the Board of Directors enlist Crag and Ross Chartered Accountants as the Corporation's auditor for the year.

Result: Carried.

4. New business - nil.

b) In camera session.

5. Next meeting: Wednesday, Jan. 4 @ 5:30 p.m.

Meeting adjourned at 8:10.