

West Broadway Development Corporation Board Meeting Minutes November 2, 2011

0. Preliminary matters

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

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

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

Result: Carried.

d) Agenda: Item 3e) (In Camera session) was moved to 4e).

Motion: To approve the agenda as amended.

Result: Carried.

1. Executive Director's report:

Greg tabled. Noted that NRF funding proposals for WBDC project areas have been submitted, and we should hear on these proposals by January at the latest.

2. Staff introduction - Jovan Lottis, Safety and Rental Coordinator:

Jovan provided an update of her work as Safety and Rental Coordinator. Some highlights: completed nine safety consults and 22 tenant consults; three suite audits, and nine installs (safety bolts, etc.), with five more pending. Jovan conducted a rental safety presentation in September, and a public safety meeting re: gangs and graffiti on Oct. 12. In addition, she's arranged events including an "outreach barbeque," which she notes has helped her connect with tenants in rooming houses, and gain access to rooming houses. Jovan has also secured a \$2,000 provincial grant for education regarding bedbug prevention. She reports the community cleaners project will be repainting and stenciling autobins to provide 311 information for bulky waste pick-ups. Jovan is also continuing partnerships with other local organizations (including RAY, Nine Circles, and Winnipeg Police), as well as reaching out to seniors (e.g. through a seniors' resource fair).

3. Board business:

a) Proposals for new committees: (Note: Kevin took over as chair for this portion of the meeting).

Motion: That the board strike a committee that will:

- Make recommendations regarding the board's actions arising from WBDC's guiding principles.
- Make recommendations regarding new guiding principles.
- Recruit community members (as representative as possible of the West Broadway

population) to sit on the committee.

- Draft a Terms of Reference, that spells out the above, to be submitted to the board for approval.

Discussion.

Result: 10 in favour, 1 opposed. Motion carried.

Brent asked for volunteers to help draft Terms of Reference for the new committee.

(Note: Brent resumed chair.)

b) Strategic Planning session:

Saturday, Dec. 10 was determined to be the best date for a strategic planning session for Board and staff members. All Board members are expected to attend. The session will begin at 9:00 a.m., and run until approximately 2:00 p.m. Greg will look into booking Crossways, and ask Rhonda Lorch to facilitate.

(Note: Robin excused herself from the meeting at this point.)

c) WBDC Town Hall meeting:

Planned for Wednesday, Nov. 16 at Crossways in Common. Greg is preparing a presentation. Approval of by-law revisions is also on the agenda (Brent will lead this section of the meeting). Greg will focus on finding some people who might help share "WBDC success stories" at the town hall to provide background on what WBDC does. Dave will consult with Greg on designing the agenda for the meeting.

(Note: Eric and Kate excused themselves from the meeting at this point.)

d) Chair responsibilities:

Dan will be away from January until May 2012. Brent will take over as acting chair, and Kevin will assist with setting agendas for Board meetings. Brent will chair meetings.

Motion: To move item 4b) to 4a).

Result: Carried.

4. Committee minutes and reports:

a) Housing Management Committee report/status:

Motion: That WBDC support a request of \$150,000 from the City of Winnipeg's Housing Rehabilitation Investment Reserve (HRIR) by SAM (Management) Inc. and WBDC for infill housing development proposed for the vacant lots at 114 Langside St., 248 Langside St., and 279 Young St.

Result: Carried.

Greg noted that WBDC was successful in the recent appeal regarding the three properties in development, and that the discussions around that appeal opened up dialogue with other community members. Also provided a Milner House update (heritage status has been preserved). Greg also notes there is criticism from the City of Winnipeg regarding the make-up of our Housing Management and Housing Stakeholders committees. Brent notes that WBDC members cannot vote at the Housing

Stakeholders meetings (Mario attends those meetings, but as a landlord rather than WBDC representative). Greg is meeting with the city to discuss.

b) Conflict of Interest policy: Bruce provided background - the Governance Committee will periodically bring policies to the Board for review. Conflict of Interest policy review was tabled until next meeting. Bruce asked that Board members review and make any suggestions for improvement at our next meeting.

Motion: To table the Conflict of Interest guidelines review until the next meeting.

Result: Carried.

c) Finance Committee - tabled.

5. New business:

Length of meetings was discussed. Two hours is standard - meetings will generally run from 5:30 to 7:30 p.m.

6) Next meeting: Wednesday, Dec. 7 @ 5:30 p.m.

Meeting adjourned at 7:40.