



Annual Report 2009/2010

West Broadway Development Corporation



Renewing our community together



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West Broadway Development Corporation

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Incorporated 1997

Mission

To renew and revitalize West Broadway through the responsible leadership and participation of the people who live, work and play in the neighbourhood.

Vision

A stable, healthy and safe neighbourhood that is diverse, welcoming, vibrant, clean and self-reliant.

Report from the Chair of the Board of Directors

Saul Henteleff, Board Chair

Dear friends, neighbors and associates,

It is my pleasure to present to you the report of the Chair on the business and activities of the WBDC Board of Directors over the past year 2009-2010.

I will begin this report by presenting very briefly a description of the Board and the role that it plays in the operation and management of the Corporation. I will then present the activities of the Board over the past year and I will conclude with visions for the future.

Since 1997, when the WBDC was first incorporated, there have been successive groups of West Broadway residents – community volunteers – who have undertaken the task to direct, govern, monitor and participate in the activities of the West Broadway Development Corporation and the West Broadway neighborhood. This group is the WBDC Board of Directors. Through monthly, bi-weekly and sometimes weekly meetings and activities, these committed volunteers are directly, and often deeply, involved in West Broadway housing programs, greening programs, safety programs, food security programs, policy development, issue response, social networking, grant allocations, and the creation of relevant community programs all within the context of Community Economic Development principles.

Community Economic Development recognizes that economic, environmental and social challenges are interdependent, complex and ever-changing. Our position at WBDC is that solutions to social challenges must be rooted in local knowledge and local experience and led by community members. To this end, WBDC and its Board of Directors promote holistic and inclusive approaches to local social challenges, addressing individual, community and regional issues through multilevel community connectivity. This work would not be possible however without Neighborhoods Alive! whose annual core funding to WBDC enables WBDC to develop and sustain its many successful community programs. The Board of Directors of WBDC wishes to thank and commend the NDP Government, and Minister



Kerri-Irvin Ross, for their continued support of WBDC and for their understanding that Community Development is not (and never should be) a laissez-faire business model but rather is a systematic and focused partnership whose aim is to enhance community health, safety, housing, food, culture and the environment. As active participants in this process, following is a list of some of the highlights of the WBDC Board activities in 2009/2010.

Through the WBDC committee structure, the Board of Directors manages the following areas of concern: Small Grants Program, the Property Improvement Program, the Good Food Club, Property and Greening, Housing Issues, Safety Issues, Finance, Human Resources and Gardening. As a working board, we are directly connected to and involved with every aspect of WBDC activities and we are very proud of the diligence with which we attend to these items. While all of these areas have been very strong this year, we are particularly proud of the following:

Flexfill: This year the Board of Directors, with the invaluable assistance of the WBDC Housing **Coordinator Brian Grant, created an arms'** length joint venture in partnership with House 5 and Phil Dlot called Flexfill, with the goal of designing and building multi-unit housing in West Broadway Neighborhood. This was a first for WBDC with a proposal already submitted to the WHHI for 18 units of housing, based on the infill housing consultation that took place in 2008 and 2009.

Balmoral Hall School: This year there was a consolidated effort between Armstrong Point **Residents' Association, Keep it a Home (KIAH)** and WBDC to stop Balmoral Hall school from expanding its footprint outside of its compound

at 630 Westminster. Our message to Balmoral **Hall is that "institutional creep" has serious** negative effects on the community causing resident displacement, increased rents, increased taxes, and increased traffic and must not occur under any circumstances. From our last conversation with Balmoral Hall there is now a moratorium on its plans for development of its properties on south Langside. WBDC will continue to meet with Balmoral Hall regarding this matter.

Human Resource Manual: Working with consultant Rhonda Lorch and Molly McCracken, the Human Resource Committee developed a new and very exhaustive HR manual that is now in operation at WBDC. This is a very important addition to the work of the Executive Director and the Board as it adds tremendously to the accountability and transparency of the organization in clarifying rules and responsibilities for staff.

Board Enhancement and Development Process: Over the years, the Board of WBDC has undertaken several Board development workshops. This year we have added to this process by including regular assessments of our own Board meetings. This assessment includes questions relating to communications, respect, balance and openness. While still new, this process has proven to be very helpful – at the very least it offers the Board members an opportunity to express their views about Board processes and at the most it is a method for change should it be necessary.

The Board is also very happy with its relationship with the Executive Director and the Staff of the WBDC. There is a genuine and very high level of respect and support between the respective partners and this shows on a daily

basis by the ease with which discussions and ideas are shared between the parties.

All this being said however, there remain very serious and difficult matters to contend with in West Broadway – most particularly in the area of housing.

There is a very real problem that West Broadway in the near future will become too expensive for many of its current residents. This is a reality of the market place – this is the reality of market values. One of our goals at WBDC is to look for ways in which we can create and/or provide healthy affordable housing on a broad scale to counter this trend. Our immediate goal is to explore ways in which we can support the West Broadway community through large-scale housing projects or housing acquisitions. This is the vision for the future. In order to remain relevant and responsible, WBDC must exhaustively explore all housing options so that this neighborhood remains a home for those who live here now and wish to live here for years to come. It is my sincere hope that next year at this time the WBDC Board Chair will have a report that will offer positive and constructive news in this regard.

In conclusion, this has been a very challenging year at WBDC. We have experienced difficulties and some hardship. At the end though, I feel the WBDC and West Broadway community are much stronger for what we have undergone and for what we have accomplished. We have survived, we have grown and we are flourishing. In all therefore, this has been a tremendous year for WBDC. As the outgoing Chair of WBDC, I would like to extend my thanks to all who have stepped forward and have been a part of something wonderful – the West Broadway neighborhood. In particular I would like to thank my co-board members past and present whose contributions to this organization have been nothing less than remarkable. Furthermore, I would like to thank Molly McCracken and the staff for the outstanding work that they do in the office, on the streets, and in the boardrooms. You are universally good and would do very well in any place that you chose. Finally, thank you all for attending tonight and I wish you health and success in West Broadway.

Working for Change: Report from the ED

Molly McCracken, Executive Director



Over the past three years serving as Executive Director of WBDC I've learned a great deal from the tremendously dedicated residents and hard working agencies and businesses about building a strong and beautiful community. West Broadway is a microcosm of our larger society and thanks to our many partnerships we are able to complete small and large accomplishments to make our neighbourhood, and our world, a better place.

This past year saw the creation of several new entities:

One of our most exciting developments was guided by the Good Food Club membership. The business plan for the Soup Bee received start up funding. This social enterprise will create four part time jobs creating delicious, nutritious soups sourced from local ingredients. This business is a partnership with All Saints Church and Agape Table, coordinated by Russell Alexander and will be launched in the Fall.



Notably we were also able to deliver on the community's wish to have 128 and 130 Langside be developed as 50/50 green space and housing. This is a Westminster Housing Society project with four units of housing and raised garden beds and a community gathering space on the south side. Watch this summer as it is constructed.

We are working hard to ensure the award-winning Good Food Club (GFC) continues to operate. The program literally changes lives, by reducing social isolation, creating opportunities for people to connect and to learn about nutrition and to build skills and self-esteem. We had a challenging Winter and Spring locating new funders to replace the long-time Anonymous Donor who ended six years of funding to the GFC in December 2009. Thanks to the passionate letter-writing of the many members of the GFC and the hard work of Katarina Kupca, our fundraiser, and Tammy Klos, Coordinator, I'm pleased to say the GFC has funding until December 2010 and likely beyond. However it should be noted that this is a new era for the GFC; when the program restarted in 2008 we had just a handful of funders, one of them quite large. However the recession has hit fundraising and now, to meet the



program needs in 2010, we have 14 funders, not including the generous businesses and GFC members who are also making donations. Please spread the word about the Good Food Club and help us keep this important program running.

WBDC continues to serve a neighbourhood coordination role, hosting monthly networking meetings with local organizations. Thanks to a suggestion from local agencies, we meet to share information and also to strategize about how we can address systemic issues like housing **shortages and poverty's effect on children and families**. We enjoy initiating the Snoball Winter Carnival and Spring Clean up every year and coordinating these with Art City, Broadway Neighbourhood Centre, Resource Assistance for Youth (RaY) and Wolseley Family Place. These events continue to grow and lift the spirits of residents and staff alike.

Internally this year we developed a Communications Plan to ensure that we plan our communications with all relevant audiences and **that we showcase what we're working on with media**. So far CBC has been quite responsive to reflecting both the good and challenging aspects of the neighbourhood.

A new HR policy was developed, which will help a great deal since our staff has grown from three full time in 2007 to eight full time in 2010 plus five summer staff. It was our pleasure to host two Canada World Youth students last Fall. Our interior office renovations are recently complete, please stop by to visit our wheelchair accessible bathroom! Unfortunately the Federal Government declined our application for an external porch and ramp. We are currently fundraising to build the exterior ramp to make our office universally accessible. Hopefully it can be built this Fall or Spring.

We also administered the Small Grants program. Thanks to our partnership with Neighbourhoods Alive! the following projects received funding in 2009:

- Art City Sonic Hypnotic Robotic Parade
- Balmoral/ Broadway citizens beautification of Balmoral Street
- Broadcaster Community Newspaper
- Broadway Neighbourhood Centre safety enhancements
- Clubhouse of Winnipeg art programming
- Community gardens and inner city garden tour
- Day Nursery Centre 100 year anniversary celebrations
- Mulvey School new play structure
- Neighbours of Maryland/Sherbrook block party
- Snoball 2009
- Spring Clean Up 2009
- RaY Newsletter
- West Broadway Community Ministry Triple P Parenting Program
- West Broadway treebanding
- West Broadway Youth Outreach Spring Break, Summer and Holiday programming
- Sherbrook Street Festival
- Wolseley Family Place mentorship for sobriety

Despite all of our hard work, West Broadway continues to face incredible challenges. Poverty and trauma are exacerbated by the incredibly low vacancy rate and rising rents in our area. This past year our board passed a *Strategy to Address Rising Rents* and **we've been meeting with City and Provincial governments to draw attention to the need for resources to meet the housing crisis**. If you wish to join with us in this work, please be in touch.

Housing Development Coordination

Brian C. Grant, Coordinator



In the last year, as in the last decade, West Broadway neighbourhood has witnessed a reinvestment from all sectors of the neighbourhood; housing, community and business. Quality, affordable, safe housing is the cornerstone of neighbourhood revitalization and healthy communities. We are now into the 3rd year of the **West Broadway's Housing Plan (2008-2012)** and much has been accomplished thanks to government funders from Winnipeg Housing & Homelessness Initiative, and with housing experts and local housing stakeholders such as Westminster Housing Society, Kikinaw Housing, Wolseley Family Place, Resource Assistance for Youth, Manitoba League for People with Disabilities, Jubilee Fund, Winnipeg Regional Health Authority, and Flexfill Developments.



One of the most pressing challenges on West Broadway's housing stock is larger developers buying up apartment buildings and raising the rents. Over an eight year period until 2008, 54% of all of rental units in West Broadway were impacted by at least one rent increase above the Provincial Rent Control guideline. The increases averaged between 10 – 15% and result in a loss of affordable housing for low income households.

Due to these pressures on the housing sector, rehabilitation of the older housing stock and new infill housing development that is Rent-Geared to Income (RGI) is vitally important. Projects such as **Westminster Housing Society's rehabilitation of 762 Broadway** breathes new life into this aging house by providing four units of mixed housing for a variety of household sizes and incomes.



Capitalizing on the success of opening Greenheart Housing Cooperative on Sherbrook Street last July, West Broadway Housing Stakeholders are moving forward on a number of new infill housing development projects on seven vacant lots across the neighbourhood. Housing development is a long process, 2010 will see several projects that have been the works for two – four years materialize thereby providing good quality, safe, affordable, and sustainable mixed housing.

As a result of community feedback on the Infill Housing Plan, the following projects are being undertaken:

In 2010, a Westminster Housing Society infill project will be moving forward on two vacant lots on Langside Street --- one lot owned by WBDC and other lot owned in conjunction with WBDC and the City of Winnipeg. This is four units of housing combined with green space development.

Flexfill Developments, a joint venture between WBDC, Hold Zone Inc. and House 5 Inc has an application in to the WHHI to construct 18 units of mixed housing on three vacant lots. Working in collaboration with local developers these housing projects will incorporate innovative building designs and floor plans and energy efficiency and environmental appropriate features.

Additionally, Kikinaw Housing is constructing eight units of housing on two lots on north Furby Street formerly owned by the Community Land Trust.

In addition in 2009 WBDC and the Winnipeg Housing & Homelessness Initiative sponsored the *Property Improvement Program* (PIP), which offered 41 incentive grants equalling \$53,725 for

improvements covering fencing, eavestrough and energy efficiency windows and much more. The total private investment by all property owners for the Program in 2009 was equal to \$133,362.

Capitalizing on PIP's success, WBDC continues to partner with Manitoba Hydro and provincial government to develop a pilot energy and water **efficiency retrofit program for West Broadway's** aging apartment buildings. We have recently contacted 10 private housing providers (or different apartment buildings the) that participated in an energy usage survey in 2008 prepared by Manitoba Hydro, and we are hopeful the one or two of these landlords will participate in this pilot over the next year.

These are truly exciting times in West Broadway neighbourhood. By building on the past efforts of local housing partnerships, we are creating housing initiatives that are inclusive, providing greater stability for a variety of households to live, play and work here and regenerating a community that benefits everyone.

To learn more about these housing initiatives in the *West Broadway Housing Plan 2008-2010*, please contact us at WBDC Offices or visit www.westbroadway.mb.ca.

Green Space Development

Shelagh Graham, Coordinator



Planning works! Thanks to the Green Space Planning process, priorities were identified to improve access to green spaces and implement greening initiatives in West Broadway.

Green Space Plan

Many projects identified as priorities in the Green Space Plan are well underway. In April, WBDC made its first presentation of the Green Space Plan to the City of Winnipeg, and the Plan has since been referred to City Administration for review. We are pleased to have moved forward on many of the phase one objectives.

The most significant of these is the rapid fundraising of half a million dollars to redevelop the green space and recreational field at Broadway Neighbourhood Centre. An area the size of three city blocks, the improvements will create more amenities like the first natural play space in the inner-city for children and youth to explore the outdoors. Based on the input of community members in the green space planning consultations, the improvements will also include new spray features for the wading pool, an upgraded field, a new active transportation trail, an upgraded hockey rink, 18 community garden plots and a small orchard. I thank the tremendous staff at BNC, Jenny Gerbasi, Rob Altemeyer and Pat Martin for their dedication to make this project happen. All of these renovations will take place this summer and fall.



WBDC submitted a concept plan to Great West Life based on consultation feedback for the redevelopment of the Balmoral St. green space and we are awaiting a response.

Research is being done on improvements to the West Broadway river trail. In partnership with the Winnipeg Trails Association, a **“bark chipping blitz” is being planned for the summer to improve** the stretch of river trail running through our neighbourhood.



We are also pleased that a new green space is being developed in partnership with Westminster Housing Society at 128 and 130 Langside. In the green space plan, this site was identified for half green space and half housing. WHS is developing four units of

housing on the north portion of the lot and the south portion will be developed as raised garden beds and a gathering space for community residents.

Composting

WBDC continues to support a resident volunteer Composting Team. Over the summer, the Team had the added support of a Compost Intern who helped with coordination of workshops and documented our neighbourhood compost bin building process to assess its feasibility as a business model. Together with the intern, the group builds, repairs and maintains 20 community compost bins in six sites around the neighbourhood. Last year 10 new bins were built and four repaired. Three workshops on composting, with a total of approximately 25 participants, took place.

The Compost Team developed a “Leaf it with West Broadway” program . Residents are encouraged to drop their leaves off at the community gardens and at WBDC’s shed lot in order to provide sufficient brown materials for

compost throughout the year. Over 300 bags of leaves were collected this past fall! In October 2009, a preliminary visioning session for a neighbourhood composting strategy was held with lots of great ideas brought forward.

Greening

WBDC supports these composting efforts as well as Small Grants funding for the annual Spring Clean Up (115 residents May 15th, 2010) and for Tree Banding. This past fall over 40 volunteers banded approximately 350 trees on boulevards throughout West Broadway. Many of these volunteers were busy again this spring removing the bands so that the tree bark underneath does not rot in hot and humid weather.

Thank you to all the volunteers who help make West Broadway such a beautiful place to live!

Growing Together—Community Gardens

Katie Anderson, Coordinator



2009 was a busy year with a new program and an additional community garden. We're currently gearing up for another growing season

Community Gardens

West Broadway is home to many talented community gardeners. With over 80 community plots around the neighbourhood we have truly amazing gardens including Spirit Park, Boulder Park, 199 Langside and Sherbrook Street Community Gardens. WBDC organizes funding for staff time to facilitate the activities and administration of these community gardens and to create workshops and educational programming for all neighbourhood gardeners. In summer 2009, WBDC staff supported Spirit Park and Sherbrook Street Community Garden committees to coordinate activities in the gardens and to facilitate communication amongst gardeners. In 2009, the garden committees organized six educational workshops and hosted various work and weeding parties.

WBDC continued to work with the garden committees to develop and enforce rules and guidelines for the gardeners. We were pleased to develop a partnership with a local resident lot owner who lent the use of 199 Langside for a community garden. Last June over 12 residents and WBDC staff built 15 garden boxes and equipped the site with new rain barrels made from reclaimed materials. WBDC staff worked with Spence Neighbourhood Association, Daniel MacIntyre-St. Matthews Community Association, Boys & Girls Club, and St. Matthews-Maryland Community Ministry to organize the Inner City Garden Tour last August, which received attendance of over 40 individuals by bus and bike – despite the rainy cool weather.

Urban Agriculture

In 2009, WBDC continued the partnership with Klinik Community Health Centre and the Landless Farmer's Collective to operate an Urban Agriculture project at 545 Broadway. This site acted as a wonderful showcase, teaching organic growing techniques and



providing food for those in need at Agape Table, Broadway Neighbourhood Centre and the Good Food Club. The site produced over \$2,000 worth of vegetables – even after all the public picking! Two workshops were offered on the site. This was also the site of the Good Food Club's weekly vegetable market in July and August, where over 400 locals attended to purchase low-cost vegetables. It was also a community connecting event, which enhanced social cohesion. For the 2010 season, WBDC accepted applications for a new group of residents to manage the site. The Seventh Generation Seed Savers will manage the site in 2010 with a focus on demonstrating organic methods, seed saving and sharing these skills and techniques with the community.

Edible Heritage Youth Garden

WBDC created a new partnership with Bridging the Gap (Nature Manitoba) to create the Edible Heritage Youth Garden at 659 Westminster. In collaboration with a Grade Four classroom at Mulvey School, we created programming for youth in this garden. Students all had their own plot to plant, care for and harvest! In July and August WBDC received funding to create drop in youth programming three days per week. Funding has been secured to continue this program five days per week in 2010.

Urban Green Team

Through the summer months, WBDC employed two local youth to work as Urban Green Team and hosted four Green Wave Youth to work one day a week maintaining green spaces in the neighbourhood. These staff did a tremendous job maintaining five community gardens, the Urban Agriculture site, eight WBDC lots, the office yard and six compost sites with twenty bins.

Thank you

All of the above could not be possible without the many volunteer hours of residents who care for our community. Thank you for all your efforts to keep West Broadway green and growing! Notably the Garden Coordinator position is supported by our Growing Together project, funded by EcoAction, Environment Canada. Thank you also to Neighbourhoods Alive!, Manitoba Conservation, Winnipeg Foundation, Environmental Youth Corps, Evergreen, Bridging the Gap and Urban Green Team for all the generous funding and ongoing support.

Good Food Club

Tammy Klos, Coordinator

The Good Food Club (GFC) makes healthy, nutritious, affordable food available in West Broadway and inner-city Winnipeg, regardless of income level. We have had another successful year. We currently have over 250 members and counting. Thank you to everyone for your support.

From October to May, Good Food Boxes were distributed with a total of 266 boxes of healthy food distributed to GFC members. From September to May, eight community cafés were held with an average of 45 people at each. The cafés had great entertainment and very yummy food, of course. At our Fall Supper we had over 100 people come for a delicious dinner, lovingly prepared and served by eight GFC members.

The farm trips last summer were great fun and we are looking forward to starting them up again this year. Even though the year started off with flooding at the farm we were still able to get in 13 Fridays. The growing season was not bad all things considered. This year things are looking very good with an early spring and overflowing greenhouses. We are hoping to start farm trips in early June.

The Veggie Van Market had another successful summer. Our site at Klinik on Broadway was busier than ever on Thursdays from 4-6pm. The **Landless Farmer's Collective** managed the beautiful Urban Agriculture site for a second year and we are transitioning it over to a community run site this summer. The food that was harvested from the land was donated to Agape Table, Broadway Neighbourhood Centre and The Good Food Club. As for the market, we

held 12 Thursday market days, very few with rain, and we pretty much sold all the produce that we had each week. Thanks to our summer intern Kalynn Spain, the market also had some great vendors selling beautiful wares such as soaps, incense, and crocheted items.

In March we held our annual membership planning event, unfortunately this year we had to inform the membership that the GFC was in a funding crisis. We knew our long time funder was ending their agreement with us and had lined up another large funder who pulled out at the last minute in February. With the help of the membership in writing letters to government officials and others plus our fundraiser Katarina Kupca, we have been able to raise enough funds to continue for this year. We are however still working hard at continuing to find funding.

Donations are always welcome and we can issue a charitable tax receipt.

Thanks to our current funders: Neighbourhoods Alive!, Assiniboine Credit Union, Heifer International, MB Community Services Council. Thanks to Food Matters Manitoba for all their support. We are proud to be a signatory to the Food Charter.

We are looking forward to another great year and also to your continued support of this fantastic program.

Safety and Rooming House Coordination

Greg MacPherson, Coordinator

Responding to crime rates and a groundswell of local interest in safety issues, the first year of this two year pilot focused largely on the development of a Neighbourhood Safety Plan for West Broadway. Broader issues such as rental safety, public education on root causes of crime, improving local access to crime prevention resources, and focusing the safety commitments of area businesses were also tended to over the year.

To date, efforts toward the creation of a Safety Plan have included coordinating an Advisory Committee, running an extensive consultation process in the community and drafting a plan **document outlining our neighbourhood's** strengths and weaknesses while charting strategies for how best to improve local conditions. The initial draft was reviewed on May 18th by over 50 community members at Crossways in Common, generating tremendous feedback and suggestions for improvement. A completed draft, incorporating this feedback will be released later this summer.

We have also developed a partnership with the West Broadway BIZ and have formed a committee of their board to focus on BIZ safety concerns. We are pleased that this has resulted in a graffiti removal contract between our BIZ

and the West End BIZ, to begin this summer. Additionally, we have worked with the BIZ and Resource Assistance for Youth (RaY) to hire two young people to do cleaning sweeps and identify bulky waste concerns on a weekly basis. This year we will be working with the BIZ to develop a safety incentive grant for local businesses.

Throughout the year, much effort was made to provide safety resources to neighbourhood residents, agencies and businesses. This included consultation and advocacy with over 40 area tenants and landlords, and the introduction of a safety improvement strategy for the West Broadway BIZ. Two neighbourhood safety audits, six block safety meetings, two community-wide safety forums, 131 on-line surveys, 29 in-person survey interviews with low-income renters, and personal interviews with the staff of dozens of area agencies and businesses have made for a very busy and informative first year for this pilot!

Thank you to the West Broadway BIZ and Neighbourhoods Alive! for investing in this project.

West Broadway News and Views: The Broadcaster Community Newspaper

Oanh Pham, Coordinator



From hot topics like *Winnipeg's Waterfront* to the heart-felt sense of community pride in the article *Walking through West Broadway*, the Broadcaster tells the stories of our neighbourhood. This year editions were published in June 2009, September 2009, Dec/Jan 2009 and March 2010.

The Broadcaster would not have been complete without the help of community members as writers, editors and photographers. Over fifty West Broadway residents contributed to the paper in 2009/2010.

The Broadcaster needs YOU!! Have a story you want to tell? Drop by our offices at 608 Broadway or send your story idea to: broadcaster@westbroadway.mb.ca. All stories must be pre-approved by the Content Committee and Content Editor, and resident contributors receive \$30 honorarium to acknowledge their contributions. The Broadcaster welcomes notices for events from local groups. The next deadline for content is August 6th, 2010. Watch for the autumn edition of the Broadcaster in September of 2010.

Thank you to our regular advertisers: Assiniboine Credit Union, Counsellor Jenny Gerbasi, MLA Rob Altemeyer and MP Pat Martin. Thank you to Resource Assistance for Youth (RaY) Odd Jobs and residents for distributing the paper. The Broadcaster made possible through core funding to the West Broadway Development from Neighbourhoods Alive!

Board of Directors 2009/2010

Executive

Saul Henteleff – Chair

Mario Lopes – Vice Chair

David Pankratz (June 2010 - Jan. 2010) - Secretary

Maeengan Linklater (Feb, 2010 – May 2010) – Secretary

Ahmed Durrani – Treasurer

Members at Large

Lydia Giles

Dawn Rogers

Jen Haddad

Wendy Sawatzky

Leah McCormick

Michelle Slota

Brent Mitchell

Bruce Spielman

Dan Rempel

Laura Wiens

Louis Ricciuto

West Broadway Development Staff 2009/2010

Russell Alexander	Soup Bee Coordinator & Edible Heritage Youth Garden (summer 2009)
Katie Anderson	Growing Together Gardens Coordinator
Nikketa Campbell	Edible Heritage Youth Garden (spring/summer 2010)
Brianna Collis	Edible Heritage Youth Garden (summer 2009)
Lisa Ewasko	Urban Green Team
Shelagh Graham	Green Space Development Coordinator
Brian Grant	Housing Development Coordinator
Tammy Klos	Good Food Club Coordinator
Shane Livingstone	Compost Intern
Greg MacPherson	Safety and Rooming House Coordinator
Molly McCracken	Executive Director
Oanh Pham	Office and Volunteer Coordinator
Stephanie Ross	Growing Together Gardens Coordinator
Kalynn Spain	Good Food Club Intern
Allyson Watts	Accountant
Gavin Williams	Urban Green Team

Auditors' Report

To the Members of West Broadway Development Corporation:

We have audited the statement of financial position of West Broadway Development Corporation as at December 31, 2009 and the statements of operations, changes in net assets and cash flows for the year then ended. These financial statements are the responsibility of the Organization's management. Our responsibility is to express an opinion on these financial statements based on our audit.

Except as explained in the following paragraph, we conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we plan and perform an audit to obtain reasonable assurance whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation.

In common with many non-profit organizations, this Organization derives revenue from donations, the completeness of which is not susceptible of satisfactory audit verification. Accordingly, our verification of these revenues was limited to the amounts recorded in the records of the Organization and therefore we were not able to determine whether any adjustments might be necessary to other revenues, excess of revenues over expenses, assets and net assets.

In our opinion, except for the effects of adjustments, if any, which we might have determined to be necessary had we been able to satisfy ourselves with respect to the completeness of the donations, as described in the preceding paragraph, these financial statements present fairly, in all material respects, the financial position of the Organization as at December 31, 2009 and the results of its operations and its cash flows for the year then ended in accordance with Canadian generally accepted accounting principles.

Winnipeg, Manitoba

February 16, 2010

Meyses Norris Penny LLP

Chartered Accountants

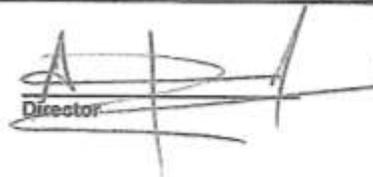


West Broadway Development Corporation
Statement of Financial Position
As of December 31, 2009

	2009	2008
Assets		
Current		
Cash	117,901	63,158
Accounts receivable	47,673	17,928
GST receivable	1,801	1,436
Prepaid expenses	4,036	2,640
	171,413	85,162
Capital assets	137,913	133,392
	309,326	218,554
Liabilities		
Current		
Accounts payable and accrued liabilities	9,819	11,478
Deferred contributions	203,210	107,795
Current portion of term loan due on demand	3,000	2,800
Current portion of long-term debt	4,875	4,875
	220,904	126,948
Term loans due on demand	20,434	24,285
	241,338	151,233
Long-term debt	75,969	80,844
	317,307	232,077
Net Assets (Deficiency)		
Invested in capital assets	33,635	20,588
Unrestricted	(41,616)	(34,111)
	(7,981)	(13,523)
	309,326	218,554

Approved on behalf of the Board


Director


Director



West Broadway Development Corporation
Statement of Operations

For the year ended December 31, 2009

	2009	2008
Revenue		
Grants	565,839	480,645
Donations	31,376	21,931
Fundraising and other	15,549	16,743
Interest	177	1,045
Project management fees	30,540	22,306
Deferred revenue in	107,795	88,021
Deferred revenue out	(203,210)	(107,795)
	568,066	522,896
Expenses		
Bank charges	-	107
Equipment	6,046	7,630
Insurance	2,355	3,180
Interest	6,710	7,848
Management fees	30,540	22,306
Miscellaneous and GST	8,207	2,063
Office and supplies	16,127	12,869
Phone	4,294	3,769
Professional fees	26,512	34,033
Project expenses	141,066	164,903
Property tax	3,897	-
Rent	14,667	11,300
Repairs and maintenance	3,203	1,613
Salary and benefits	277,329	218,336
Sub-contracts	10,746	10,535
Subscriptions and dues	927	1,062
Utilities	2,341	2,721
	554,967	504,275
Excess of revenues over expenses before amortization	13,099	18,621
Amortization	(7,557)	(8,555)
Excess of revenues over expenses	5,542	10,066



Thank you to our Funders!



Winnipeg Housing and Homelessness Initiative



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A logo showing a cow jumping over a fence.
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