



West Broadway COMMUNITY ORGANIZATION

2018-19 Annual Report

West Broadway Community Organization

Annual Report

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Annual General Meeting Agenda Wednesday, June 12 - 2019

- | | |
|---|-------------------|
| 1. Welcome and acknowledgement | 6:15—6:20 |
| 2. Call to order | 6:20—6:25 |
| <i>a) Motion to approve agenda</i> | |
| <i>b) Motion to approve minutes of AGM 2018 (see next page)</i> | |
| 3. Review of Finances | 6:25—6:35 |
| <i>a) Presentation of Audited Financial statements</i> | |
| <i>b) Motion to approve audited financial statements</i> | |
| <i>c) Motion to approve Craig and Ross as auditors for 2019 fiscal year</i> | |
| 4. Board of Directors Membership Renewal and Chairperson Report | 6:35— 6:40 |
| 5. Executive Director's Report | 6:40— 6:45 |
| 6. West Broadway Awards Ceremony | 6:45— 7:00 |
| <i>a) Pillar of the Community— Resident</i> | |
| <i>b) Pillar of the Community—Neighbourhood Partner</i> | |
| <i>c) Outstanding Contribution—Resident</i> | |
| <i>d) Outstanding Contribution— Neighbourhood Partner</i> | |

2018-19 Board of Directors

Kendra Goertzen

Brent Mitchell - *Chair Person*

David Nickarz

Fiona Plett - *Treasurer*

Gillian Roy

Andrea Shalay

Bruce Speilman

Stacey Watson - *Secretary*

Stepped Down

Todd Donahue

Sam Hagenlocher

West Broadway Community Organization Annual General Meeting Minutes June 14th, 2018

1. Welcome and acknowledgement: Hailey Primrose WBCO board member
2. Call to order: Greg Macpherson WBCO Executive Director, meeting facilitator
 - A) Motion to approve agenda - approved
 - B) Motion to approve minutes of AGM 2017 - approved
3. Financials:
 - A) Presentation of audited financial statements – Greg Macpherson, Executive Director
 - B) Motion to approve audited financial statements – Finance Committee - approved
 - C) Motion to approve Craig & Ross as auditors for the 2018 fiscal year – Finance Committee - approved
4. Board of Directors Report: Brent Mitchell, Board Chair - Brent provided a brief report about the events over the past year. Brent thanked the staff and volunteers for their hard work over the past year and for enduring the changes which came along with the move.
5. Executive Director's Report: Greg Macpherson, Executive Director - Greg provided a report of highlights from the community over the past year. Greg thanked staff and volunteers and community members for their specific contributions.
6. Proposed By Law Changes - Executive Director Greg Macpherson provided a brief overview of the proposed by law changes to reduce the size of the board and to form a community advisory council. Questions were raised and answered. A motion to approve these by law changes was made, motion was approved.
7. Pillar of West Broadway Award - WBCO staff presented this award to Ross Redman. for his outstanding dedication to the West Broadway community.
8. Appreciation & Adjournment - Closing remarks given. Acknowledgement given to all who helped to make this meeting possible. Meeting adjourned at 7:15 pm.

Report from Chairperson, Brent Mitchell

West Broadway is Winnipeg's most complete community, where people of all backgrounds and economic realities live within walking distance of medical services, restaurants, a university, colleges, daycares, high schools, an elementary school, parks, the Assiniboine River, grocery stores, social services, community gardens, and bus routes in every direction. Unfortunately, access to this neighbourhood for residents with limited financial means continues to decline, the result of rising property values, unregulated conversions from high to low density housing types, and several years of governments significantly reducing investment in affordable housing development. New Federal housing programs are beginning to incentivize affordable developments in West Broadway but this is a drop in the bucket compared to what is needed if residents on fixed incomes are going to be able to stay in a neighbourhood that offers such a high standard of living.



On that note, I am very proud of our staff for the work they have done over the past year tackling local issues with urgency and integrity. From the launch of the Tenancy Improvement project to advocating for changes to the Residential Tenancies Act and other critical housing infrastructure, our workers continue to ensure that West Broadway Community Organization is acting on behalf of the residents who need us most.

Factor in the continued growth and impact of the Good Food Club, the management of seven community gardening spaces, our partnership with Bear Clan, delivery of the Small Grants program, leading the West Broadway Directors Network, leveraging nearly \$50K in private investment through our Property Improvement Program, and harnessing literally thousands of volunteer hours in dozens of initiatives; 2018 was a banner year for WBCO and I'm proud to have played a small, supporting part in this work.

Report from Executive Director, Greg MacPherson

The best advice I have received as an employer is to hire great people and stay out of their way. Without exception the achievements of my colleagues over the past year have reinforced this belief, and I am extremely proud of their work.

Stefan Hodges comes to this office daily with a sense of generosity and determination that is contagious, taking on complex, often emotional housing issues and finding a positive way forward for the tenants and landlords he works with. His ability to identify areas of need and create realistic solutions lead directly to the introduction of a West Broadway-based Tenancy Improvement project in March of this year. Ella Rockar, the coordinator of that project, can already claim responsibility for the prevention of dozens of evictions, taking what we hoped would be a good project and, through her own dedication and ability, turning into genuine results for our neighbours and friends.

Ailene Deller has had world class assistance this year in Michael Deakin, Nicole Sward and Danielle Fenn but the continued growth and dramatic impact of the Good Food Club would not be possible without Ailene's singular combination of work ethic and genuine care for the people around her. Through her eight years with WBCO, Ailene is the person we all lean on in most situations; if you want a problem solved quickly or something done well ask Ailene.

Melissa Stevenson is one of the strongest, smartest and funniest people I know. She is a corner stone for our local Bear Clan chapter and the corner stone of this and several other Winnipeg communities. Luke Thiessen, like Michael Deakin before him is hitting the ground running, taking limited time and resources and mixing them with his own tremendous enthusiasm, which will no doubt translate to another productive year in West Broadway's gardens.

I continue to love this work and this neighbourhood, and it is certainly the people here who keep it this way.



West Broadway's Community Safety Program

West Broadway's Community Organization's Safety Program provides resources, relationship building opportunities, and empowering information to community members whose personal safety is at risk or who are socially isolated. Activities are organized along three fronts: Community Wellbeing (crime prevention), Active Transportation (pedestrian and cycling safety), and Capacity Building (network and relationship building).

2018-19 Program Highlights:

- WBCO organized and hosted two Inner City Safety Group meetings. WBCO also provided support and contact with the WPS for partner organizations (Crossways, Nine Circles, the U of W, etc). In total, there were 19 meetings of this kind during the reporting period
- WBCO continues to provide bed bug supplies, information, and equipment for the West Broadway neighbourhood. Over 40 residents accessed this resource in 2018-19
- Community Outreach staff assists in coordination and resourcing for the West Broadway Bear Clan patrol. This effort gathered 141 volunteers from April 6 to December 15, 2018 who have logged a total of 2057 volunteer hours in the West Broadway area
- Community Outreach staff has assisted in coordination of five 'youth mock patrols'. The youth patrols have gathered 59 youth volunteers 32 adult volunteers who have logged a total of 116 hours of patrol time
- In partnership with the WB BIZ, WBCO hired a student from U of M's City Planning Masters Program to coordinate a community consultation and research project. A draft Background Study for West Broadway was completed as a first step towards the creation of a municipally recognized Secondary Plan for the neighbourhood
- WBCO formed the WB Directors Network, a collection of Executive Directors (EDs) from the non-profit organizations and facilities of the West Broadway neighbourhood. This network has proposed and taken steps toward the development of a community action plan, as a means to take action at the neighborhood level by using existing resources while also identifying gaps and determine how these gaps might best be filled. This group has also co-hosted two community information sessions on rough sleeping, injectable drugs, and safety in our neighbourhood



**Safety Coordinator
Melissa Stevenson**



Thank you to our supporters and partners:

The Province of Manitoba, West Broadway BIZ, Bear Clan Patrol, Art City, Street Connections, Jewish Foundation of Manitoba, Assiniboine Credit Union, Manitoba Housing, Clinic, Young United Church, Tim Hortons, McDonalds, and especially our volunteer Bear Clan members!

West Broadway Community Gardens

West Broadway Community Organization owns and/or manages seven community gardens as well as numerous compost sites and raised bed gardens scattered throughout West Broadway. Annual management efforts include:

- Allocating plots, providing resources, organizing, and communicating with gardeners
- Organizing volunteers, supervising the compost coordinator, two Urban Green Team garden staff, and several Green Wave summer staff from Take Pride Winnipeg, as well as community members performing odd jobs
- Organizing educational garden related workshops, work parties, and community events
- Supporting greening efforts and initiatives in West Broadway
- Partnering with neighboring community organizations on programming

Accomplishments in 2018:

545 Permaculture Project: Now in its **seventh season**, this garden, on the western side of our building at 545 Broadway, offers residents hands-on learning in traditional garden practices and plant knowledge while providing the community with access to traditional medicines and food. All members of the community are welcome to come and pick food for themselves and their families from this garden. Our thanks to master gardener Audrey Logan and her community team for their hard work in making over 70 types of edible plants available to our community!



Luke Thiessen—WBCO Gardens Coordinator

Edible Trees and Shrubs of West Broadway: Many of our 21 edible fruit trees and shrubs have been maturing beautifully. To put this into perspective, one single fruit tree such as the Dwarf Apple Tree planted in the Tot Lot can produce four bushels per year once matured for a few years – this is 180lbs of apples from just a single tree in a single year! T

Workshops/Events: During the 2018 growing season WBCO hosted 12 educational workshops, over 16 work parties, and dozens of committee meetings for the members of each garden team. From infrastructure repairs to weed-ing parties, community meals in public greenspaces to a full spectrum of subjects shared in this popular workshop series, our Gardens program continues to have a meaningful impact on this community.

Pollinators: Each of our community gardens features a number of indigenous prairie plants. This important genetic stock provides critical habitat while bringing medicine, food, and capacity into our community

Our Supporters and Partners:

We currently have over **163 gardeners and volunteers working at seven sites in the community**. The following partners make this work possible: Art City, Mulvey School, West Broadway Youth Outreach, Resource Assistance for Youth, Broadway Neighbourhood Centre, Wolseley Family Place, Great West Life, Fort Whyte Farms, Sage Garden Greenhouse, Red Valley Plant Market, Scott's Canada, Andrew Hogue, West Broadway Biz, Clinic Community Health Centre, Green Action Centre, University of Winnipeg (EcoPIA), Manitoba Eco Network, Prairie Flora, Winnipeg School Division Newcomer Program, Winnipeg Harvest, Westminster Housing Society and the Winnipeg Regional Health Authority .

We could not do this work without the generous support of our funders: TD Friends of the Environment, the Government of Manitoba, Take Pride Winnipeg, and Human Resource Development Canada

The Good Food Club

The Good Food Club (GFC) is a community-led program, an actual 'club' that is open to people of all backgrounds, mobilizing inner city residents to improve food access while addressing complex social conditions of poverty, unemployment, isolation, and chronic physical and mental illness. GFC had a very successful year in 2018-19, thanks in no small part to the support and hard work of our numerous volunteer Club members.

Here are some of this year's highlights:

- **Over 3000 community members** attended events where food was provided by the Good Food Club
- **112 members** took GFC trips to the farm
- **900+ participants** at skill building workshops
- **400+ children and youth** took GFC cooking classes
- **126 participants** at monthly **Healthy Seniors and Friends** events
- **Fourteen bi-weekly indoor *Good Food Club Mini-Markets*** offered, **distributing 788 Good Food Boxes**
- **Eleven outdoor *West Broadway Farmers' Markets*** in the summer months, providing over \$10 000.00 worth of local food, countless volunteer opportunities, and employment and training opportunities for 10 participants
- **50 GFC volunteers helped to create and deliver 300 Alternative Holiday Hampers** for seniors, individuals, and families in need in Winnipeg's West End. **Over 10 000 pounds of healthy food was distributed**
- GFC's **Valentine's Day Self-Care Self-Love Event** brought **32 participants** (mostly seniors) together for good food, social engagement, and a reminder of their personal importance to our community
- **Summertime Family Party** - Our third annual daylong GFC Family Fun Day included more than 300 children and their families, along with 10 volunteer seniors who coordinated rides, games, and activities
- **GFC Expansion Project** - Partnerships have started with two community groups hoping to launch GFCs for their neighbourhoods



GFC Assistant Nicole Sward

GFC Manager Ailene Deller

Thank you to our supporters and partners:

The Province of Manitoba, Winnipeg Foundation, Graham C. Lount Family Foundation, Local Investment Toward Employment (LITE), Assiniboine Credit union, YMCA, Healthy Living Manitoba, Healthy Together Now, Jewish Foundation, Buys Home Farm, Adagio Acres, Broadway Neighbourhood Centre, Crossways in Common, Northway Pharmacy, and the hundreds of GFC members and volunteers who make the Good Food Club great.

OUR YEAR IN PHOTOS



Annual West Broadway Snoball Winter Carnival



GFC Farm Trip Summer 2018



GFC's 'LITE Holiday Hamper Drive'



*Garden Workshop
at BNC*



*Valentine's Day
Self-Care Self-
Love Event*



Good Food Club in the Art City Parade



West Broadway Bear Clan in the Art City Parade



***Our new sign at
545 Broadway***



West Broadway's Annual Spring Clean-up



Kids at GFC Kids Cooking

Housing Initiatives Coordination

West Broadway Community Organization (WBCO)'s Housing Development Coordinator supports the implementation of our neighbourhood's Five-Year Housing Plan (2014-2019) in association with local residents and housing stakeholders. A key element of this work is establishing and maintaining working relationships with local housing providers, tenants, developers, and government partners on behalf of the community and WBCO.

2018-19 Housing Program Highlights:

WBCO's Property Improvement Program (PIP)

In 2018-19 season, WBCO disbursed \$22,605 in exterior fix-up grants, allocating seven to rental property owners and an additional five to homeowners. This program leveraged \$45,591 of private investment into West Broadway's housing stock.

Tenancy Improvement Program

In 2018, WBCO launched a drop-in tenant supports office. The Tenancy Improvement Project offers accessible consultation, advocacy, and systems navigation to help stabilize and improve tenancies, and to prevent evictions. The program has held almost 200 meetings with over 80 tenants, successfully prevented 11 evictions, helped at least 23 households transition into housing, provided consultation on rights and responsibilities to over 50 tenants, and assisted 9 tenants with maintenance requests.

Workshops and Training

- **Two Pest Control Workshops** held at Crossways in Common – **25 attended**
- **Two Income Supplement Workshops** held at WBCO – **22 attended**
- Co-hosted two events with **West Broadway Tenants Committee**: Recuperating security deposits and other claims – **35 attended**, Community Conversation on Gentrification and Public Safety – **53 attended**



Stefan Hodges, Housing Coordinator

Housing Plan Implementation

- Four West Broadway Housing Stakeholders Committee meetings to review development proposals, new programs and funding streams, and discuss housing issues
- Provided capacity building and support to the West Broadway Tenants Committee
- Drafted policy recommendations for the Residential Tenancies Act to improve tenant stability
- Connected developers and homeowners with financing programs through the City of Winnipeg's Housing Rehabilitation and Investment Reserve
- Assisted with research from the following institutions: University of Winnipeg, University of Toronto, Hong Kong Polytechnic University, University of Manitoba, Manitoba Research Alliance, Institute of Urban Studies, and Ryerson University
- WBCO played a lead role in finalizing the Rooming House Organizing Committee's 5-year plan, and establishing 3 working groups to tackle actions around reducing the loss of the Rooming Housing

Thank you to all our partners and supporters:

City of Winnipeg, Province of Manitoba, Institute of Urban Studies, Wolseley Family Place, Resource Assistance for Youth, Winnipeg Rental Network, Right to Housing Coalition, Manitoba Law Foundation, West Broadway BIZ, and countless neighbourhood tenants, landlords, and homeowners

Small Grants 2018—2019

Thanks to generous support from the Province of Manitoba, WBCO is able to offer small grants to a wide range of community development and capacity building initiatives each year. The following projects were supported in 2018-19:

Recipient

Project

WB Tenants Committee	Tenant Events 2018
Art City	Green Summer
Club House	Technology Project
WB Community Ministry	Sharing Circle
Wrench	West Broadway Builders
Art from the Heart	Community Art Launch Events
CKUW	Radio Camp
WBCO	Spring Clean-up
WBCO	Snoball Winter Carnival
WBCO	Green Gardens Project
WB BIZ	Sherbrook Street Festival
WBCO	Good Food Club Refrigeration
Wolseley Family Place	Family Place Program Enhancement
Bear Clan	Youth Mock Patrol
WB Youth Outreach	Spring Break Project
Manitobans for Human Rights	Community Conversation Event
WB Community Ministry	Public Washrooms for People
Gordon Bell School	Land Based Learning Initiative
Mulvey School	Outdoor Classroom
Institute of Urban Studies	Community Archives Project
WB Seniors Group	Beed Along With Me
WBCO	Tenants Support Project
Bar None	Prison Rideshare

The word "Manitoba" in a green, stylized font.

INDEPENDENT AUDITOR'S REPORT

**To the Members of
West Broadway Development Corporation**

Qualified Opinion

We have audited the financial statements of West Broadway Development Corporation (the Organization), which comprise the statement of financial position as at December 31, 2018, and the statements of operations, changes in net assets and cash flows for the year then ended, and a notes to the financial statements, including a summary of significant accounting policies.

In our opinion, except for the possible effects of the matter described in the *Basis for Qualified Opinion* section of our report, the accompanying financial statements present fairly, in all material respects, the financial position of the Organization as at December 31, 2018, and the results of its operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

Basis for Qualified Opinion

In common with many not-for-profit organizations, the Organization derives revenue from fundraising activities, the completeness of which is not susceptible to satisfactory audit verification. Accordingly, verification of these revenues was limited to the amounts recorded in the records of the Organization. Therefore, we were not able to determine whether any adjustments might be necessary to contributions, excess of revenues over expenses, and cash flows from operations for the year ended December 31, 2018, current assets and net assets as at December 31, 2018.

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Organization in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with those requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified audit opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Organization's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless management either intends to liquidate the Organization or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Organization's financial reporting process.

(continues)

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements. As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Organization's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Organization to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.


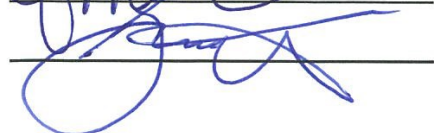
Chartered Professional Accountants
1515 One Lombard Place
Winnipeg, MB R3B 0X3
June 5, 2019

WEST BROADWAY DEVELOPMENT CORPORATION

Statement of Financial Position

December 31, 2018

	2018	2017
ASSETS		
CURRENT		
Cash	\$ 41,187	\$ 26,717
Accounts receivable (Note 5)	25,475	16,323
Prepaid expenses and deposits (Note 6)	10,693	5,818
Goods and services tax recoverable	1,568	822
	<u>78,923</u>	<u>49,680</u>
CAPITAL ASSETS (Note 7)	752,508	891,906
	<u>\$ 831,431</u>	<u>\$ 941,586</u>
LIABILITIES AND NET ASSETS		
CURRENT		
Accounts payable and accrued liabilities	\$ 23,664	\$ 28,710
Deferred contributions (Note 8)	106,915	108,733
Demand loan (Note 4)	-	213,000
Current portion of long-term debt (Note 9)	17,595	62,385
	<u>148,174</u>	<u>412,828</u>
LONG-TERM DEBT (Note 9)	410,423	413,364
DEFERRED CONTRIBUTIONS RELATED TO CAPITAL ASSETS (Note 10)	4,590	24,175
	<u>563,187</u>	<u>850,367</u>
NET ASSETS		
Unrestricted	54,200	49,175
Internally restricted (Note 12)	214,044	42,044
	<u>268,244</u>	<u>91,219</u>
	<u>\$ 831,431</u>	<u>\$ 941,586</u>


 _____ Director

 _____ Director

WEST BROADWAY DEVELOPMENT CORPORATION

Statement of Operations

Year Ended December 31, 2018

	2018	2017
REVENUES <i>(Schedule 4)</i>		
Grants	\$ 458,614	\$ 431,771
Donations	10,182	3,198
Fundraising and other	83,145	38,633
Interest	97	21
Project management fees	21,563	25,008
Amortization of deferred contributions related to capital assets	24,985	1,900
	<u>598,586</u>	<u>500,531</u>
EXPENSES		
Equipment	15,129	5,421
Insurance	10,376	7,390
Interest	19,660	2,366
Management fees	21,580	32,608
Office and supplies	10,731	7,073
Phone	4,928	4,242
Professional fees	51,432	16,459
Project expenses	140,753	145,886
Property tax	10,470	5,645
Rent	14,283	14,932
Repairs and maintenance	13,988	6,297
Salaries and benefits	232,771	228,960
Sub-contracts	15,146	8,684
Subscriptions and dues	654	305
Utilities	8,079	3,244
	<u>569,980</u>	<u>489,512</u>
EXCESS OF REVENUES OVER EXPENSES FROM OPERATIONS	28,606	11,019
GAIN ON DISPOSAL OF CAPITAL ASSETS <i>(Note 13)</i>	181,583	83,323
AMORTIZATION	<u>(33,164)</u>	<u>(7,810)</u>
EXCESS OF REVENUES OVER EXPENSES	<u>\$ 177,025</u>	<u>\$ 86,532</u>

Thank you to our supporters!



Also enormous thanks to the hundreds of local volunteers who make our efforts possible!

