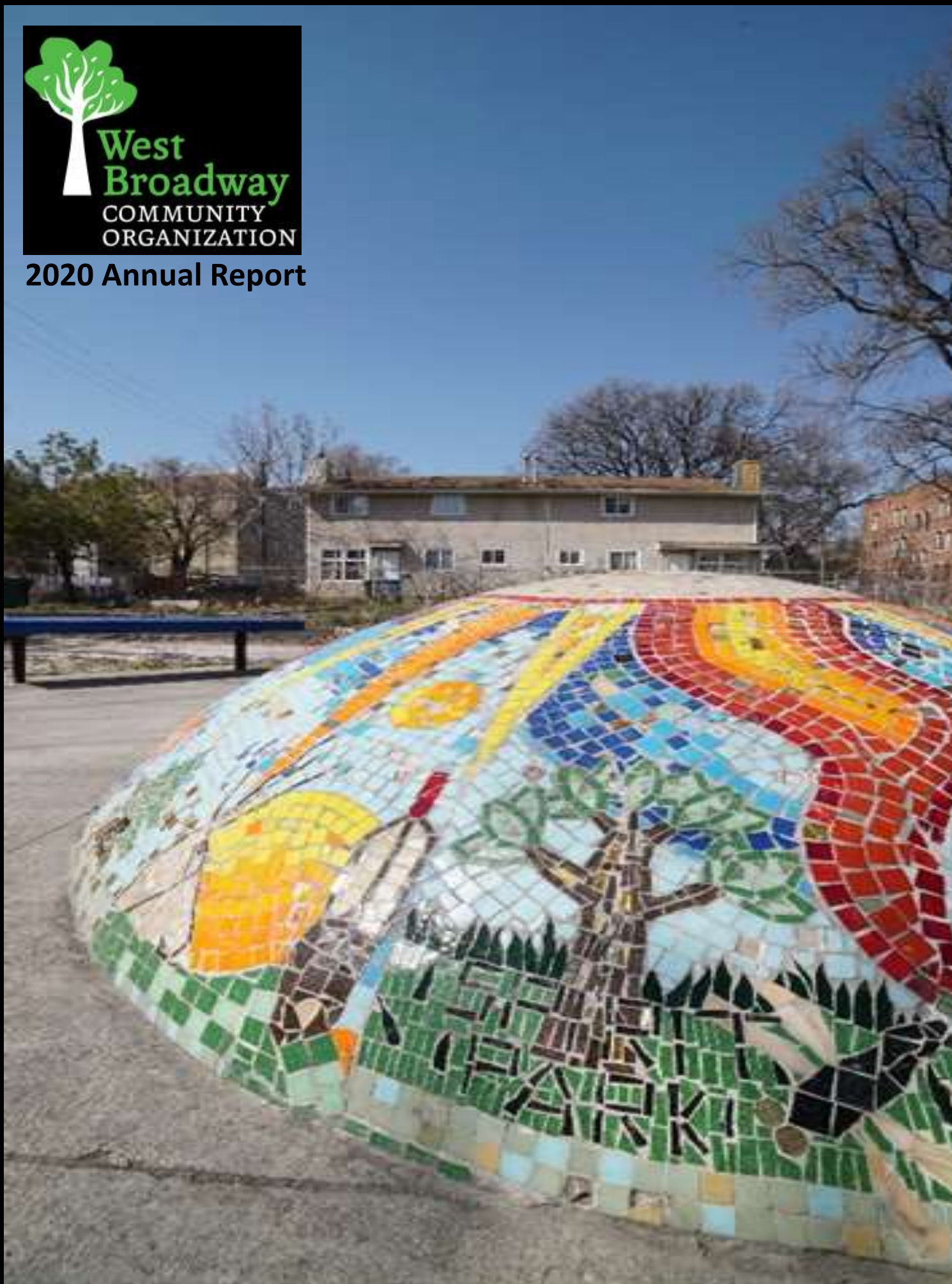




**West
Broadway**
COMMUNITY
ORGANIZATION

2020 Annual Report



West Broadway Community Organization

2020 Annual Report

TABLE OF CONTENTS

2. Table of Contents + AGM Agenda June 11, 2020
3. AGM Minutes June 12, 2019
4. Reports: Chairperson and Executive Director
5. Report—Community Safety
6. Report—Community Gardens
7. Report—Good Food Club
8. Our year in photos
10. Report—Housing
11. Report —Small Grants
12. Auditor's Report
14. Statement of Financial Position
15. Statement of Operations
16. Our Financial Partners

Board of Directors

Kendra Goertzen

Leah McCormick

Brent Mitchell

David Nickarz

Fiona Plett - Treasurer

Gillian Roy - Chair Person

Andrea Shalay

Bruce Speilman

Stacey Watson - Secretary

Annual General Meeting Agenda

Thursday, June 11 - 2020

1. Welcome and acknowledgement 6:05—6:10
2. Call to order 6:10—6:15
 - a) Motion to approve agenda
 - b) Motion to approve minutes of AGM 2019 (see next page)
3. Review of Finances 6:15—6:20
 - a) Presentation of Audited Financial statements
 - b) Motion to approve audited financial statements
 - c) Motion to approve Craig and Ross as auditors for 2020 fiscal year
4. Board of Directors—Members Election/Acclamation and Chairperson Report 6:20— 6:25
5. Executive Director's Report 6:25— 6:30
6. West Broadway Awards Ceremony 6:30— 6:40
 - a) Pillar of the Community— Resident
 - b) Pillar of the Community—Neighbourhood Partner
 - c) Outstanding Contribution—Resident
 - d) Outstanding Contribution— Neighbourhood Partner
7. Adjourned

West Broadway Community Organization Annual General Meeting Minutes
June 12, 2019 6:00 pm Gordon Bell High School

1. Welcome and acknowledgement: Greg Macpherson, Melissa Stevenson
2. Call to order: Andrea Shalay WBCO board member, meeting facilitator
Motion to approve agenda - approved
Motion to approve minutes of AGM 2018 – approved
3. Financials:
Presentation of audited financial statements: Dave Nickarz, WBCO Board Member
Motion to approve audited financial statements: Motion made by Andrea Shalay: seconded and approved.
Motion to approve Craig & Ross as auditors for the 2019-2020 fiscal year: Motion made by Andrea Shalay this motion is seconded and approved.
4. Board of Directors Report and Membership Renewal: Brent Mitchell, Board Chair
Brent thanked the staff and volunteers for their hard work over the past year. Notably the staff, as they are the heart of the organization.
Brent provided information on the open seats on the Board and the names of Board Members who are up for re-election (Gillian Roy and Stacey Watson). There are four open positions on the board for the 2019-2020 year and four acclimations.
Motion to approve acclimations made by Brent Mitchell, this motion is seconded and approved.
5. Executive Director's Report: Greg Macpherson, Executive Director
Greg Macpherson acknowledged the hard work of both WBCO staff and volunteers **over the past year and spoke about the Tenant's Support Group and the work** they have done over the past year in preventing evictions in the neighborhood.
6. West Broadway Awards: presented by Greg Macpherson and WBCO staff
Pillar of the Community Recipient (resident) – Glenda Chief
Pillar of the Community Recipient (community partner) – Linda Trono for West Broadway Community Ministry
Outstanding Contribution (resident) – Carl Mare
Outstanding Contribution (community partner) – Leah McCormick for West Broadway Biz
7. Appreciation & Adjournment:
Closing remarks given by Greg Macpherson. Acknowledgement given to all who helped to make this meeting possible. Meeting adjourned at 6:50 pm.

Report from WBCO Board Chairperson, Gillian Roy

It has been a tremendous year for West Broadway Community Organization. As the new Board Chair and long standing board member, I am very proud of the work this organization continues to accomplish. The leadership and work of our Executive Director, staff, and hundreds of volunteers helps to shape and strengthen West Broadway. Everyday I am able to walk past one of our many community gardens, to see the outcome of one of our Small Grants, to witness the hard work of our Good Food Club and Housing programs, to hear about the activities of our new Seniors Group, and to see our partnerships growing to tackle local issues.

It has been a big year for WBCO, from our move to Crossways to the planned development of 545 Broadway. I believe we have become better situated to serve the needs of West Broadway and I'm looking forward to another year!



Report from WBCO Executive Director, Greg MacPherson

As I write this, West Broadway and most of the world is several months into the COVID19 pandemic. We are also witnessing one of the most courageous, anguished and overdue civil rights outpourings in history, across the border in America, a response to the murder of George Floyd by Minneapolis police officers. A long cold winter ended late and suddenly our weather is midsummer hot, people are feeling a sense of relief for the season and many of us are feeling even more anxious for the future than we sometimes do. It's at times like this that building relationships and bringing people together takes on greater meaning; when isolation is mandated, and our inequalities and differences amplified the way forward has to include finding new ways to come together.

More than ever, I am grateful for the opportunity to work for an organization that brings so much positivity into the world. During the COVID19 shut down my WBCO colleagues adapted quickly, delivering countless Good Food Club workshops and events on-line, working with local partners to deliver food hampers for isolated households, and organizing community gardening efforts at a physical distance. WBCO's staff continually distinguish themselves with their commitment to this neighbourhood and I am inspired by their positivity and optimism, especially during this challenging period.

2019—2020 will also be remembered as the year WBCO moved into Crossways, the year we partnered with Westminster Housing Society on the future development of an affordable apartment building at 549 Broadway, the year we worked with local elder and master gardener Audrey Logan to plan for a new community permaculture garden at 545 Broadway, the year we ended a disappointing and fractious relationship with 198 Sherbrook St, and among countless other outcomes, the year we lead the West Broadway Directors Network to engage with the Manitoba Research Alliance in a process to develop a Public Health and Safety Plan for West Broadway. On behalf of WBCO staff, I am grateful to all residents and stakeholders for your continued support and investment in our work.



West Broadway's Community Safety Program

The Community Safety Program works to achieve the neighbourhood's safety and harm-reduction goals, as prioritized in West Broadway's current Five-Year Community Plan (2016-2021). Activities are organized along three fronts: Community Wellbeing (crime prevention), Active Transportation (pedestrian and cycling safety), and Capacity Building (network and relationship building)

2019 - 20 Program Highlights:

- WBCO's youth employment crew, the "Snow Team", worked throughout the winter clearing snow from high-traffic walkways, bus stops, and medical centres in West Broadway. Youth from local high schools were hired, given support to get ID and set up bank accounts, given winter work equipment, and paid
- In partnership with the West Broadway BIZ, WBCO has provided several safety audits of local businesses identifying safety and security issues and possible upgrades, and facilitated access to WB Biz Safety Grants. WBCO also distributed resources on services (e.g. shelters, meals, cold-weather resources) to businesses throughout neighbourhood, and distributed information to businesses on avoiding break-ins during the COVID-19 lockdown
- WBCO created and distributed information on safe needle disposal, posting information outdoors around the community and near sites where needles are more frequently found
- WBCO worked to support delivery work during the COVID-19 pandemic, helping deliver hampers, Good Food Club's good food boxes, and Good Food Club support packages
- WBCO was involved in various interagency community safety planning and training groups, including the Gang Action Interagency Network (GAIN), and meetings on capacity building for community organizations working in the areas of crisis response, community peacekeeping, and harm reduction
- WBCO continues to provide bed bug supplies, information, and equipment for the West Broadway neighbourhood. Over 40 residents accessed this resource in 2019
- WBCO coordinates the WB Directors Network, a collection of Executive Directors from the non-profit organizations and facilities of the West Broadway neighbourhood. This network has developed a community action plan on Public Health and Safety that will be released later in June of 2020.



Jacob Nikkel
Safety Coordinator

Thank you to our supporters and partners:

The Province of Manitoba, Manitoba Harm Reduction Network, Substance Consulting, West Broadway Bear Clan, Street Connections, Central Neighbourhoods, Wolseley Family Place, West Broadway Biz, Youth Employment Services, Jewish Foundation of Manitoba, Richlu Manufacturing, Raber Glove Manufacturing, and Gordon Bell High School

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 Green Team staff and 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 joint programming

Accomplishments in 2019:

545 Permaculture Project: Now in its eighth season, this garden, on the western side of our building at 545 Broadway, acts as a teaching garden where knowledge is shared about indigenous gardening practices. Simultaneously, it provides the community access to over 70 traditional plants that act as both food and medicine. 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!

Workshops/Events: During the 2019 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 weeding 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 feature many indigenous prairie plants. This important genetic stock provides critical habitat while bringing medicine, food, and capacity into our community

Our Supporters and Partners:

Over the course of 2019, Art City, WBYO, and Bridging the Gap held outdoor children's workshops in the kids garden, teaching about the joy and usefulness of gardening. Art City also repainted the Good Food Garden planter boxes as part of their Green Art program! Fort Whyte Farms, Winnipeg Harvest, and Prairie Flora provided swaths of knowledge and many plants to help expand on the capacities of our spaces. Last but not least, a gardening party was thrown with SNA, DMSMCA, and WBCO, which helped strengthen the relationship between these central Winnipeg communities.

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.



Luke Thiessen—WBCO Gardens Coordinator

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 2019-20, 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
- **96 members** took GFC trips to the farm
- **1100+ participants** at skill building **workshops**
- **200+ children and youth** took GFC cooking classes
- **100 participants** at monthly **Healthy Seniors and Friends** events
- **Sixteen bi-weekly indoor *Good Food Club Mini-Markets*** offered, distributing **1046 Good Food Boxes**
- **13 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
- **50 GFC volunteers helped to create and deliver 200 Alternative Holiday Hampers** for seniors, individuals, and families in need in Winnipeg's West End. **Over 8000 pounds of healthy food was distributed**
- GFC's **Valentine's Day Self-Care Self-Love Event** brought **75 participants** (mostly seniors) together for good food, social engagement, haircuts(40+), manicures, and a reminder of their personal importance to our community
- **Summertime Family Party** - Our fourth annual daylong GFC Family Fun Day provided free lunch, afternoon entertainment, health education and physical education (15 exhibitors) to **350 children, youth, and families**.



GFC Manager Ailene Deller
and GFC Assistant Nicole Sward

COVID-19 Related Programming:

- Delivered Emergency Food Hampers to at risk members in need (**120+ hampers distributed so far**).
- Facilitated 18 online workshops and events, working to decrease the effects of social isolation
- Delivered Virtual Garden Party kits including soil, seeds, and seedlings to 40 members taking part in the GFC Virtual Garden Party, which includes the free kit, online gardening support group, and online gardening workshop series
- Provided support and education related to online events to 30+ individuals

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, Heart Acres Farm, Buys Home Farm, Adagio Acres, St Benedict's Table, End Homelessness Winnipeg, Broadway Neighbourhood Centre, Crossways in Common, Northway Pharmacy, West Broadway Biz, Magic Bird Chicken, WFP 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



Good Food Club's 'LITE Holiday Hamper Drive'



West Broadway Snow Team



Good Food Club COVID19 Hamper Project



West Broadway Beading Group



**New WBCO offices
At 222 Furby St**



WBCO Staff Meeting During COVID19



**Freshly Painted Garden Boxes at Good Food Garden
(Thank you Art City!)**



Snoball attendees and Coordinator

Housing Initiatives Coordination

West Broadway Community Organization (WBCO)'s Housing Development Coordinator supports the implementation of our neighbourhood's Five-Year Housing Plan in association with local residents and housing stakeholders.

2019- 20 Housing Program Highlights:

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 workshops on Rent Assist and other benefits– 22 attended
- Two workshops on pest control– 16 attended
- Two workshops on rental rights and benefits – 15 attended
- Co-hosted one events with West Broadway Tenants Committee on tenant organizing – 15 attended



Ella Rockar, Housing Coordinator

WBCO's Property Improvement Program (PIP)

PIP disbursed \$27,687 in exterior fix-up grants in 2019, allocating eight to rental property owners and an additional 10 to homeowners. This effort leveraged \$72,500 in private investment, contributing a \$100,187 investment into West Broadway's housing stock

Housing Plan Implementation

- WBCO secured funding to develop a new Community Housing Plan (2020-2025). This process will include research into both housing and land-use considerations. The Steering Committee is comprised of a wide range of community stakeholders and began meeting in early 2020
- WBCO hosted four Housing Stakeholders Committee meetings to review development proposals, new programs, funding streams, and to discuss housing issues
- Co-chaired/attended Right to Housing's City Working Group to push for municipal housing policy that represents West Broadway's needs, particularly support and regulation for rental affordability
- Supporting West Broadway's Tenants Committee, meeting monthly to build tenant power and solidarity
- Drafted policy recommendations for the Residential Tenancies Act to improve tenant stability
- WBCO secured funding for a major research project on rooming houses in partnership with the University of Manitoba

Thank you to all our partners and supporters:

The 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

West Broadway Small Grants Program

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 2019-2020:

RECIPIENT PROJECT

WB Tenants Association	<i>Tenant Meetings and Events 2018</i>
Family Bike Jam	<i>FAM JAM</i>
Queers for Community	<i>Suicide Intervention</i>
Club House	<i>The Welcome Project</i>
WB Community Ministry	<i>Freezing but not Cold</i>
Urban Ecology Winnipeg	<i>Learning from the Land</i>
Wolseley Family Place	<i>Transition to a new home</i>
WB BIZ	<i>De-escalation Training</i>
CKUW	<i>Radio Camp</i>
WBCO	<i>Spring Clean-up</i>
WBCO	<i>Snoball</i>
WBCO	<i>Garden Boxes Compost Bins</i>
Broadway Neighbourhood Centre	<i>Community Kitchen Project</i>
WB BIZ	<i>Sherbrook Street Festival</i>
WBCO	<i>WB Snow Team</i>
Wolseley Family Place	<i>Family Nutrition Project</i>
Newcomer Service Group	<i>Intergenerational Storytelling</i>
Club House	<i>Art Supplies</i>
Sweet Prairie Greens	<i>Food Security All Year Round</i>
WB Community Ministry	<i>Public Washrooms for People</i>
Crossways in Common	<i>Signage for everyone</i>
Golden Lions of Winnipeg	<i>African History Month Celebration</i>
WB Seniors Group	<i>Beed Along With Me</i>
WBCO	<i>Tenants Support Project</i>

Manitoba





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, 2019, 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, 2019, 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 fundraising, excess of revenues over expenses, and cash flows from operations for the year ended December 31, 2019, current assets and net assets as at December 31, 2019.

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
May , 2020

WEST BROADWAY DEVELOPMENT CORPORATION

Statement of Financial Position

December 31, 2019

	2019	2018
ASSETS		
CURRENT		
Cash	\$ 9,429	\$ 41,187
Accounts receivable (Note 5)	35,548	25,475
Prepaid expenses and deposits (Note 6)	13,259	10,693
Goods and services tax recoverable	1,747	1,568
	<u>59,983</u>	<u>78,923</u>
CAPITAL ASSETS (Note 7)	715,432	752,508
	<u>\$ 775,415</u>	<u>\$ 831,431</u>
LIABILITIES AND NET ASSETS		
CURRENT		
Accounts payable and accrued liabilities	\$ 15,190	\$ 23,664
Deferred contributions (Note 8)	82,102	106,915
Current portion of long-term debt (Note 9)	18,551	17,595
	<u>115,843</u>	<u>148,174</u>
LONG-TERM DEBT (Note 9)	391,825	410,423
DEFERRED CONTRIBUTIONS RELATED TO CAPITAL ASSETS (Note 10)	-	4,590
	<u>507,668</u>	<u>563,187</u>
NET ASSETS		
Unrestricted	53,703	54,200
Internally restricted (Note 11)	214,044	214,044
	<u>267,747</u>	<u>268,244</u>
	<u>\$ 775,415</u>	<u>\$ 831,431</u>

 Director
 Director

WEST BROADWAY DEVELOPMENT CORPORATION

Statement of Operations

Year Ended December 31, 2019

	2019	2018
REVENUES <i>(Schedule 4)</i>		
Grants	\$ 451,294	\$ 458,614
Donations	9,541	10,182
Fundraising and other	94,161	83,145
Interest	100	97
Project management fees	20,080	21,563
Amortization of deferred contributions related to capital assets	4,590	24,985
	<u>579,766</u>	<u>598,586</u>
EXPENSES		
Equipment	9,331	15,129
Insurance	10,256	10,376
Interest	19,366	19,660
Management fees	20,080	21,580
Office and supplies	8,998	10,731
Phone	6,336	4,928
Professional fees	12,533	51,432
Project expenses	154,402	140,753
Property tax	10,806	10,470
Rent	21,415	14,283
Repairs and maintenance	14,662	13,988
Salaries and benefits	240,551	232,771
Sub-contracts	8,698	15,146
Subscriptions and dues	1,187	654
Utilities	9,516	8,079
	<u>548,137</u>	<u>569,980</u>
EXCESS OF REVENUES OVER EXPENSES FROM OPERATIONS	31,629	28,606
GAIN ON DISPOSAL OF CAPITAL ASSETS	360	181,583
AMORTIZATION	(32,486)	(33,164)
(DEFICIENCY) EXCESS OF REVENUES OVER EXPENSES	\$ (497)	\$ 177,025

Thank you to our supporters!



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

