

2021 ANNUAL REPORT



**West
Broadway**
COMMUNITY
ORGANIZATION

West Broadway Community Organization

2021 Annual Report

TABLE OF CONTENTS

- 2. Table of Contents
- 3. AGM Agenda June 10, 2021
- 3. AGM Minutes June 11, 2020
- 4. 2020-21 Board and Staff
- 5. 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

Annual General Meeting - Agenda

6pm - Thursday, June 10 - 2021 (via zoom)

1. Welcome and acknowledgement 6:00—6:05

2. Call to order 6:05—6:10

- a) Motion to approve agenda
- b) Motion to approve minutes of AGM 2020 (see next page)

3. West Broadway Awards Ceremony 6:10— 6:15

- a) Pillar of the Community— Audrey Logan
- b) Outstanding Partner— Klinik Community Health

4. 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 2021 fiscal year

4. Board of Directors—Members Acclamation and Chairperson's Report 6:20— 6:25

5. Executive Director's Report 6:25— 6:30

7. Adjournment

**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
 - a) Motion to approve agenda - approved
 - b) Motion to approve minutes of AGM 2018 – approved
3. Financials:
 - a) Presentation of audited financial statements: Dave Nickarz, WBCO Board Member
 - b) Motion to approve audited financial statements: Motion made by Andrea Shalay: seconded and approved.
 - c) 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 acclamations. Motion to approve acclamations 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.

2020-21 WBCO Staff

Cory Bellhouse
Aries Beltowski
Isaac Campeau
Ailene Deller
Bao Do
Carlo Enriquez
Kaylee Furber
Steve Locke
Greg MacPherson
Jacob Nikkel
Ella Rockar
Jody Ross
Jackie Roy
Anisha Saddler
Devdan Spence
Nicole Sward
Luke Thiessen

2020-21 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



CHAIRPERSON'S REPORT



Gillian Roy

It's been a challenging year. I want to recognize the tremendous amount of adaptability and care Greg and the staff have shown at WBCO. We have been able to distribute nearly 4000 emergency hampers to isolated households through the GFC and assisted over 100 isolated households in gaining access to internet service.

The board paid off the mortgage at 545 Broadway where we launched the Deer Spirit Permaculture Garden project with Audrey.

To date we have raised almost \$20K in community donations for the project. WBCO recently completed the process to create a new WB Housing Plan (2021-2026). I look forward to the results! WBCO also spearheaded the completion and launch of the WB Methamphetamine Research Process and report. You can find it, and information about upcoming events and news on our recently relaunched website <https://westbroadway.mb.ca>

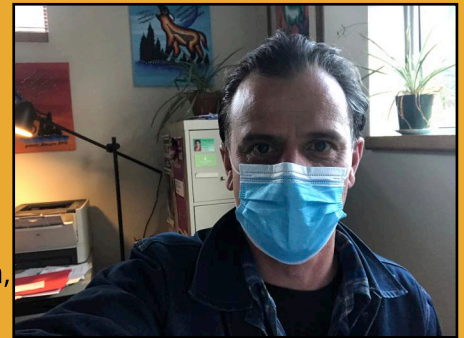
I hold optimism in my heart that we will become a stronger community and organization through this continued pandemic. I am thankful for the opportunity to engage in our neighbourhood through work, as a volunteer and long time resident. Big thanks to WBCO for their commitment to us all.

EXECUTIVE DIRECTOR'S REPORT

I draw great inspiration and comfort from the people of this neighbourhood; from friends, board members and colleagues distinguished by the generosity and care they have shown one another during this pandemic. In West Broadway, we have lost friends, businesses, jobs, time with loved ones, and many of us have lost a sense of equilibrium, with weeks of physical isolation running into months of lock down.

At WBCO, the Good Food Club's Ailene Deller and Nicole Sward worked tirelessly through all three waves of COVID-19, delivering thousands of kilograms of food, PPE, and household essentials to area residents. Housing Coordinator, Ella Rockar and Tenants Support worker, Steve Locke helped numerous renters organize, improve their tenancies and navigate the end of the Provincial eviction ban. Gardens Coordinator, Luke Thiessen squeezed a year's worth of green space programming into three months. Community Safety Coordinator, Jacob Nikkel helped residents and businesses learn about harm reduction, social justice, and staying safe by taking a caring, preventative approach. Office Coordinator, Jackie Roy sewed countless beautiful face masks for staff and volunteers, and helped WBCO navigate the ups and downs of COVID-19 with sensitivity and patience.

These 16 months have been a time of creativity and hard work, traits that have defined this neighbourhood for generations and continue to make West Broadway the best and most dynamic neighbourhood in the city. From a new website to the development of the Deer Spirit Permaculture Garden,; from the diversity of funding sources to an increased commitment to grassroots organizing, West Broadway Community Organization is stable, strong, and just like West Broadway - the sum of many extraordinary parts.



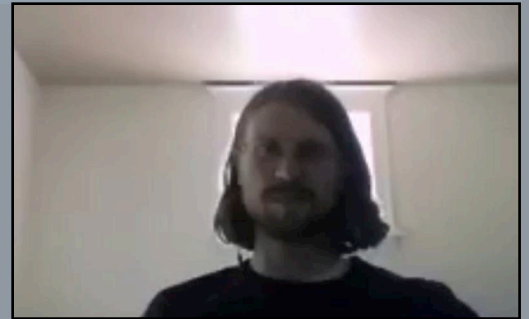
Greg MacPherson

COMMUNITY SAFETY

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)

HIGHLIGHTS FROM 2020-21

- WBCO's longstanding partnership with West Broadway Biz facilitated numerous consultations, safety audits, and resource distribution with local businesses. Proactive, thoughtful discussions were held on harm reduction, problematic substance use, homelessness, encampments, chronic poverty, bathroom use, and break-ins.
- Hosted two meetings with ten plus businesses and local politicians working to address community concerns around safety and homelessness
- In partnership with Nine Circles and the West Broadway Directors Network, conducted a West Broadway front-line services audit, highlighting existing resources and gaps, and produced a West Broadway resource guide
- WBCO's Snow Team worked throughout winter months clearing snow from high-traffic walkways, bus stops, and medical facilities. Snow Team members logged 300 hours, with groups of five youth making the neighbourhood safer for residents. Snow Team members also logged 54 hours of spring-time litter pickup!
- Purchased and distributed 80 smart-tablets to isolated residents, and set up free wifi to increase access to key services and social contact during COVID-19
- Distributed home computers and wifi to 25 local seniors, also a pandemic/isolation relief strategy
- Representing WBCO at the Winnipeg Harm Reduction Network, the Winnipeg Harm Reduction Network's Supervised Consumption Site Committee, and the Police Accountability Coalition
- Maintaining a strong relationship with the West Broadway Bear Clan, regularly collaborating on issues related to community safety and walking with the Bear Clan on patrols



Jacob Nikkel

Thank you to our supporters and partners:

Foundations Canada, The Province of Manitoba, the City of Winnipeg, West Broadway Biz, Manitoba Harm Reduction Network, West Broadway Bear Clan, Wolseley Family Place, Nine Circles Community Health Centre, Klinik Community Health, West Broadway Directors Network, Manitoba Research Alliance, the Social Planning Council, Winnipeg Trails Association,

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
- 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

HIGHLIGHTS FROM 2020-21

- Now in its ninth season, the newly named **Deer Spirit Permaculture Garden** at 545 Broadway is receiving a major overhaul. With generous donations and countless hours of hard work from community members, the transition from the west side of the property to the front of Wilson House began in 2020. This move, overseen by Elder Audrey Logan, will better showcase the traditional agricultural practices being taught at this garden, as well as providing meeting space and more substantial earth for the plants to grow in. This move is continuing in 2021, and the change thus far can be seen in the included pictures.
- **Kids Garden Overhaul:** During the 2020 growing season, WBCO partnered with Wolseley Family Place to completely overhaul the kids garden for use as an outdoor programming space. This garden acted as a great classroom and playground for the WFP kids' programs, while continuing to provide valuable greenspace and composting capacity for the West Broadway neighbourhood. We are hoping to continue this development through 2021 as time and resources permit, with the longterm goal of increasing the functionality and beauty of the space.
- While summer of 2020 saw very low COVID-19 rates locally, we limited our programming efforts to comply with distancing and health guidelines. Still, we managed to host a number of **workshops and virtual gatherings** to keep gardeners connected and to ensure West Broadway green spaces continue to be beautiful and productive.



Luke Thiessen

Thank you to our supporters and partners

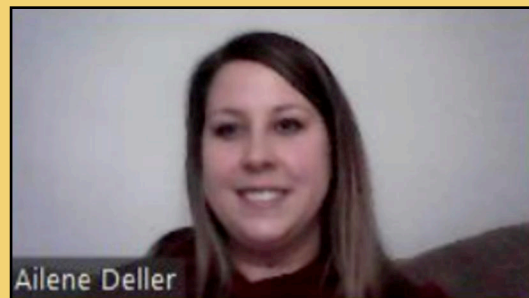
TD Friends of the Environment, the Government of Manitoba, Take Pride Winnipeg, Human Resource Development Canada. Audrey Logan, HTFC Planning and Design, J and D Penner, UWCRC, Bockstael Construction, DTS Financial, Wolseley Family Place, Art City, Living Peppers, Fort Whyte Farms, Winnipeg Harvest, Prairie Flora, and the hundreds of generous people who donated to the Deer Spirit Permaculture Garden project. Thanks you!

THE GOOD FOOD CLUB

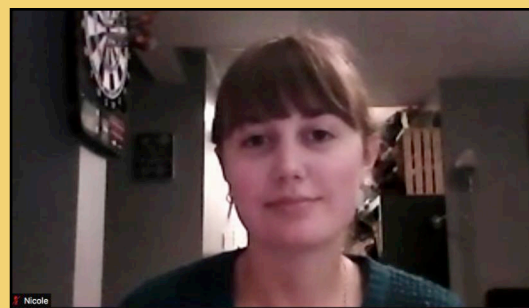
The Good Food Club (GFC) is a community-led program, an actual 'club' that is open to people of all backgrounds, mobilizing inner city residents to improve food access while addressing complex social conditions of poverty, unemployment, isolation, and chronic physical and mental illness. GFC had a very successful year in 2020-21, despite the multitude of challenges the pandemic put on our world.

HIGHLIGHTS FROM 2020-21

- **Over 1500 community members** attended **85+ VIRTUAL events and workshops**
- GFC provided **technical support and education** on 'how to' attend virtual events to 100+ individuals
- **3370 kits of healthy food, household essentials, and hygiene products distributed** to members in the form of hampers, event kits, good food boxes and farm boxes since the start of the pandemic. This is approximately 3 times that of a usual year!
- **28 Older Adults received free computers and internet access** to help them stay connected during the pandemic as part of the Connecting Older Adults at Home program
- **65 members** participated in GFC virtual farm trips
- **101 participated** at monthly virtual **Healthy Seniors and Friends events**
- **Eleven bi-weekly Good Food Box Pick up days** offered, **distributing 577 Good Food Boxes and 740 Essentials Hampers**
- **13 outdoor West Broadway Farmers' Markets** in the summer months, provided over \$12 000.00 worth of local food, countless volunteer opportunities, and employment and training opportunities



Ailene Deller



Nicole Sward

Thank you to our supporters and partners:

The Province of Manitoba, Winnipeg Foundation, Graham C. Lount Family Foundation, Local Investment Toward Employment, Assiniboine Credit union, Safe at Home Manitoba, United Way Winnipeg, Community Food Centres Canada, YMCA, Healthy Living Manitoba, Healthy Together Now, the Jewish Foundation, Waltz On In Barbershop, 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.

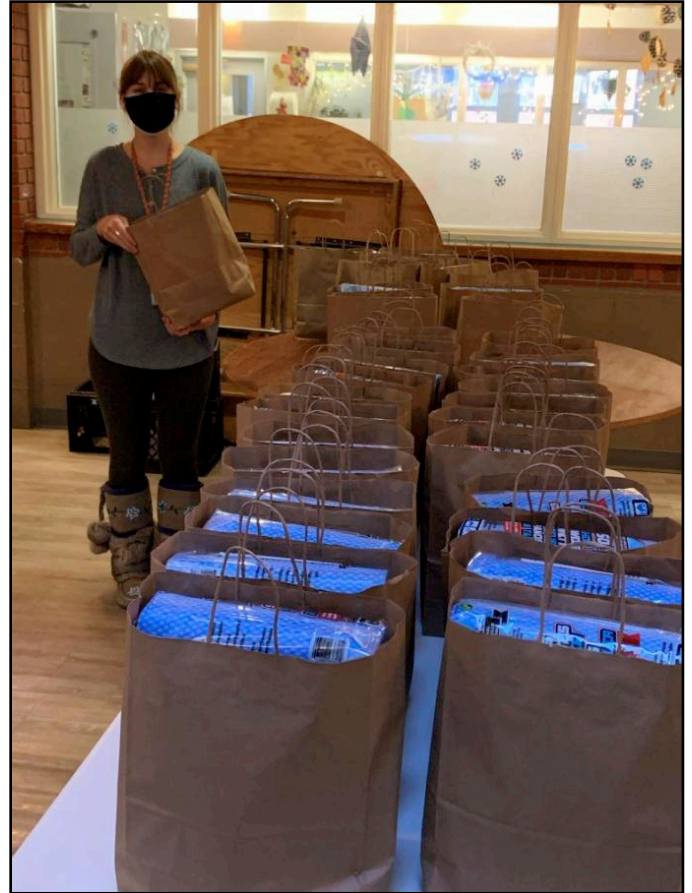
OUR YEAR IN PHOTOS



GFC Members pick up Good Food Boxes outside



2021 Snoball at Home



**Nicole, GFC Initiatives Coordinator,
with 100 'Essentials' Hampers**

Deer Spirit Permaculture Garden Transformation



May 2020

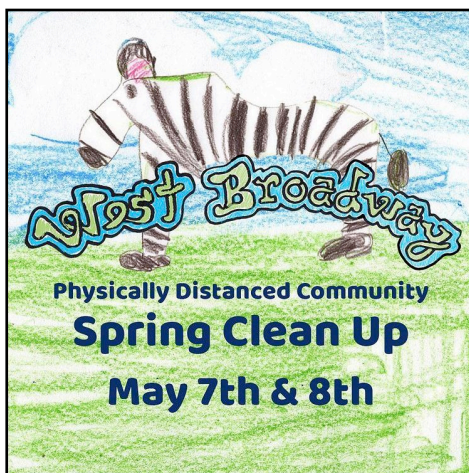


May 2021

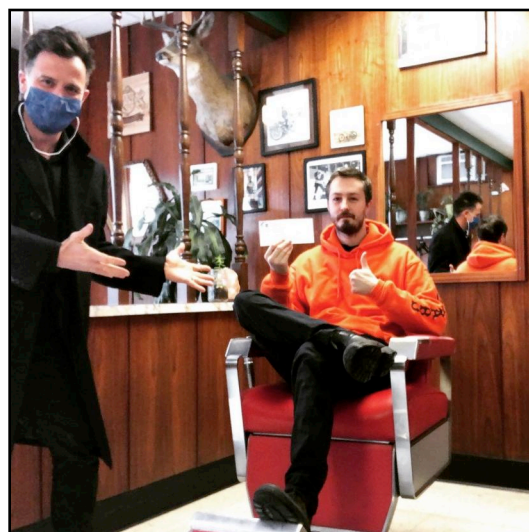
West Broadway Housing Plan 2021-2026



New Neighbourhood Housing Plan



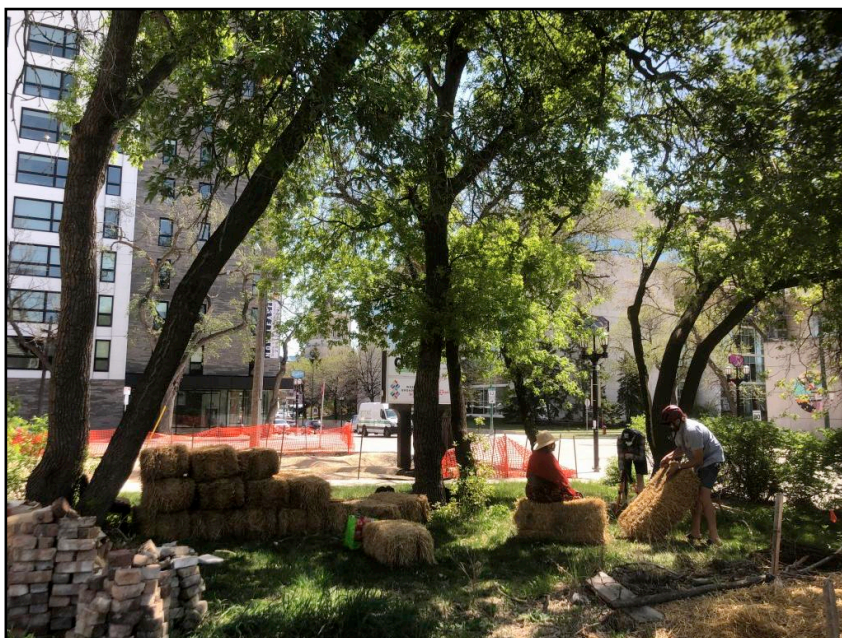
Spring Clean Up in Lock Down



'Waltz On In' Makes GFC Donation



Anisha Saddler's Send Off



Audrey Logan Interview at Deer Spirit Permaculture Garden



2021 Golden Shovel Award winner Charles Huband



GFC Manager Ailene Deller

HOUSING AND TENANT SUPPORTS

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. WBCO's new Community Housing Plan (2021-2026) is now drafted and available for review on our website!

2020-21 Housing Program Highlights

Tenancy Improvement Program

This year the Tenant Supports Program provided direct support in resource referral, eviction prevention, and housing search through over 190 one-on-one meetings with 97 residents who were either homeless or precariously housed

Workshops and Training

- Two workshops on COVID19 and housing; 25 people reached
- Six workshops on tenants' rights and tenants organizing in eviction and rent increase cases; 64 people reached
- Three RentSmart workshops on tenants' rights and responsibilities; 19 people reached
- One workshop on pests; 38 people reached
- One landlord engagement workshop; 36 people reached

WBCO's Property Improvement Program (PIP)

- During the 2020 Property Improvement Program, \$27,696.30 was disbursed.
- The Program leveraged \$57,585.17 in private investment.
- In total, 15 grants were dispersed: six grants were awarded to homeowners and nine were awarded to landlords, two of which were rooming house operators.
- Many small and local contractors, as well as local labour, continue to be used through the Program.

Thank you to all our partners and supporters:

The City of Winnipeg, Province of Manitoba, Community Housing Transformation Centre, 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



Ella Rockar

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 2020 - 2021:

APPLICANTS	PROJECTS
Wolseley Family Place	Family Programming (COVID19)
Crossways in Common	Security project
Bar None	Family Supports Project
Art City	Art City Curbside Project
WBCO	Pandemic Response Project
WBCO	Indigenous Garden Project
West Broadway Neighbourhood	2020 Spring Clean Up
West Broadway Neighbourhood	2021 Snoball Series
WB Tenants Association	Workshop/Events series
One Just City	Zyta's Café
Broadway neighbourhood	Drinking Fountain Upgrade
WB BIZ	Crisis Intervention Training
WB Directors network	Community Meth Strategy
WB Hydroponics Society	Food for the Neighbourhood
Clubhouse	Covid-19 Healthy Living Initiative
WBCO	WB Snow Team



Jackie Roy



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, 2020, 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, 2020, 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, 2020, current assets and net assets as at December 31, 2020.

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
DATE

WEST BROADWAY DEVELOPMENT CORPORATION

Statement of Financial Position

December 31, 2020

	2020	2019
ASSETS		
CURRENT		
Cash	\$ 256,095	\$ 9,429
Accounts receivable (Note 5)	60,130	35,548
Prepaid expenses and deposits (Note 6)	13,106	13,259
Goods and services tax recoverable	2,634	1,747
	331,965	59,983
CAPITAL ASSETS (Note 7)	677,383	715,432
	\$ 1,009,348	\$ 775,415
LIABILITIES AND NET ASSETS		
CURRENT		
Accounts payable and accrued liabilities	\$ 21,996	\$ 15,190
Deferred contributions (Note 8)	94,481	82,102
Current portion of long-term debt (Note 9)	3,672	18,551
	120,149	115,843
LONG-TERM DEBT (Note 9)	4,085	391,825
DEFERRED CONTRIBUTIONS RELATED TO CAPITAL ASSETS (Note 10)	17,288	-
	141,522	507,668
NET ASSETS		
Unrestricted	53,782	53,703
Internally restricted (Note 11)	814,044	214,044
	867,826	267,747
	\$ 1,009,348	\$ 775,415

Director

Director

WEST BROADWAY DEVELOPMENT CORPORATION**Statement of Operations****Year Ended December 31, 2020**

	2020	2019
REVENUES <i>(Schedule 4)</i>		
Grants	\$ 499,666	\$ 451,294
Donations	12,972	9,541
Fundraising and other	106,794	94,161
Interest	478	100
Project management fees	18,000	20,080
Amortization of deferred contributions related to capital assets	-	4,590
	637,910	579,766
EXPENSES		
Equipment	5,485	9,331
Insurance	10,174	10,256
Interest	11,708	19,366
Management fees	18,000	20,080
Office and supplies	10,850	8,998
Phone	7,660	6,336
Professional fees	49,986	12,533
Project expenses	125,287	154,402
Property tax	9,933	10,806
Rent	29,155	21,415
Repairs and maintenance	14,868	14,662
Salaries and benefits	299,593	240,551
Sub-contracts	10,795	8,698
Subscriptions and dues	3,323	1,187
Utilities	11,049	9,516
	617,866	548,137
EXCESS OF REVENUES OVER EXPENSES FROM OPERATIONS	20,044	31,629
GAIN ON DISPOSAL OF CAPITAL ASSETS	609,658	360
AMORTIZATION	(29,623)	(32,486)
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES	\$ 600,079	\$ (497)

As a registered charity, West Broadway Community Organization receives donations and funding support from numerous partners. We are extremely proud of this work and we extend our sincerest gratitude to those who make it possible:

