



**West
Broadway**
COMMUNITY
ORGANIZATION

2023 Annual Report

West Broadway Community Organization

2023 Annual Report

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Board of Directors

Linda Siemens

Monique Olivier

Brent Mitchell

David Nickarz

Leah McCormick- Treasurer

Gillian Roy - Chair Person

Stacey Watson - Secretary

Annual General Meeting Agenda

Thursday, June 14 - 2023

- | | |
|---|------------|
| 1. Welcome and land 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 2022 (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 review new auditors for the 2023-24 fiscal year | |
| 4. Board of Directors Report | 6:20— 6:25 |
| 5. Executive Director's Report | 6:25— 6:30 |
| 6. Presentation of the 2023-2027 West Broadway Community Plan | 6:30— 6:40 |
| 7. New WBCO Bylaws | 6:40— 6:45 |
| a) Motion to adopt new bylaws | |
| | 6:45— 6:50 |
| 6. West Broadway Pillar of the Community Award | |
| 7. Adjourned | |

Adjournment and thanks for coming!

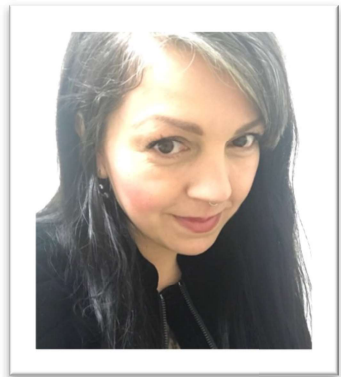
West Broadway Community Organization Annual General Meeting Minutes
June 16, 2022 6:00 pm via Zoom

1. Welcome and acknowledgement: Greg Macpherson, former WBCO Executive Director welcomed everyone to the 25th annual WBCO AGM with a land acknowledgement.
2. Call to order: Greg Macpherson, former WBCO Executive Director & meeting facilitator
 - a) Motion to approve agenda: moved by Greg Macpherson, seconded by Tim Higgins. Motion to approve agenda, carried.
 - b) Motion to approve minutes from June 11, 2021 AGM: moved by Greg Macpherson, seconded by Ingrid Bolbecher. Motion to approve minutes from June 11, 2021 AGM, carried.
3. Review of finances:
 - a) Presentation of audited financial statements: Leah McCormick, WBCO Treasurer - WBCO remains in good financial standing. A small and expected deficit is present. WBCO will undertake the process of reviewing current auditors and determine whether new auditors are needed.
 - b) Motion to approve audited financial statements as presented: moved by Leah McCormick, seconded by Ingrid Bolbecher. Motion to approve audited financial statements as presented, carried.
 - c) Motion to review auditors for the 2022-23 fiscal year: moved by Leah McCormick, seconded by Gillian Roy. Motion to review auditors for the 2022-22 fiscal year, carried.
4. Board of Directors Members Election, Acclamation and Chairperson Report: Gillian Roy, WBCO Chairperson
 - a) Members Election & Acclamation: Greg Macpherson, former WBCO Executive Director - members with terms ending, seeking re-election are: Leah McCormick (Treasurer), Gillian Roy (Chair), Stacey Watson (Secretary). New members seeking election are: Linda Siemens and Greg Macpherson. Outgoing member Bruce Speilman (regrets) is recognized for his outstanding commitment to WBCO. Motion to approve all members by acclamation made by Greg Macpherson, seconded by Jennet Pidgeon. Motion to approve all members as acclaimed, carried.
 - b) Chairperson Report: Gillian Roy – Gillian thanked staff and board for their work over the past year. Gillian recognized the work both Ella Rockar and Ailene Deller did to carry the organization during a large transition.
5. Introduction of new Executive Director Patrick Krawec – Patrick provided information on former work and accomplishments. Patrick looks forward to this new role and working alongside WBCO staff, board, community members and volunteers.
6. West Broadway Awards Ceremony: presented by Greg Macpherson, former WBCO Executive Director - Pillar of the Community Recipients are: Vinh Huynh, Principal Gordon Bell High School and Peter Correia, Principal Mulvey School. Recipients are recognized for their outstanding work and dedication to the West Broadway community.
7. Meeting Adjourned - 6:43 pm.

Report from WBCO Board Chairperson, Gillian Roy

I want to first acknowledge the tremendous work and dedication of the staff, volunteers, and board of directors at WBCO. This past year we underwent significant changes in our organization. The board volunteered their summer holidays, evenings and even some early mornings to ensure the organization would flourish through change. We welcomed Kelly Frazer into the Executive Director position and Ailene Deller moved to Good Food Club Director. The leadership team has steadied WBCO while continuing programming and community engagement, including the development and launch of the new WBCO Community Plan, and the sale of 545 Broadway to Rainbow Resource Centre.

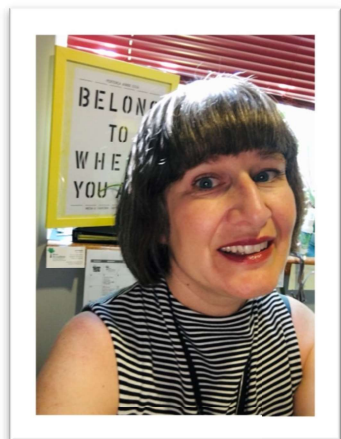
This year I will be stepping down as Chair of the Board. It was a difficult but needed decision as I transition into a new role in my professional life. I will continue to be a dedicated community member, volunteer and supporter of WBCO, as this is one place I will always belong. See you out and about.



Report from WBCO Executive Director, Kelly Frazer

When I stepped into the role of Executive Director last August, West Broadway Community Organization was in the process of navigating a safe return to in-person programming. After just over two years of supporting the community through emergency needs packages, socially distanced Good Food Box pickups/markets, online programming and continued in-person eviction prevention supports, WBCO reintroduced large scale community-wide events, such as Snoball and a fully integrated Spring Clean Up. It was an amazing feeling to gather in our community spaces once again!

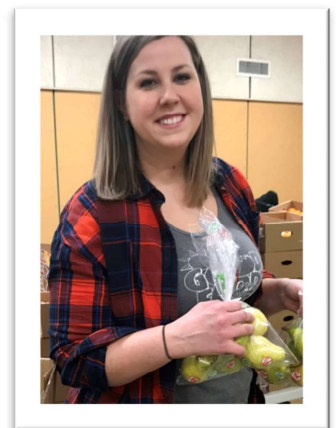
Covid-19 raised many challenges in West Broadway but with excellent WBCO staff, dedicated community volunteers and fantastic partner organizations in the neighbourhood, the outlook is bright for our small and vibrant community. The staff and board of WBCO are proud of the programming we have introduced over the past year, such as the Harm Reduction Outreach Project or the (soon-to-be-launched) new and improved West Broadway Farmer's Market, and are feeling optimistic about the year ahead.



Report from Good Food Club Director, Ailene Deller

It has been a very busy year for the Good Food Club and I am so proud of our staff, volunteers, students, and community members for working so hard to make it all happen. Much thanks and appreciation is owed to Good Food Club Coordinator, Nicole Sward, who has worked tirelessly throughout the pandemic to ensure our members continued to have access to affordable food choices, relevant information, and important social activities aimed at decreasing the isolation so many of us have felt during this time. Her strength, determination, profound kindness, and genuine care for Good Food Club members can be seen through her work every single day.

After what has felt like a lifetime of covid precautions and event modifications, The Good Food Club was so happy to have been able to return to in-person programming for a number of our events this spring. Our Valentine's Day Self-Care Day, Spring Tea, and Birthday Party for Everyone saw people come out in waves, with smiling faces, open hearts, and a sense of excitement that we haven't seen in such a long time. It finally feels like our beloved West Broadway again, and I can't wait to continue serving this beautiful community.



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 (2023-2027). Activities are organized along four fronts: Community Wellbeing (crime prevention), Active Transportation (pedestrian and cycling safety), Capacity Building (network and relationship building) and Harm Reduction (supporting unhoused community members).

2022 - 2023 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, provided with job training and paid for their labour.
- An important initiative for WBCO's Safety Program in 2022 was the creation of a Harm Reduction Outreach Project. Thanks to this project, an outreach team conducts harm reduction walks in the neighbourhood multiple times a week to distribute food, basic needs items and safer drug use supplies. The team also conducts regular needle sweeps as they work.
- 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 was involved in various interagency community safety planning and training groups, including the Winnipeg Network of the Manitoba Harm Reduction Network 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.
- 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 continues to work on inter-organizational initiatives to help enhance the work done in the neighbourhood to support vulnerable populations.



**Jacob Nikkel, Safety Coordinator and
Lauren James, Harm Reduction Worker**

Thank you to our supporters and partners:

The Province of Manitoba, Health Canada, Manitoba Harm Reduction Network, Substance Consulting, West Broadway Bear Clan, Street Connections, Central Neighbourhoods, Acorn 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 2022:

545 Permaculture Project: WBCO continued to manage gardening activities at the Deer Spirit Permaculture Garden where over 70 traditional plants that act as both food and medicine for the community. Due to construction at the site, the garden is temporarily closed and tentatively scheduled to reopen in 2024. Until that time, Indigenous permaculture teaching have been moved to Spirit Park at 200 Young Street. Our thanks to Traditional Ecological Knowledge Keeper Audrey Logan, who continues to share these teachings in the community.



Anna Woodman—WBCO Gardens Coordinator

Workshops/Events: During the 2023 growing season WBCO hosted three educational workshops, over 20 work parties, and numerous committee meetings for the members of each garden team. From infrastructure repairs to weeding parties, community meals in public greenspaces to workshops related to permaculture and other topics, 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

Youth Programming: For many years, WBCO has supported youth learning about growing and food production. To this end, over the past year we have been working with community partners and community gardeners to redevelop the Good Food Garden as a site that focuses on providing learning opportunities for youth.

Our Supporters and Partners:

Art City, Acorn Family Place, Broadway Neighbourhood Centre, Fort Whyte Farms, Winnipeg Harvest, Slow River Gardens, Take Pride Winnipeg, TD Friends of the Environment, Community Foundations Canada, the Government of Manitoba, the City of Winnipeg and the Government of 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 2022-23, 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 **3500** community members attended Good Food Club programming and events
- **325 participants** at 26 skill building workshops
- **465 participants** at 35 social events
- **16 bi-weekly indoor *Good Food Club Mini-Markets*** offered, distributing 916 Good Food Boxes
- **12 outdoor *West Broadway Farmers' Markets*** in the summer months, distributing 494 Farm Boxes.
- **100 LITE Holiday Hampers** distributed and 10 Holiday Hamper Packing Positions created
- **400+ lunches** provided at the *Snoball Winter Carnival*, and **200+ lunches** distributed at the *Spring Clean Up*
- 11 cooking classes with **118 participants**
- 10 Indigenous Storytelling Sessions with **80 participants**
- 2 Virtual Farm Trips with **23 participants**
- 2 Virtual Community Dinners with **600 servings**
- 36 Accessible Exercise Classes with **229 participants**

Thank you to our supporters and partners:

The Province of Manitoba, Winnipeg Foundation, Graham C. Lount Family Foundation, Local Investment Toward Employment (LITE), Mazon Canada, Assiniboine Credit Union, YMCA, Healthy Living Manitoba, Healthy Together Now, Jewish Foundation, Slow River Gardens, Adagio Acres, St Benedict's Table, End Homelessness Winnipeg, Broadway Neighbourhood Centre, Crossways in Common, Northway Pharmacy, West Broadway Biz, Hildegard's Bakery, Acorn Family Place and the hundreds of GFC members and volunteers who make the Good Food Club great.



GFC Manager Ailene Deller and GFC Coordinator Nicole Sward



Good Food Club members with LITE Holiday Hampers

OUR YEAR IN PHOTOS



West Broadway 2023 Snoball Winter Carnival



The Harm Reduction Outreach Team in action



West Broadway Snow Team



Sahar—West Broadway Green Team, Summer 2023



Jackie Roy, WBCO Office Coordinator



Aboriginal School of Dance performing at the Spring Clean Up



Sunflowers at the Deer Spirit Permaculture Garden



Good Food Club Volunteers on a box day



Dogsled rides at the Snoball Winter Carnival

Housing Programs

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.

2022- 2023 Housing Program Highlights:

Tenancy Improvement Program

The Tenancy Improvement Project continues to offer accessible consultation, advocacy, and systems navigation to help stabilize and improve tenancies, and to prevent evictions.

Workshops and Outreach

- RTB Workshop on Tenant Rights and Responsibilities.
- Weekly tenant support outreach provided to community partner, Acorn Family Place.



Leon Kananga, Tenant Advisor



Carlos Sosa, Tenant Organizing Project Coordinator

WBCO's Property Improvement Program (PIP)

PIP disbursed over \$18,000 in exterior fix-up grants in 2022 allocating six to rental property owners and an additional four to homeowners. This effort leveraged over \$64,000 in private investment, contributing a more than \$82,000 investment into West Broadway's housing stock.

Tenant Organizing Project

The Tenant Organizing Project works to empower tenants to protect and promote decent, safe, secure and affordable housing and to increase tenants' knowledge of their rights and their leadership skills.

Community Development Worker

This eviction prevention focused program, offered jointly with community partner Westminster Housing Society, helps to connect tenants to one another and to resources within the community. It increases participation within the community and builds capacity for individual participants.

Housing Plan Implementation

- WBCO secured funding to develop a new Community Housing Plan (2020-2025).
- WBCO hosted four Housing Stakeholders Committee meetings to review development proposals, new programs, funding streams, and to discuss housing issues.
- Supporting West Broadway's Tenants Committee, meeting monthly to build tenant power and solidarity.



Christine Brandt, Community Development Worker

Thank you to all our partners and supporters:

The City of Winnipeg, Province of Manitoba, Institute of Urban Studies, Acorn 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

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, 2022, and the statements of operations, changes in net assets and cash flows for the year then ended, and 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, 2022, 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 revenue, excess (deficiency) of revenues over expenses, and cash flows from operations for the year ended December 31, 2022, current assets and net assets as at December 31, 2022.

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, 2023

WEST BROADWAY DEVELOPMENT CORPORATION

Statement of Financial Position

December 31, 2022

	2022	2021
ASSETS		
CURRENT		
Cash	\$ 1,328,318	\$ 238,140
Accounts receivable (Note 5)	51,644	58,460
Prepaid expenses	5,451	12,784
Goods and services tax recoverable	4,722	4,410
	<u>1,390,135</u>	<u>313,794</u>
CAPITAL ASSETS (Note 6)	<u>57,247</u>	<u>668,335</u>
	<u>\$ 1,447,382</u>	<u>\$ 982,129</u>
LIABILITIES AND NET ASSETS		
CURRENT		
Accounts payable and accrued liabilities	\$ 22,255	\$ 30,029
Deferred contributions (Note 7)	85,294	98,436
	<u>107,549</u>	<u>128,465</u>
NET ASSETS		
Unrestricted	50,789	39,620
Internally restricted (Note 8)	<u>1,289,044</u>	<u>814,044</u>
	<u>1,339,833</u>	<u>853,664</u>
	<u>\$ 1,447,382</u>	<u>\$ 982,129</u>

Director

Director

WEST BROADWAY DEVELOPMENT CORPORATION

Statement of Operations

Year Ended December 31, 2022

	2022	2021
REVENUES <i>(Schedule 4)</i>		
Grants	\$ 507,081	\$ 506,666
Donations	19,460	11,622
Fundraising and other	48,895	109,761
Interest	2,685	511
Project management fees	28,700	19,900
	<u>606,821</u>	<u>648,460</u>
EXPENSES		
Equipment	3,966	17,638
Insurance	11,761	13,626
Interest	-	102
Management fees	28,700	19,900
Office and supplies	9,832	10,521
Phone	4,033	21,567
Professional fees	20,859	23,945
Project expenses	133,027	126,836
Promotions	-	630
Property tax	2,492	9,715
Rent	27,495	24,654
Repairs and maintenance	5,034	29,889
Salaries and benefits	327,880	317,087
Sub-contracts	10,792	9,369
Subscriptions and dues	2,046	1,289
Utilities	6,384	9,607
	<u>594,301</u>	<u>636,375</u>
EXCESS OF REVENUES OVER EXPENSES FROM OPERATIONS	12,520	12,085
GAIN ON DISPOSAL OF CAPITAL ASSETS	477,779	1,200
AMORTIZATION	(4,130)	(27,447)
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES	\$ 486,169	\$ (14,162)

Thank you to our supporters!



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

