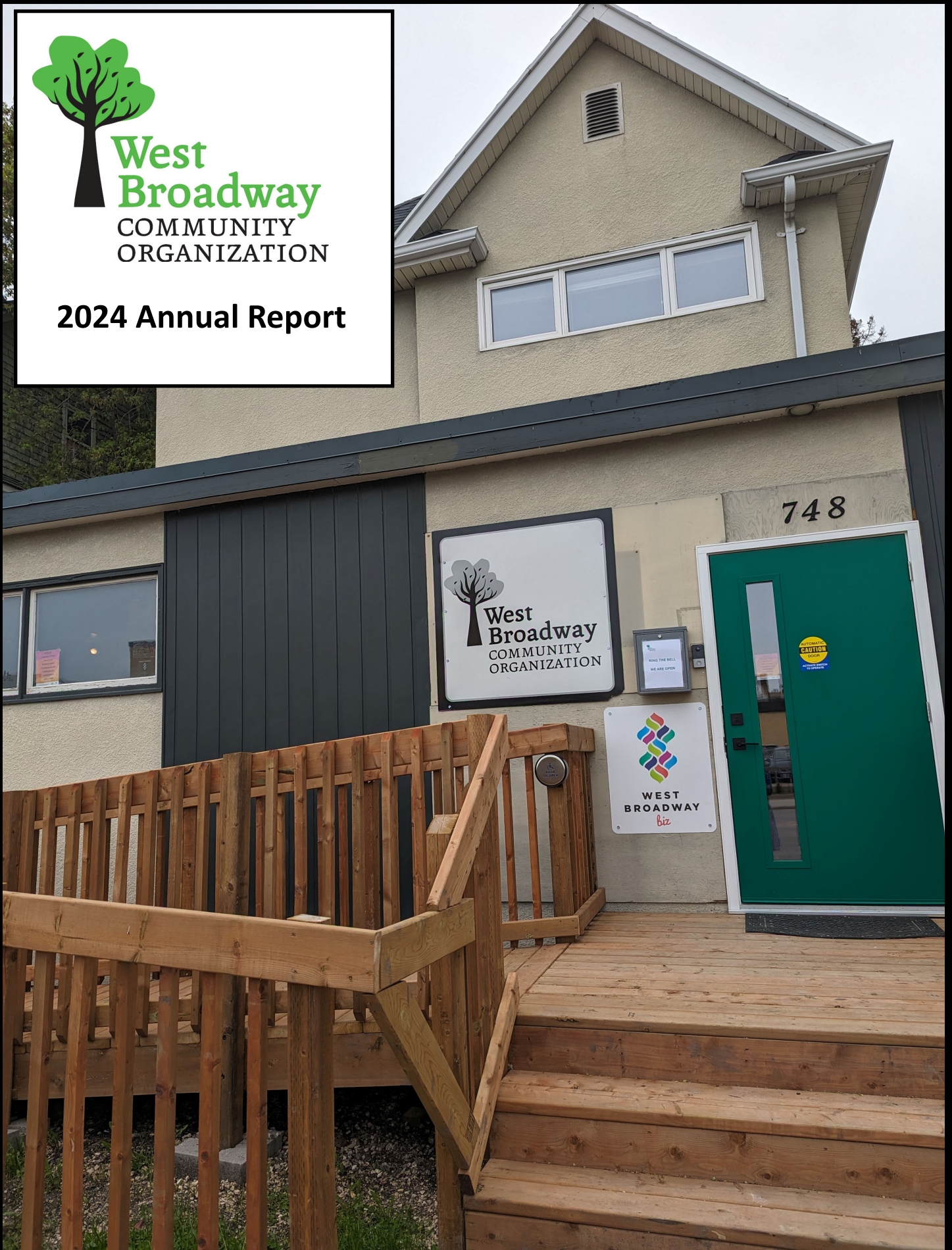




**West
Broadway**
COMMUNITY
ORGANIZATION

2024 Annual Report



West Broadway Community Organization

2024 Annual Report

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Board of Directors

- Gillian Roy
- Monique Olivier
- David Nickarz
- Kanak Kulhari
- Leah McCormick- Treasurer
- Linda Siemens- Chair Person
- Stacey Watson - Secretary

Annual General Meeting Agenda

Thursday, June 13 - 2024

- | | |
|--|------------|
| 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 2023 (see next page) | |
| 3. Review of Finances | 6:15—6:20 |
| a) Presentation of Audited Financial statements | |
| b) Motion to approve audited financial statements | |
| 4. Board of Directors | 6:20— 6:30 |
| a) Chairperson Report | |
| b) New member acclamation | |
| c) Nomination of new member | |
| 5. Executive Director’s Report | 6:30— 6:35 |
| 6. Community Land Trust Introduction | 6:35— 6:40 |
| 7. West Broadway Pillar of the Community Award | 6:40—6:45 |
| 8. Adjourned | |

Adjournment and thanks for coming!



**West Broadway Community Organization Annual General Meeting Minutes
June 14th, 2023 6:00 pm Gordon Bell High School**

1. Welcome and acknowledgement: Stacey Watson, Secretary, WBCO Board of Directors welcomed everyone to the 26th annual WBCO AGM and gave a land acknowledgement.
2. Call to order: Stacey Watson, former & Secretary, WBCO Board of Directors meeting facilitator
 - a) Motion to approve agenda: moved by Stacey Watson, seconded by WBCO community member. Motion to approve agenda, carried.
 - b) Motion to approve minutes from June 16, 2022 AGM: moved by Leah McCormick, seconded by WBCO Community Member. Motion to approve minutes from June 16, 2022 AGM, carried.
3. Review of finances:
 - a) Presentation of audited financial statements: Leah McCormick, WBCO Treasurer - WBCO remains in good financial standing. Questions were asked about money raised for development at Deer Spirit Garden. The project is now on hold, and may or may not be restarted. Kelly Frazer, WBCO Executive Director explained the money was raised through a GoFundMe account and cannot be returned to the donors. Kelly and WBCO will work with Audrey Logan, Deer Spirit Garden founder, to find the right solution for the use of these funds.
 - b) Motion to approve audited financial statements as presented: moved by Leah McCormick, seconded by WBCO Community Member. Motion to approve audited financial statements as presented is carried.
 - c) Motion to approve auditors for the 2023-24 fiscal year: moved by Leah McCormick, seconded by Stacey Watson. Motion to approve auditors for the 2023-24 fiscal year, carried.
4. Executive Director's Report – Kelly Frazer, WBCO Executive Director provided a report. Kelly thanked staff and volunteers for making it through another challenging year, with lots of change.
5. Presentation of the 2023-2027 West Broadway Community Plan – Andrea and Kernal from LAHRK Consulting presented their findings and answered questions from

community members. The 2023-2027 plan can be found on WBCO's website and hard copies are available at WBCO office by request.

- 6.** New WBCO Bylaws + motion to adopt new bylaws – Brent Mitchell, outgoing WBCO board member provided information on the changes to the bylaws. Motion to approve the updated bylaws moved by Brent Mitchell, seconded by Leah McCormick. Motion to approve the updated bylaws, carried.
- 7.** Recognition of Service – Outgoing WBCO board member Brent Mitchell is honored for his years of service and dedication to WBCO and the West Broadway Community.
- 8.** WBCO Pillar of the Community Award – award recipient Mike Maunder was unable to attend. He will be honored at another time.
- 9.** Closing remarks given by Ailne Deller.
- 10.** Meeting adjourned at 7:10 pm.

Report from WBCO Board Chairperson, Linda Siemens

I am happy to introduce myself as the new board chairperson of the WBCO. This year has been fantastic for the organization and has been filled with many changes. The staff and volunteers of the WBCO have been doing amazing work, and we thank them for it.

We've moved to our new home at 748 Broadway, where we will continue to grow our programming, have mapped out a new Strategic Plan and have welcomed the return of Housing Coordinator, Stefan Hodges. We are sadly saying goodbye to our long-standing board member, Gillian Roy, who has been with the organization since 2011, and have welcomed to the board Kanak Kulhari.

I'm looking forward to what the next year brings for us. I'm thankful for this community and all the support it gives to us. Cheers.



Report from WBCO Executive Director, Kelly Frazer

It's been a busy year and an exciting one for the West Broadway Community Organization. In March, we moved into our new location at 748 Broadway. With three times the square footage of our previous location at Crossways in Commons, this new home provides many opportunities for the organization. We look forward to supporting West Broadway residents from this location for many years to come.

Over the past year, WBCO continued to offer programming in the areas of Housing, Food Security, Community Safety, Harm Reduction, Greenspaces and the Environment and Community Organizing. In its second year, the Harm Reduction team disbursed thousands of meals, basic needs items, snacks and safer drug use supplies in addition to distributing high quality winter gear in the coldest months. Good Food Club has been working hard on bringing back farm trips for the summer of 2024 and on planning the most ambitious West Broadway Farmer's Market yet. And the Housing Department has started a feasibility study for a Community Land Trust that could preserve lower end of the market housing in the neighbourhood. I am very proud of the work done by the WBCO team and grateful to our excellent board, who support the work we do.



Report from Good Food Club Director, Ailene Deller

This past year has been an exceptional one for the Good Food Club. From the return to in person programming after a long season of online events, to the move to 748 Broadway, things are looking up!

The return of West Broadway Farmers' Market in the summer of 2023 is something to be proud of, with 40 different local vendors selling a variety of goods, knowledge building resource booths, skill building workshops and a Family Fun Day. With an average of 200+ attendees at each of the 15 events, the market was a hub of community activity. Through a partnership with Direct Farm Manitoba, and the Manitoba Community Currency Program, GFC was also able to provide \$40 000 worth of food currency to 100 families, allowing them to purchase local nutritious foods each week at the market, while also supporting Manitoba farmers.

Sending a special thanks to Good Food Club's funders, supporters, and volunteers. We could not support this beautiful community without you. Looking forward to what 2024 brings!



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).

2023 - 2024 Program Highlights:

- Launched in 2022, the Harm Reduction Outreach Project continued to flourish in 2023-24. The outreach team, supported by community volunteers, conducts harm reduction walks in the neighbourhood multiple times a week to distribute food, basic needs items and safer drug use supplies. In the first year of the program, the Harm Reduction team distributed 3,904 meals, 2,871 waters, 2,830 snack and juice packs, and 1,570 Naloxone kits, and 1,238 pairs of socks. 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.
- The Harm Reduction team supported events in the community such as *Search the Landfill* marches.
- 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 six 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 2023:

Spirit Park Revitalization: WBCO worked with Traditional Ecological Knowledge Keeper Audrey Logan in 2023 to renew Spirit Park at 200 Young Street. This work was supported in part by GoFundMe proceeds diverted from the Deer Spirit Permaculture Garden at 545 Broadway. Thank you to Audrey for all her efforts in making the garden vibrant and productive.



Anna Woodman—WBCO Gardens Coordinator

Workshops/Events: During the 2023 growing season WBCO hosted four educational workshops, over 20 work parties/permaculture gardening learning opportunities, and numerous committee meetings for 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.

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

Permaculture Teachings Videos: Working with Traditional Ecological Knowledge Keeper Audrey Logan, WBCO supported the development of a series of videos showcasing traditional Indigenous tales that provide valuable teachings related to Permaculture growing. These videos will be available to the general public free of charge and will also be made available to teachers through Winnipeg's school divisions.

Our Supporters and Partners:

Art City, Acorn Family Place, Broadway Neighbourhood Centre, Take Pride Winnipeg, Telus Friendly Future Foundation, TD Friends of the Environment, Community Foundations Canada, the Government of Manitoba, The City of Winnipeg and the Government of Canada and Red Cross 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 **5300** community members attended Good Food Club programming and events
- **300 participants** at 27 skill building workshops
- **700 participants** at 33 social events
- **16 bi-weekly indoor *Good Food Club Mini-Markets*** offered, distributing 1,236 Good Food Boxes
- **15 outdoor *West Broadway Farmers' Markets*** in the summer months, distributing \$40,000 in farm currency.
- **250 LITE Holiday Hampers** distributed and 10 Holiday Hamper Packing Positions created
- **300+ lunches** provided at the *Snoball Winter Carnival*, and **300+ lunches** distributed at the *Spring Clean Up*
- 9 cooking classes with **62 participants**
- 2 Community Dinners with **600 servings**
- 32 Accessible Exercise Classes with **178 participants**
- In-person programming included the Valentine's Day Self Care event, the Spring Tea, the Garden Party and the field trip to The Leaf.



GFC Director Ailene Deller and GFC Coordinator Nicole Sward

Thank you to our supporters and partners:

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



Dierdre (student), Nicole and Raven (volunteer)

OUR YEAR IN PHOTOS



Community volunteers at the 2024 Spring Clean Up



Open House at new location-748 Broadway



Face painting at Snoball 2024



Jackie Roy, WBCO Office Coordinator



Horse drawn wagon rides at Snoball 2024



Good Food Garden and the Community Orchard



Spring Seed Giveaway at WBCO Open House



Fire-side at Snoball 2024



GFC Seniors and Friends visit The Leaf



Free haircuts at Valentine's Day Self Care 2023

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.

2023- 2024 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. This includes weekly tenant support outreach provided to community partner, Acorn Family Place.

WBCO's Property Improvement Program (PIP)

PIP disbursed \$16,500 in exterior fix-up grants in 2023 allocating five to rental property owners and one to a homeowner. This effort leveraged over \$114,557 in private investment, contributing a more than \$130,000 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 continues to facilitate community engagement on development projects and programs, and to lend support to projects that meet housing needs described in our 2021-2026 Housing Plan.

Community Land Trust

WBCO is currently exploring the possibility of creating a new Community Land Trust to help preserve affordable housing in West Broadway.

Thank you to all our partners and supporters:

The City of Winnipeg, Province of Manitoba, End Homelessness Winnipeg, Institute of Urban Studies, Manitoba Research Alliance, Acorn Family Place, Resource Assistance for Youth, Right to Housing Coalition, Manitoba Law Foundation, and countless neighbourhood tenants, landlords, and homeowners.



Stefan Hodges
Housing Coordinator



Leon Kananga
Tenant Advisor



Christine Brandt
Community Development Worker



Amanda Emms
Tenant Organizer

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, 2023, 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, 2023, 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 of revenues over expenses, and cash flows from operations for the year ended December 31, 2023, current assets and net assets as at December 31, 2023.

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, 2024

WEST BROADWAY DEVELOPMENT CORPORATION

Statement of Financial Position

December 31, 2023

	2023	2022
ASSETS		
CURRENT		
Cash	\$ 1,038,442	\$ 1,328,318
Accounts receivable (Note 5)	14,216	51,644
Prepaid expenses	10,330	5,451
Goods and services tax recoverable	4,708	4,722
	1,067,696	1,390,135
CAPITAL ASSETS (Note 6)	416,102	57,247
	\$ 1,483,798	\$ 1,447,382
LIABILITIES AND NET ASSETS		
CURRENT		
Accounts payable and accrued liabilities	\$ 25,755	\$ 22,255
Deferred contributions (Note 7)	122,796	85,294
	148,551	107,549
NET ASSETS		
Unrestricted	46,203	50,789
Internally restricted (Note 8)	1,289,044	1,289,044
	1,335,247	1,339,833
	\$ 1,483,798	\$ 1,447,382

Director

Director

WEST BROADWAY DEVELOPMENT CORPORATION

Statement of Operations

Year Ended December 31, 2023

	2023	2022
REVENUES <i>(Schedule 4)</i>		
Grants	\$ 697,560	\$ 507,081
Donations	19,870	19,460
Fundraising and other	47,610	48,895
Interest	3,207	2,685
Project management fees	30,800	28,700
	799,047	606,821
EXPENSES		
Equipment	3,087	3,966
Insurance	8,867	11,761
Management fees	45,123	28,700
Office and supplies	16,075	9,832
Phone	10,949	4,033
Professional fees	28,243	20,859
Project expenses	183,694	133,027
Property tax	1,780	2,492
Rent	33,969	27,495
Repairs and maintenance	429	5,034
Salaries and benefits	418,371	327,880
Sub-contracts	15,961	10,792
Subscriptions and dues	4,922	2,046
Utilities	910	6,384
	772,380	594,301
EXCESS OF REVENUES OVER EXPENSES FROM OPERATIONS	26,667	12,520
GAIN (LOSS) ON DISPOSAL OF CAPITAL ASSETS	(17,501)	477,779
AMORTIZATION	(13,752)	(4,130)
EXCESS OF REVENUES OVER EXPENSES	\$ (4,586)	\$ 486,169

Thank you to our supporters!



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

