



**West  
Broadway**  
COMMUNITY  
ORGANIZATION

**2017-18 ANNUAL REPORT**

# West Broadway Community Organization Annual Report

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Desiree Blanc

Kayla Chafe

Todd Donahue

Kendra Goertzen

Sam Hagenlocher

Brent Mitchell - *Chair Person*

David Nickarz

Rachel Petkau

Fiona Plett - *President*

Hailey Primrose

Gillian Roy

Andrea Shalay

Ian Sunabacka

Jasmine Tara

Stacey Watson - *Secretary*

## Annual General Meeting Agenda Thursday, June 14 - 2018

- |   |            |
|---|------------|
| 1. Welcome and acknowledgement  | 6:10—6:15  |
| 2. Call to order  | 6:15—6:20  |
| <i>a) Motion to approve agenda</i>  |            |
| <i>b) Motion to approve minutes of AGM 2017 (see next page)</i>             |            |
| 3. Review of Finances   | 6:20—6:30  |
| <i>a) Presentation of Audited Financial statements</i>                      |            |
| <i>b) Motion to approve audited financial statements</i>                    |            |
| <i>c) Motion to approve Craig and Ross as auditors for 2018 fiscal year</i> |            |
| 4. Board of Directors Report  | 6:30— 6:35 |
| 5. Executive Director's Report  | 6:35— 6:40 |
| 6. Proposed by- law change ( <i>see handout for explanation</i> )           | 6:40—6:55  |
| 7. Pillar of West Broadway' Award   | 6:55—7pm   |

**Adjournment and thanks for coming!**

## **West Broadway Community Organization Annual General Meeting Minutes May 16<sup>th</sup>, 2017**

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**Welcome and acknowledgement:** Jasmine Tara, WBCO board member

**Call to order:** Andrea Shalay WBCO board member, meeting facilitator

Motion to approve agenda - approved

Motion to approve minutes of AGM 2016 - approved

**Financials:**

Presentation of audited financial statements – Greg Macpherson, Executive Director

Motion to approve audited financial statements – Finance Committee - approved

Motion to approve Craig & Ross as auditors for the 2017 fiscal year – Finance Committee - approved

**Board of Directors Report:** Brent Mitchell, Board Chair

Brent thanked the staff and volunteers for their hard work over the past year, work and provided a report of the work WBCO has done over the past year.

**Executive Director's Report:** Greg Macpherson, Executive Director

Greg acknowledged the hard work of both WBCO staff and volunteers over the past year. Greg spoke about the beginnings of West Broadway and the growth in this community over the past 20 years. A 20<sup>th</sup> anniversary celebration is planned for June 26<sup>th</sup> at BNC.

**Election of new Board Members:**

Explanation of process

Speeches from nominees

Silent ballot

**Guest Speaker:**

MLA Rob Altemeyer spoke to the crowd about the importance of community and to save urgent care facilities.

**Proposed By- Law Changes**

Board chair Brent Mitchell provided an explanation of the proposed changes and the reasoning behind them. Proposed changes approved.

**Pillar of West Broadway Award, Appreciation for Exiting Board Members:**

WBCO staff presented this award to Sean McKimmie. for his outstanding dedication to the West Broadway community. Outgoing board members, Choi Ho, Matthew Kreider, and Joff Schmidt were thanked for their service on the board by Greg.

**Announcement of election results:**

Greg announced the results; the following people were elected to the board: Desiree Blanc, Todd Donahue, Kendra Goertzen, Brent Mitchell, Rachel Petkau, Hailey Primrose, Fiona Plett and Andrea Shalay

**Appreciation & Adjournment:**

Closing remarks given. Acknowledgement given to all who helped to make this meeting possible. Meeting adjourned at 7:25 pm.

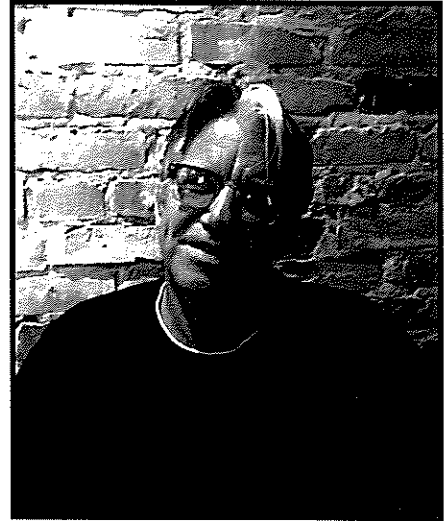
## Report from Chairperson, Brent Mitchell

On behalf of WBCO's Board of Directors I would like to thank our staff and volunteers for their continued unwavering dedication to West Broadway.

In this year, which saw us purchase and move into the heritage building at 545 Broadway, our staff and volunteers managed to carry off our programming with the same aplomb as they always have. This, despite the major disruption of added work and stress involved in clearing out our old space and moving into a new one.

Throughout the year, the staff and volunteers kept their focus on our mutual goal of making West Broadway a more just and livable neighbourhood.

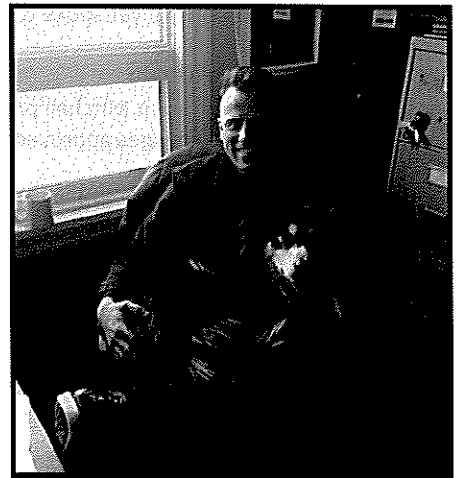
Great thanks to you all.



## Report from Executive Director, Greg MacPherson

This has been a memorable year for West Broadway Community Organization (WBCO), and I am very proud of my colleagues and our many community partners for twelve months of accomplishments and good memories. From partnering with Local Investment Towards Employment and Neighbourhoods Alive to create over twenty part time jobs for local residents, to facilitating the launch of the West Broadway Bear Clan patrol, WBCO continues to ensure resources are brought to our neighbourhood and put to the best possible use.

We worked closely with our partners at Agape Table to help ensure a healthy transition for this irreplaceable institution from its long time home at All Saints Church to its future home on Furby St. In a year of tightened budgets, WBCO maintained all core programming at the highest level possible, and saw significant increases in the number of local residents volunteering and participating in our activities. The Good Food Club now has over 1200 annual members, our Property Improvement Program (PIP) leveraged over \$40,000 in private investment towards exterior fix-ups, eleven local youth found first time employment (as well as training, identification and bank accounts!) with the West Broadway Snow Team, and both our annual Soball Winter Carnival and Spring Clean-up events were enormously successful.



2017 ended with the sale of our longtime home, the bright green house at 608 Broadway, and a move down the street into the beautiful and historic 'Klinic Building', at 545 Broadway. This move not only ensured that this heritage property would remain a community asset for years to come but facilitated the introduction of two small businesses to storefronts previously occupied by non-profits.

As always, the simple recipe for building a brighter future continues to be good people investing genuinely in one another and in their community. Over the following pages my colleagues provide highlights of their many accomplishments over the past year, please know that this represents only a fraction of their impact on West Broadway.

# West Broadway's Community Safety Program

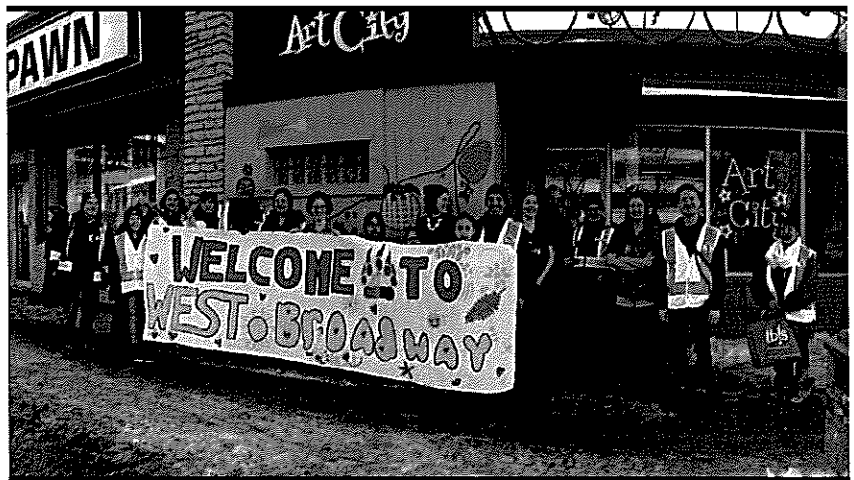
In keeping with the priorities of West Broadway's Community Plan (2016-21), WBCO's Community Safety program provides resources, relationship building opportunities, and empowering information to community members who are genuinely vulnerable and/or isolated. Activities are organized along three fronts: Community Wellbeing (crime prevention), Active Transportation (pedestrian and cycling safety), and Capacity Building (network and relationship building).

## 2017-18 Program Highlights:

- **Snow Team:** Eleven youth were hired to clear ice and snow from West Broadway's walkways, bus stops, and medical clinics. This effort also included a fee-for-service providing snow clearance to businesses and residents on a sliding scale
- Partnered with **Bear Clan Patrol Inc** to expand Bear Clan's neighbourhood safety patrols into West Broadway. Indigenous-led volunteer-based patrols now operate every Friday and Saturday evening!
- Hosted a community feast to welcome the Bear Clan Patrol into West Broadway – over 200 attendees
- Co-hosted the Annual March for Peace – in partnership with DMSMCA and SNA – over 200 attendees
- WBCO instigated a partnership with the University of Manitoba Department of City Planning and worked with a class of Masters students on a three month research project highlighting the potential for active transportation infrastructure in West Broadway
- Hosted a Harm Reduction workshop with Street Connections on the context of drug-use in Winnipeg, and strategies for improving safety in West Broadway – 14 Attendees
- Conducted several safety audits with businesses and community members, strategizing ways to address concerns
- Organized and hosted six Inner City Safety Group meetings and four steering committee meetings to address the recent spike in criminal activity, intravenous drug use, and rough sleeping in our community.



**2017-18 Snow Team**



**West Broadway welcomes the Bear Clan!**

## Thank you to our supporters and partners:

Neighbourhoods Alive!, the West Broadway BIZ, Westminster Housing Society, Gordon Bell High School, Bear Clan Patrol, Art City, Street Connections, Manitoba Housing, Klinik, Young United Church, Tim Hortons, McDonalds, and especially our wonderful Snow Team and Bear Clan members!

# West Broadway Community Gardens

West Broadway Community Organization owns and/or manages eight community gardens and several raised bed gardens at neighbouring residences. Management efforts include:

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

## Accomplishments in 2017:

**Kid's Garden Program:** Over 55 children visited the kids garden in 2017 to learn about gardening, nature and the environment

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



**Edible Trees and Shrubs of West Broadway:** Many of our 21 edible fruit trees and shrubs have been maturing beautifully. To put this into perspective, one single fruit tree such as the Dwarf Apple Tree planted in the Tot Lot can produce four bushels per year once matured for a few years – this is 180lbs of apples from just a single tree in a single year! The 10 dwarf apple trees planted last year could produce as much as 1800lbs of apples on a good year with almost no further input required! We also maintain Crabapple, Large Apple, Cherry, Hascap, Apricot Saskatoon, Gooseberry, Raspberry, Strawberry, and Wild Plum trees, all steadily growing into their full potential

**Workshops/Events:** We provided a comprehensive selection of 10 garden related events to West Broadway residents throughout the 2017 garden season with an average attendance of 11 people. These events included workshops on vermicomposting, rain barrel making, beneficial pollinators, container gardening, soil health, plant sale and give-away, plant identification walk, first time gardening, composting, and mushroom growing

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

## Thanks you Our Supporters and Partners

We currently have over **143 gardeners and volunteers working at eight sites in the community**. Also, these folks make our work possible: Art City, Mulvey School, West Broadway Youth Outreach, Resource Assistance for Youth, Broadway Neighbourhood Centre, Wolseley Family Place, Great West Life, Fort Whyte Farms, Sage Garden Greenhouse, Red Valley Plant Market, Scott's Canada, Andrew Hogue, West Broadway Biz, Clinic Community Health Centre, Green Action Centre, University of Winnipeg (EcoPIA), Manitoba Eco Network, Prairie Flora, Winnipeg School Division Newcomer Program, Winnipeg Harvest, Westminster Housing Society and the Winnipeg Regional Health Authority .

# 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 2017-18, thanks in no small part to the support and hard work of our numerous volunteer club members. Here are some of the highlights:

- **4,050 community members** attended community events where food was provided by Good Food Club
- **Three large scale community dinners** provided nourishing food, volunteer experience, and good company to **1200 people**
- 112 GFC members took **trips to the farm**
- 400+ local youth who took part in **GFC Kids Cooking**
- 50 members took part in **cooking classes**
- 140 members took part in **skill building workshops**
- 35 members attended **Safe Food Handling courses**

**Good Food Boxes & Markets:** GFC assembled and distributed 800 Good Food Boxes at 16 indoor GFC Mini-Markets this year. Over \$12 000.00 worth of healthy food! GFC also held 12 West Broadway Farmers' Markets, providing over \$7000.00 in sales

**Healthy Cooking Workshops:** GFC held ten healthy cooking classes and food related workshops for adults with 125 participants in attendance. Fourteen Kids Cooking sessions were offered this year, each with an average of 30 participants per session.

**Employment Essentials:** Eleven employment training and skill building workshops were offered this year by the Good Food Club, with 160 participants in attendance.

**Farm trips:** The Good Food Club facilitated 16 farm trips in 2017 with an average of seven participants per trip

**Summertime Family Party:** Our second annual Good Food Club Summer Fun Fest this year was a huge success! Over 280 children and their families attended this day of fun, fitness and learning.

**GFC Seniors Committee (NEW):** The GFC introduced a very popular monthly 'Healthy Seniors' Committee this year



GFC staff: Ailene, Michael, and Kelly (front), volunteer club members and 150 Good Food Boxes assembled for the Fresh Food Christmas Hamper pilot project. 300 families received hampers this holiday season!



Always popular GFC Cooking Class

## Thank you to our supporters and partners:

Neighbourhoods Alive!, the Winnipeg Foundation, the Graham C. Lount Family Foundation, Local Investment Toward Employment, Assiniboine Credit Union, the YMCA, MAFRA, Healthy Living Manitoba, Healthy Together Now, Jewish Foundation, Buys Family Farm, Broadway Neighbourhood Centre, Crossways in Common, and the hundreds of GFC members and volunteers who make the Good Food Club great.



# OUR YEAR IN PHOTOS



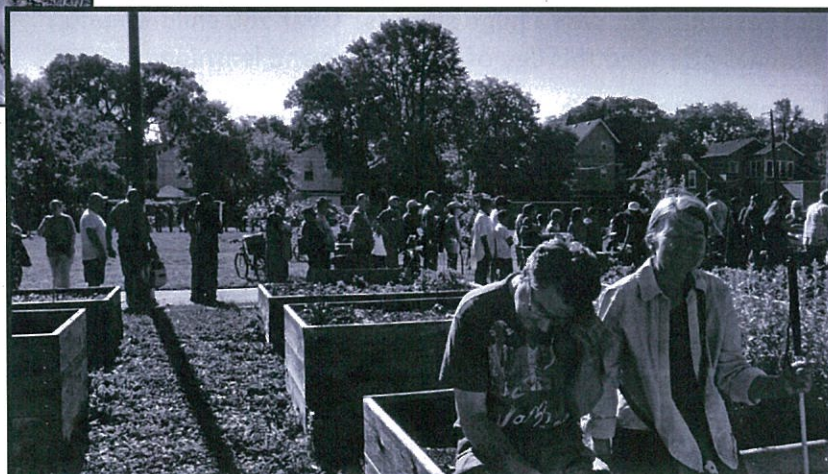
Annual West Broadway Snoball Winter Carnival



FGC Farm Trip Summer 2017

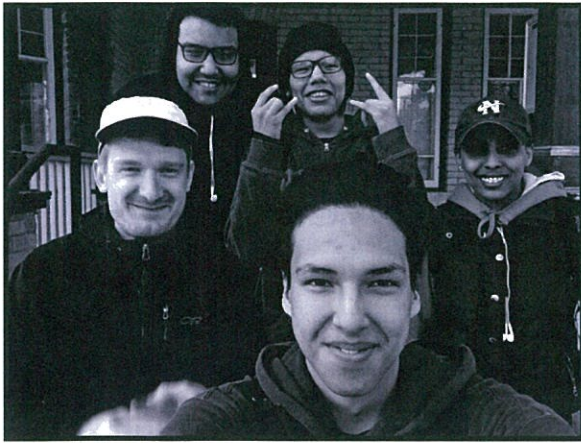


Local vendor at  
West Broadway  
Farmers Market

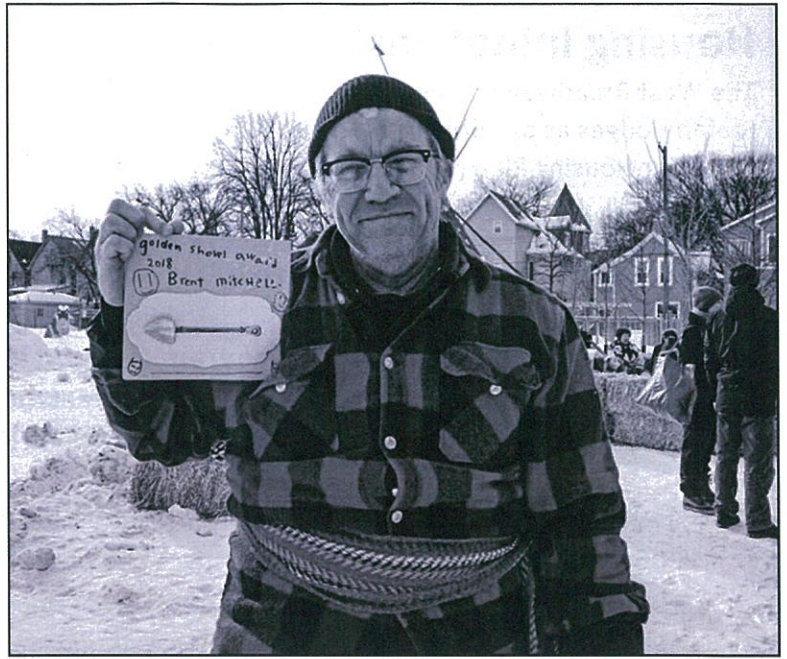


WBCO's 20th Anniversary Celebration BBQ

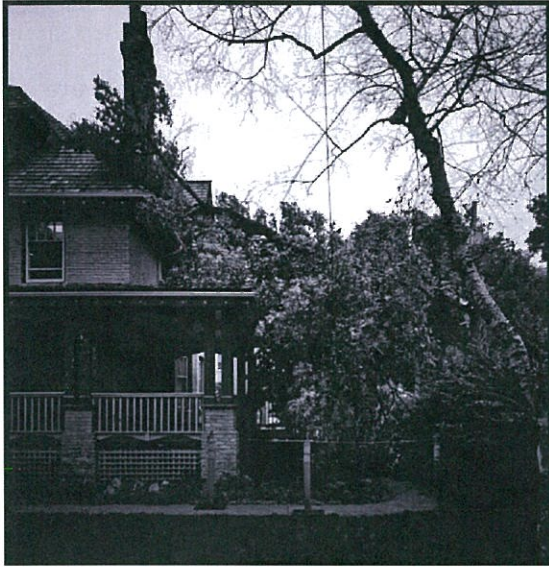




**West Broadway's Snow Team**



**Golden Shovel Award Recipient Brent Mitchell**



**A big old tree fell on our new building.  
Miraculously, there was no damage!**



**West Broadway's Annual Spring Clean-up**

## Housing Initiatives Coordination

The West Broadway Housing Department was headed by Housing Coordinators Kelly Frazer in 2017-18 and Stefan Hodges as of April 2018. The Housing Coordinator supports the implementation of West Broadway's Five-Year Housing Plan (2014-2019) in association with local residents and stakeholders

### 2017-18 Housing Highlights:

#### WBCO's Property Improvement Program (PIP)

In 2017, PIP disbursed \$21,496.95 in exterior fix-up grants, awarding 8 to rental landlords and an additional 7 to homeowners. In 2017 alone, PIP leveraged \$41,984.42 in private investment.

#### Advocacy, Education, and Resource Support for Renters and Landlords

- WBCO works to ensure that the perspectives and priorities of local property owners and tenants are upheld through membership in the West Broadway Housing Stakeholders Committee, End Homelessness Winnipeg, the Right to Housing Coalition, Winnipeg Rental Network, the Rooming House Organizing Committee, the Rooming House Task Force, and the Bed Bug Management Committee
- In 2017, WBCO helped re-launch a West Broadway Tenants' Committee. The Tenants Committee has begun to build an organizing structure for tenants to share concerns and work collectively to solve issues that affect the community at large.
- The West Broadway housing front-line workers network was launched, holding quarterly meetings for West Broadway-based housing support workers to discuss strategies and share resources.



**Stefan Hodges, Housing Coordinator**

#### Workshops and Training

- Two Eviction Prevention workshops were held at Nine Circles - 28 attended
- Tenants Rights workshop was held at Crossways in Common – 10 attended
- Resources for Seniors workshop was held at Agape Table – 22 attended
- Non-EIA Rent Assist Workshop was held at the Good Food Club Market - 12 attended
- Non-Violence Crisis Intervention training – 40 Attended
- Secondary Suites information session was held at West Broadway Community Organization – 16 attended

#### Thank you to all our partners and supporters:

City of Winnipeg, Neighbourhoods Alive!, United Way, Assiniboine Credit Union, Canadian Centre for Policy Alternatives, Institute of Urban Studies, Wolseley Family Place, Daniel McIntyre St. Matthew's Community Association, Spence Neighbourhood Association, Resource Assistance for Youth, Winnipeg Rental Network, Right to Housing Coalition, Habitat for Humanity, MLA Rob Altemeyer, Crossways in Common, West Broadway BIZ, and countless neighbourhood tenants, landlords, and homeowners.

## Small Grants 2017-18

Thanks to Neighbourhoods Alive! WBCO is able to offer small grants to support a wide variety of community development and capacity building initiatives each year. The following projects were supported in 2017-18:

### Recipient

Klinic Gardeners  
 Clubhouse of Winnipeg  
 Art City  
 Nine Circles Community Health Centre  
 Mulvey School  
 The 595/Manitoba Harm Reduction Network  
 West Broadway Business Improvement Zone (BIZ)  
 Resource Assistance for Youth, Inc.  
 CKUW  
 The WRENCH  
 Synonym Art Consultation  
 West Broadway Community Organization  
 West Broadway Community Organization  
 West Broadway Community Organization  
 Broadway Neighbourhood Centre  
 The Leaf Newspaper  
 Friends of Sherbrook Pool  
 Club House  
 Nature Manitoba  
 West Broadway Community Organization  
 West Broadway Community Organization  
 Bar None  
 West Broadway Business Improvement Zone (BIZ)

### Project

Rain Barrel Project  
 Holiday Project  
 Halloween Party and Workshops  
 Partners for Positive Change  
 Outdoor Environment Enhancements  
 Harm Reduction Map of West Broadway  
 Sherbrook Street Festival  
 Summer Wrap-Up  
 Radio Camp  
 Rolling Wrenches  
 Wall-to-Wall in West Broadway  
 Gardens Revitalization Project  
 Spring Clean-up  
 Snowball Winter Carnival  
 Skate Park Project  
 Broadly Speaking  
 Kidswim  
 The Art Group  
 Bridging the Gap  
 West Broadway Snow Team  
 Good Food Club Farmers Market  
 Prison Ride Share  
 Secondary Plan Project







May 14, 2018

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## INDEPENDENT AUDITORS' REPORT

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### To the Members of West Broadway Development Corporation

We have audited the accompanying financial statements of West Broadway Development Corporation, which comprise the statement of financial position as at December 31, 2017, and the statements of operations, changes in net assets and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

#### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these 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.

#### Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified audit opinion.

#### Basis for Qualified Opinion

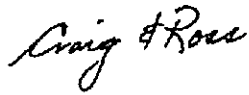
In common with many not-for-profit organizations, the Organization derives revenue from grants and donations, the completeness of which is not susceptible to satisfactory audit verification. Accordingly, verification of these revenues was limited to the amounts recorded in the records of the Organization. Therefore, we were not able to determine whether any adjustments might be necessary to contributions, excess of revenues over expenses, and cash flows from operations for the year ended December 31, 2017, current assets and net assets as at December 31, 2017.

*(continues)*



#### Qualified Opinion

In our opinion, except for the possible effects of the matter described in the Basis for Qualified Opinion paragraph, the financial statements present fairly, in all material respects, the financial position of the West Broadway Development Corporation as at December 31, 2017 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.

A handwritten signature in black ink, reading "Craig & Rose". The signature is written in a cursive, flowing style.


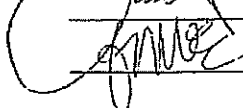
Chartered Professional Accountants

# WEST BROADWAY DEVELOPMENT CORPORATION

## Statement of Financial Position

December 31, 2017

	2017	2016
<b>ASSETS</b>		
<b>CURRENT</b>		
Cash	\$ 26,717	\$ 51,209
Accounts receivable (Note 5)	16,323	30,720
Prepaid expenses and deposits (Note 6)	5,818	6,263
Goods and services tax recoverable	822	2,005
	<u>49,680</u>	<u>90,197</u>
<b>CAPITAL ASSETS (Note 7)</b>	<u>891,906</u>	<u>179,320</u>
	<u>\$ 941,586</u>	<u>\$ 269,517</u>
<b>LIABILITIES AND NET ASSETS</b>		
<b>CURRENT</b>		
Accounts payable and accrued liabilities	\$ 28,710	\$ 54,510
Deferred contributions (Note 8)	108,733	129,980
Demand loan (Note 4)	213,000	-
Current portion of long-term debt (Note 9)	62,385	4,072
	<u>412,828</u>	<u>188,562</u>
<b>LONG-TERM DEBT (Note 9)</b>	<u>413,364</u>	<u>50,193</u>
<b>DEFERRED CONTRIBUTIONS RELATED TO CAPITAL ASSETS (Note 10)</b>	<u>24,175</u>	<u>26,075</u>
	<u>850,367</u>	<u>264,830</u>
<b>NET ASSETS</b>		
Unrestricted	49,175	(37,357)
Internally restricted (Note 11)	42,044	42,044
	<u>91,219</u>	<u>4,687</u>
	<u>\$ 941,586</u>	<u>\$ 269,517</u>

 (Chair) Director  
 (Treasurer) Director

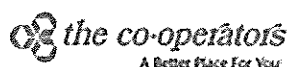
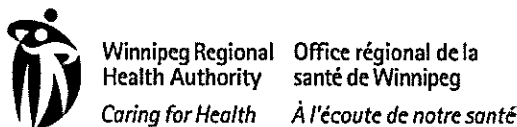
# WEST BROADWAY DEVELOPMENT CORPORATION

## Statement of Operations

Year Ended December 31, 2017

	2017	2016
<b>REVENUES (Schedule 4)</b>		
Grants	\$ 431,771	\$ 520,978
Donations	3,198	5,703
Fundraising and other	38,633	41,075
Interest	21	55
Project management fees	25,008	34,298
Amortization of deferred contributions related to capital assets	1,900	1,900
	<u>500,531</u>	<u>604,009</u>
<b>EXPENSES</b>		
Equipment	5,421	4,699
Insurance	7,390	7,042
Interest	2,366	2,368
Management fees	32,608	34,298
Promotions	-	65
Office and supplies	7,073	6,122
Phone	4,242	4,210
Professional fees	16,459	58,391
Project expenses	145,886	188,371
Property tax	5,645	5,532
Rent	14,932	13,075
Repairs and maintenance	6,297	6,696
Salaries and benefits	228,960	263,116
Sub-contracts	8,684	8,269
Subscriptions and dues	305	689
Utilities	3,244	3,442
	<u>489,512</u>	<u>606,385</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES FROM OPERATIONS</b>	11,019	(2,376)
<b>GAIN ON DISPOSAL OF CAPITAL ASSETS (Note 12)</b>	83,323	-
<b>AMORTIZATION</b>	<u>(7,810)</u>	<u>(7,956)</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES</b>	<u>\$ 86,532</u>	<u>\$ (10,332)</u>

# Thank you to our funders!



Thank you also to:

**Human Resources Development Canada**

**Healthy Living Manitoba**

And the hundreds of local volunteers who make our efforts possible

