

# WEST BROADWAY COMMUNITY ORGANIZATION

# ANNUAL REPORT

# 2025



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## Board of Directors

Kanak Kulhari

Leah McCormick (*Treasurer*)

David Nickarz

Monique Olivier (*Vice-Chair*)

Linda Siemens (*Chair*)

Stacey Watson (*Secretary*)

## Annual General Meeting Agenda

Thursday, June 12 - 2025

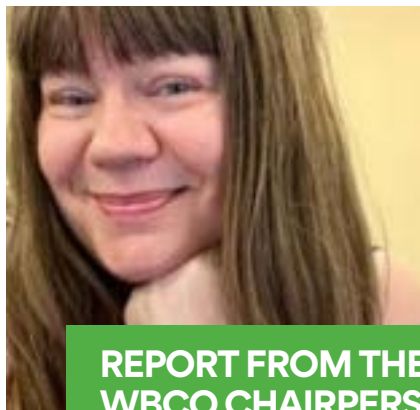
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|--|------------------|
| <b>1. Welcome and land acknowledgement</b>   | <b>6:10-6:15</b> |
| <b>2. Call to order</b>  |                  |
| a) Motion to approve agenda  | <b>6:15-6:20</b> |
| b) Motion to approve minutes of AGM 2024 (see next page)                           |                  |
| <b>3. New WBCO Bylaws</b>  | <b>6:20-6:25</b> |
| a) Motion to adopt updated bylaws  |                  |
| <b>4. Review of Finances</b>   | <b>6:25-6:30</b> |
| a) Presentation of audited financial statements                                    |                  |
| b) Motion to approve audited financial statements                                  |                  |
| <b>5. Board of Directors</b>   | <b>6:30-6:45</b> |
| a) Chairperson Report  |                  |
| b) Members' acclamation  |                  |
| c) Motion to appoint Amanda Palson and Aima Uglanova to WBCO's board of directors. |                  |
| <b>6. Executive Director's Report</b>  | <b>6:45-6:50</b> |
| <b>7. West Broadway Pillar of the Community Award</b>                              | <b>6:50-6:55</b> |

Adjournment and thanks for coming!

**West Broadway Community Organization  
27th Annual General Meeting  
June 13th, 2024, 6:00 pm Gordon Bell High School**

1. Welcome and land acknowledgement (Stacey Watson, Secretary, WBCO Board of Directors).
2. Call to order (Stacey Watson, meeting facilitator)
  - a. Motion to approve agenda - made by Stacey Watson, seconded by WBCO Community Member. Motion to approve agenda, carried.
  - b. Motion to approve minutes from June 14, 2023, AGM - made by Leah McCormick, seconded by WBCO Community Member. Motion to approve minutes from June 14th, 2023, AGM, carried.
3. Review of finances (Leah McCormick)
  - a. Presentation of audited financial statements
  - b. Motion to approve audited financial statements as presented – made by Leah McCormick, seconded by WBCO Community Member. Motion to approve audited financial statements as presented, carried.
  - c. Motion to approve auditors for the 2024-25 fiscal year – made by Leah McCormick, seconded by Stacey Watson. Motion to approve auditors for the 2024-25 fiscal year, carried.
4. Board of Directors Report (Linda Siemens) - Linda invited WBCO Community Members to visit the new space and introduced WBCO Staff. Linda thanked outgoing Chair Gillian Roy for her service and dedication to WBCO.
5. Motion to accept Kanak Kulhari to WBCO Board of Directors by acclamation (Linda Siemens) - made by Linda Siemens, seconded by WBCO Community Member. Motion to appoint Kanak Kulhari to WBCO Board of Directors, carried.
6. Nomination to WBCO Board of Directors (Stacey Watson) - WBCO Community Member Amanda Palson introduced herself. Amanda will attend the Board of Directors meetings for the 2024-25 season.
7. Executive Director's Report (Kelly Frazer) - Kelly thanked Staff and Board Members for the work during WBCO's transition to their new location. Kelly acknowledged the work of the GFC over the last 20 years. Kelly provided information and statistics on the work being done by WBCO's Harm Reduction and Housing Staff.
8. Community Land Trust Presentation (Stefan Hodges) - presentation available to WBCO Community Members upon request.
9. WBCO Pillar of the Community Award (Stefan Hodges) - Stefan honored West Broadway Community Member Karl Mare (posthumously) for his dedication to the West Broadway Community.
10. Closing remarks & adjournment (Stacey Watson).

The meeting adjourned at 7:12 pm.



### **REPORT FROM THE WBCO CHAIRPERSON**

Linda Siemens

The past year has been challenging, yet positive for WBCO. We've welcomed a new board member, Amanda Palson, and are looking forward to further board recruitment. We've sadly said goodbye to a few WBCO employees, but welcomed new staff members. The staff and volunteers have continued to provide engaging programming and needed supplies for the folks in our community, and we thank them for it. The new Community Land Trust has proven to be an exciting development and the continued growth of our West Broadway Farmer's Market is connecting us to more fresh food and community. We will continue to work hard in representing our neighbourhood. I look forward to the beautiful summer that's to come.

The past year has been an exciting one for WBCO! We have now been operating for 15 months at our new building - 748 Broadway - and the increased capacity provided by this location has been appreciated by staff and community alike. We are very proud of all the great work that has been done by the board, volunteers and staff over the past year. One important piece of planning that we have been working on is the creation of a new West Broadway Community Land Trust (CLT). We have greatly appreciated the enthusiasm and participation of community members throughout the engagement sessions as we strive to incubate a CLT that will protect and grow deeply affordable housing here in West Broadway. And we look forward to seeing where the process will take us in the year ahead.



### **REPORT FROM THE EXECUTIVE DIRECTOR**

Kelly Frazer

This year, the Good Food Club continued to make significant strides in promoting food access and community wellness across the West Broadway neighbourhood. The West Broadway Farmers' Market saw record attendance and welcomed new vendors, offering fresh, healthy foods like local vegetables, eggs, bison, pork and honey. The Good Food Box program remains ever growing, and educational workshops and social events like the Spring Tea and Valentine's Day Self Care Day are reaching more folks than ever before. Thank you to our members, volunteers, and community partners for your unwavering support of the Good Food Club. Together, we are building a stronger, more resilient food system—one that nourishes both body and community.



### **REPORT FROM THE GOOD FOOD CLUB DIRECTOR**

Ailene Deller



# GOOD FOOD CLUB (Food Security)



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 2024-25, thanks in no small part to the support and hard work of our numerous volunteer Club members.



GFC Coordinator Nicole Sward and  
GFC Director Ailene Deller

## 2024-2025 PROGRAM HIGHLIGHTS:

- Over 6,992 community members attended Good Food Club programming and events
- 276 participants at 19 skill building and wellness workshops
- 385 participants at 26 social events
- 16 Good Food Box Pick up Events with 1,260 Good Food Boxes distributed
- 2,950+ participants took part in 15 West Broadway Farmers' Markets with \$56,700 in food currency distributed to 135+ food insecure families
- 300 LITE Holiday Hampers distributed and 10 Holiday Hamper Packing Positions created
- 400+ lunches provided at Snoball Winter Carnival, and 300+ lunches distributed at the Spring Clean Up
- 2 Community Feasts with 600 servings
- 46 Accessible Exercise Classes with 325 participants
- 8 Farm Trips with 89 participants
- 5 Cooking Classes with 37 participants

**The West Broadway Farmer's Market was recognized by Lisa Naylor MLA for Wolseley in her member's statement. The West Broadway Farmer's Market is offered through a partnership between Direct Farm Manitoba and The Good Food Club.**



# WEST BROADWAY'S HOUSING PROGRAMS

In 2024, the West Broadway Housing Team included four staff who worked hard to meet objectives of the 2021-2026 West Broadway Housing Plan.

The Housing Coordinator secured project funding for our programs, and trained and supported the housing team. Through the Housing Stakeholders Group, our community successfully advocated for deeper affordability in a new development on Good Street, leveraged funding for Artemis Housing Co-op's retrofit, and provided support to a new gender-based violence shelter.

The Property Improvement Program was fully subscribed and leveraged \$69,486 in our housing stock. Our front-line services included a Tenant Advisor, who provided information on tenancy rights and responsibilities, our Tenant Support Worker, who acted as a holistic support to all residents of Westminster Housing Society, and our Tenant Organizer who worked with groups of residents to understand their rights, advocate for policy change, and find collective strategies to protect the affordability, safety, and quality of housing in West Broadway.

Together, the housing team held 14 workshops with a total attendance of 152 residents. 360 Residents received tenancy rights information and 108 residents were supported in tenant/landlord mediation. 51 evictions were either prevented or delayed and 25 safety issues were resolved.



**WBCO Summer Book Club members pose with *The Tenant Class*.**



**Community Land Trust Engagement Session**

2024 saw the start of a new Community Land Trust in West Broadway! After researching the strengths and challenges of the previous Land Trust, WBCO launched extensive community engagement and business planning for a new model that could help keep housing affordable and stewarded by the community.

## 2024-2025 Housing Program Highlights:



**Stefan Hodges**  
Housing Coordinator

### Tenancy Improvement Program (Tenant Advisor)

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

### Tenant Support 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.

### 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.

### 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.

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

PIP 2024 was fully subscribed and leveraged \$69,486 in West Broadway's housing stock.

### Community Land Trust

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



**Esther Wolfe**  
Tenant Advisor



**Amanda Emms**  
Current Tenant Support  
Worker, previous Tenant  
Organizing Project  
Coordinator



360 residents received tenancy information



108 residents were supported in tenant landlord mediation



152 residents attended 14 housing related workshops



51 evictions were either prevented or delayed



# OUR YEAR IN PHOTOS



*Spring Clean Up 2025*



*Raven Wilder, Office Coordinator*



*Community Land Trust Engagement Session*



*Cotton candy at Spring Clean Up*



*Good Food Club's Valentine's Event*



*Snoball 2025*



*The West Broadway  
Farmer's Market*





*Dominique and her artwork*



*Knowledge Keeper Audrey Logan at Spirit Park*



*Snoball 2025 organizers and volunteers*



*Hooing at Spring Clean Up*



*LITE Hamper packing day*



*WBCO staff at the Art City Parade*



*WBCO Seedling Project*



*Red Cross' Misting Station at Family Day*

# 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.



**Community Wellbeing and Safety Coordinator Jacob Nikkel and Harm Reduction Worker Lauren James**

## 2024-2025 PROGRAM HIGHLIGHTS:

- Launched in 2022, the Harm Reduction Outreach Project continued to flourish in 2024-25. The outreach team, supported by community volunteers, conducted harm reduction walks in the neighbourhood multiple times a week to distribute food, basic needs items and safer drug use supplies. In the second year of the program, the Harm Reduction team distributed over 4,600 meals, 3,700 bottles of water, 5,000 snack and juice packs, 4,000 safer drug use kits, 1,300 Naloxone kits, and 1,000 pairs of socks. The team also conducted regular needle sweeps as they worked.
- A winter support initiative launched in January 2025 saw the distribution of 65 blankets, 40 tents, 50 sleeping bags, 51 pairs of boots, 168 winter jackets, 1,533 clothing items and other essential items to the area's unhoused community members. The initiative also allowed for a Public Health Nurse to attend some of the outreach walks, resulting in 81 referrals from nurses to other health services.
- 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 providing education regarding needle pickup and supplies such as Naloxone and bottled water.
- 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.



# 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



**2024 Gardens Coordinator**  
**Anna Woodman**

## **Accomplishments in 2024:**

WBCO continued to support Traditional Ecological Knowledge Keeper Audrey Logan's work at the Spirit Park Community Garden and Permaculture Learning Site. Also, thanks to a grant from the Jewish Foundation, we were able to purchase grow lights and racks and to produce 1,175 seedlings which were distributed to community gardeners and planted in the neighbourhood's public pick plots.

## **Workshops/Events:**

During the 2024 growing season WBCO hosted 12 educational workshops, over 20 work parties/permaculture gardening learning opportunities, and helped to organize committee meetings for each community garden. 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.



**2025 Gardens Coordinator**  
**Deirdre Rooney**



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## INDEPENDENT AUDITOR'S REPORT

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### 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, 2024, 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, 2024, 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, 2024, current assets and net assets as at December 31, 2024.

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, 2024

	2024	2023
<b>ASSETS</b>		
<b>CURRENT</b>		
Cash	\$ 1,007,560	\$ 1,038,442
Accounts receivable (Note 5)	45,675	14,216
Prepaid expenses	8,702	10,330
Goods and services tax recoverable	3,646	4,708
	<u>1,065,583</u>	<u>1,067,696</u>
CAPITAL ASSETS (Note 6)	<u>469,508</u>	<u>416,102</u>
	<u>\$ 1,535,091</u>	<u>\$ 1,483,798</u>
<b>LIABILITIES AND NET ASSETS</b>		
<b>CURRENT</b>		
Accounts payable and accrued liabilities	\$ 28,354	\$ 25,755
Deferred contributions (Note 7)	173,318	122,796
	<u>201,672</u>	<u>148,551</u>
<b>NET ASSETS</b>		
Unrestricted	44,375	46,203
Internally restricted (Note 8)	<u>1,289,044</u>	<u>1,289,044</u>
	<u>1,333,419</u>	<u>1,335,247</u>
	<u>\$ 1,535,091</u>	<u>\$ 1,483,798</u>

\_\_\_\_\_  
Director

\_\_\_\_\_  
Director



# WEST BROADWAY DEVELOPMENT CORPORATION

## Statement of Operations

Year Ended December 31, 2024

	2024	2023
<b>REVENUES</b> <i>(Schedule 4)</i>		
Grants	\$ 824,295	\$ 697,560
Donations	16,184	19,870
Fundraising and other	84,064	47,610
Interest	11,594	3,207
Project management fees	28,640	30,800
	<u>964,777</u>	<u>799,047</u>
<b>EXPENSES</b>		
Equipment	3,168	3,087
Insurance	13,054	8,867
Management fees	28,640	45,123
Office and supplies	13,201	16,075
Phone	11,111	10,949
Professional fees	28,869	28,243
Project expenses	334,379	183,694
Property tax	4,177	1,780
Rent	15,863	33,969
Repairs and maintenance	6,653	429
Salaries and benefits	464,935	418,371
Sub-contracts	12,794	15,961
Subscriptions and dues	2,343	4,922
Utilities	3,048	910
	<u>942,235</u>	<u>772,380</u>
<b>EXCESS OF REVENUES OVER EXPENSES FROM OPERATIONS</b>	<b>22,542</b>	<b>26,667</b>
<b>LOSS ON DISPOSAL OF CAPITAL ASSETS</b>	<b>-</b>	<b>(17,501)</b>
<b>AMORTIZATION</b>	<b>(24,370)</b>	<b>(13,752)</b>
<b>DEFICIENCY OF REVENUES OVER EXPENSES</b>	<b>\$ (1,828)</b>	<b>\$ (4,586)</b>

# Thank you to our supporters!



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