

**Hastings Crossing Business Improvement Association
2015 Annual General Meeting
MINUTES**

**Meeting held at The Pint Public House, Pender & Abbott Streets
Thursday September 24th 2015, 5:30 PM**

1. Call to Order & Confirmation of Quorum

- Meeting called to order by board chair Jon Sharun at: 5:43pm
- Quorum achieved at 5:42pm with 24 voting members and other guests also present.
- Welcome to HxBIA Members and Guests (Special recognition of Peter Vaisbord COV BIA Program Coordinator)

2. Proof of Notice of Meeting

- Landon Hoyt, Executive Director read aloud the official HxBIA AGM notice that was mailed to members in August 2015.

3. Certification of Proxies

- One proxy: Vincent Fodero representing one of his tenants at 347 W Pender Street.

4. Approval of Agenda

- **It was moved by Coco Culbertson that the agenda be approved. Motion seconded by Heather O'Hara. Motion passed unanimously.**

5. Approve Minutes of the Previous 2014 AGM

- **It was moved by Coco Culbertson to dispense with the reading of the 2014 AGM Minutes. Motion seconded by Jennifer Johnstone. Motion passed unanimously.**

6. Welcome & Introductions

- HxBIA board chair, Jon Sharun welcomed the members and guest in attendance and acknowledged board members that were present:
 - Jon Sharun – The Pint + Chair
 - Jennifer Johnstone – Central City Foundation + Treasurer
 - Heather O'Hara – Balmoral Hotel
 - Coco Culbertson – PHS Community Services Society
 - Brenda Reid Kuecks – EcoTrust Canada
 - Maya Goodwill – HiVE Vancouver
- Jon also acknowledged board members not present at the meeting:
 - Mass Abedi – Abco Film Corporation
 - Howard Jang – SFU Woodward's
 - Matt McDougall – Mark Brand Inc (being replaced by Ash MacLeod in

the board of directors election tonight)

- Other members present included:
 - Andrew Larigakis – Larigakis Architecture
 - Anna Schmidt – Hastings Hattery
 - Anna Migicovsky – Potluck Café
 - Ash MacLeod – Mark Brand Inc
 - Beth Anne Dolan – Community Builders Foundation
 - Bobby Milroy – Pier Health
 - Brian Farlinger – Property Owner of 49 W Hastings
 - Cindy MacMillan – Anthem Properties
 - Colin Murray – Flack Hastings Properties Ltd
 - Crystal Lee – Beyond Maybe Coaching and Consulting
 - Marianne Hicks – Salvation Army-Harbour Light
 - Peter Busch – Law Office of Peter T Busch
 - Rebecca Smith – East Van Shoe Repair
 - Salim – Lukhani – Ultra Express Printing Inc
 - Stephen Finlay – ARA Mental Health
 - Tara Wilkins – Camp Tech
 - Vincent Fodera – Heatly Block Owner

Members introduced themselves roundtable style.

7. President's Message

- HxBIA Chair, Jon Sharun (The Pint) delivered a report on the past five years of activity and progress of the BIA. Jon referred to HxBIA as being one of the most challenging BIA in North America, yet noted the successes achieved with a minimal budget.
- Jon noted some key stats, including:
 - 14% increase in business licences since HxBIA began (2011-2015)
 - 60% increase in median property tax value since HxBIA began (2011-2015)
- Jon also mentioned that HxBIA continues to work on key issues of accessibility, safety, and communication to city.

8. Executive Director's Report

- Wes Regan, the outgoing Executive Director gave an overview of the past efforts made by HxBIA, and Landon Hoyt, incoming Executive Director gave an overview of the BIA's work looking forward.
- Wes spoke about the establishment of the BIA and the impact that has been made. This BIA has had a unique opportunity to include DTES local businesses into a BIA. For Wes, establishing the BIA has largely been a proof of concept. Wes noted that we've clearly seen that establishing and maintaining a BIA is possible in the Downtown Eastside, and hopes to take things to the next level now. HxBIA has worked to show ways to experience the neighbourhood in a different way and highlighted the capacity of local businesses. HxBIA has also worked to bring positive media coverage on a typically negatively covered area.
- Landon gave an overview of the outlook of HxBIA from this point forward. This included the continuation of many of the successful programs already in place, as well as further building upon the many events and public realm programs. Public

art will be a major effort going forward, as well as an increase in public safety and cleanliness programs through the partnership with Mission Possible.

- Landon also gave a brief overview of the proposed budget renewal.

9. Treasurer's Report (JENNIFER)

- HxBIA Treasurer, Jennifer Johnstone (Central City Foundation) presented the 2014-15 financial statements and the 2015-16 budget highlights.
 - Noted the budget amount carried forward is from the BIA's first budget year.
 - Noted grant money for Mission Possible partnership does not come directly through our books.
 - Professional fees are high, but there is no cheap way to do an audit.
- Jennifer confirmed that the BIA had a clean audit report from the accountant for the 2014-15 budget year and gave a brief overview of the statement of operations provided by the auditors.
- **It was moved by Coco Culbertson to approve the 2014-15 audit statements. Motion seconded by Stephen Finlay. Motion passed unanimously.**
- **It was moved by Maya Goodwill to approve Vanderluit & Associates as the HxBIA auditors for the 2015-16 budget year. Motion seconded by Ash MacLeod.**
 - Discussion regarding cost of audit being so high (roughly \$6000). Jennifer noted that this cost is actually a competitive cost for auditing a non-profit, but said that there is potential to do a limited RFP this coming year to make sure we get a competitive price.
 - **Motion passed unanimously.**

10. BIA Renewal and 2016/2017 Budget

- The renewal of the BIA and the 2016-17 budget was presented by incoming Executive Director, Landon Hoyt.
- Landon noted that this coming April, HxBIA will be celebrating its 5 year anniversary as a BIA and expressed thanks to the support from those who believed in what we could do in this neighbourhood. Despite challenges, the BIA has had the confidence and vision of a strong board, the leadership of Wes, and the support of member businesses and property owners, to form a truly unique foundation for a BIA.
- HxBIA has provided these services and programming with the smallest budget of all the BIAs in the City of Vancouver.
- HxBIA has raised the profile of the area by engaging with the community in a conversation about the future of this part of our city.
- HxBIA has partnered with and supported dozens of local nonprofits, community orgs, arts groups, and start up businesses to grow a locally focused economy centred on members of the DTES.
- **It was moved by Salim Lakhani to approve Hastings Crossing BIA for another five years. Motion seconded by Coco Culbertson. Motion passed with two opposing votes.**
- **It was moved by Jennifer Johnstone to approve the BIA budget funding ceiling of \$206,000 per year for five years, totalling \$1,030,000. Motion seconded by Coco Culbertson. Motion passed unanimously.**
- **It was moved by Jennifer Johnstone to approve the 2016-17 budget. Motion seconded by Coco Culbertson. Motion passed unanimously.**

11. Election of Directors

- Jon Sharun gave an overview of the HxBIA by-laws concerning the election of board members.
 - HxBIA has a maximum of 15 board director seats available. We currently only have 9 board members. If we are over the limit of 15 directors with additional nominees, we would need to hold an election to fill only the 15 seats.
- One nominee:
 - Devon Boorman – Academie Duello (**Standing for election**)
- With the election of Devon, this will bring the board to 10. We will not currently be over our limit, so we can approve the current board nominees for re-election and election as elected by acclamation.
- If approved, the existing board of directors will contain the following members:
 - **Jennifer A Johnstone** (Central City Foundation), Secretary/Treasurer
 - Board Membership Start Date: September 26, 2011
 - Re-elected 2013 AGM
 - Board Membership End Date: AGM 2015
 - STANDING FOR RE-ELECTION
 - **Jon Sharun** (The Pint Public House), Chair
 - Board Member Start Date: September 20, 2012
 - Re-elected 2014 AGM
 - Board Membership End Date: AGM 2016
 - **Heather O'Hara** (Balmoral Hotel)
 - Authorized Representative for Paul Sihota
 - Board Membership Start Date: February 11, 2011
 - Re-elected 2013 AGM
 - Board Membership End Date: AGM 2015
 - STANDING FOR RE-ELECTION
 - **Coco Culbertson** (PHS Community Services Society)
 - Board Membership Start Date: September 19, 2013
 - Board Membership End Date: AGM 2015
 - STANDING FOR RE-ELECTION
 - **Mass Abedi** (Abco Film Corp.)
 - Board Membership Start Date: September 20, 2011
 - Re-elected AGM 2014
 - Board membership End Date: AGM 2016
 - **Ash MacLeod**, replacing **Matt MacDougall** (Mark Brand Inc, Save On Meats)
 - Authorized Representative for Mark Brand
 - Board Membership Start Date: September 24, 2015
 - Board Membership End Date: AGM 2017
 - **Howard Jang** (Simon Fraser University, SFU Woodward's)
 - Board Membership Start Date: September 24, 2014
 - Board Membership End Date: AGM 2016
 - **Brenda Reid Kuecks** (EcoTrust Canada)
 - Board Membership Start Date: September 24, 2014
 - Board Membership End Date: AGM 2016
 - **Maya Goodwill** (HiVE Vancouver)
 - Board Membership Start Date: July 2015
 - Board Membership End Date: AGM 2017
 - **Devon Boorman** (Academie Duello)
 - Board Membership Start Date: September 24, 2015
 - Board Membership End Date: AGM 2017
 - STANDING FOR ELECTION

- **It was moved by Stephen Finaly to elect by acclamation all aforementioned Directors. Motion seconded by Salim Lakhani. Motion passed unanimously.**

12. Other Business

- Jon expressed appreciation to Wes Regan as he steps down from the Executive Director position.

13. Adjournment

- **It was moved by Coco Culbertson to adjourn the Annual General Meeting. Motion seconded by Salim Lakhani. Motion passed unanimously.**
- **Meeting adjourned at 6:42pm**