

Official Notice Strathcona BIA Special General Meeting

Date: Thursday, January 28, 2021

Format: Virtual Meeting, Hosted Online

Virtual meeting lobby opens at 8:45am
Special General Meeting begins at 9:00am

The Strathcona BIA operates on the unceded territories of the Musqueam, Squamish and Tsleil-Waututh Nations.

NOTICE IS HEREBY GIVEN

That a Special General Meeting (SGM) of the Strathcona Business Improvement Association (SBIA) is being called. The online meeting will take place on Thursday, January 28th with the virtual meeting lobby opening at 8:45am and the SGM to follow from 9:00am-10:30am.

- Call to Order, Land Acknowledgement, Introductions & Virtual Instructions
- Adoption of Meeting Rules
- In Conversation with the VPD
- SBIA Executive Director on Safety in Strathcona
- Board Resolution
- Proposed Member Resolutions
- Adjournment

What You Will Find In Your SGM Package

- SGM Official Notice and details on how to participate
- Letter from the Board and Board Proposal
- Special Member Proposals

STRATHCONA

How to participate in the SGM

To help us follow physical distancing measures and provincial health guidelines, member's are being asked to participate virtually by phone or online using a computer/tablet. The virtual SGM will be hosted on the platform GoWebinar.

In order to cast a vote at the SGM, we require all members to RSVP in advance. You can do that by emailing info@strathconabia.com or calling the SBIA office at 604-258-2727 with your name, business name, and address. Once we've confirmed your membership status you will receive a registration email that will include a unique meeting link, information on how to join and participate in the meeting, and instructions on how to test your system capabilities prior to the meeting. Members who cannot attend can assign another member-in-good-standing to act as their proxy. Please email us to request a proxy form.

The virtual meeting lobby will open at 8:45am. Members will join the meeting via the link we send you. If you join the webinar prior to the 9:00am start time you will enter into a virtual waiting room and will be notified when the SGM begins. If you join after the SGM has begun you will be automatically admitted to the meeting in progress. Once the meeting starts members will be greeted by the SBIA Board of Directors and Executive Director who will display a visual presentation and proceed through the meeting agenda.

Members are being asked to vote by show of hands using a virtual hand raising function on the platform. Instructions on how to vote will be provided to members at various times during the meeting. Results will be confirmed and announced to the membership by the Chair of the meeting.

December 18, 2020

RE: IMPORTANT BOARD COMMUNICATION

Dear Strathcona BIA Members,

The Strathcona Business Improvement Association (SBIA) has received the enclosed requisition (attached at the end of this package) from a select group of members to hold a Special General Meeting.

We had not expected to convene members so soon after our 2020 AGM in September. As your volunteer Board of Directors, however, we answer to our 800+ levy-paying members and as a non-profit Society, we are required by the Societies Act to convene our membership should a Special General Meeting (SGM) be requested by 10% of voting members.

OVERVIEW

17 society members-in-good-standing have signed on to a requisition calling for a SGM to consider changes they want made to our safety and security model, as well as where our physical office is located. As all the conditions of this requisition have been met under the Societies Act, you are receiving this official notice of a SGM to be held on Thursday, January 28th, 2021 at 9 am.

The Board of Directors has reviewed the member proposals put forward in the requisition and discussed them at length. As your elected Board of Directors, you have granted us authority and fiduciary responsibility on behalf of all SBIA members, a responsibility we take seriously as a committed and passionate volunteer board. We endeavor to integrate member feedback into our strategic planning and programming in a holistic way and for the benefit of all business and property members operating across the commercial district of Strathcona. We have a duty to listen to and consider all advice from our members, as well as an obligation to recognize when a member proposal would exclude members or be detrimental to the district or organization.

It is with this duty in mind that the SBIA Board of Directors cannot support the member proposals put forward. We will also not dismiss the feedback these members have provided. Below, we walk you through our thinking, insights, and suggested next steps.

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MEMBER PROPOSAL #1

BOARD RECOMMENDATION: NOT IN FAVOUR

As presented, this proposal would likely amount to a greater expense than what we currently pay for safety and security in the district. This proposal also, as presented, only seeks to benefit “voting members of the SBIA”. This means not all members would receive the same support or services and that only those members registered for a meeting of the society would receive all of the services laid out.

We know the choices we make regarding safety and security need to benefit all levy-paying members. The Board does not support member proposal #1 as presented and recommends members vote against it at the SGM. As your Board of Directors, it would be irresponsible on our part to support any change to safety and security in Strathcona without first taking into account the needs of all our members, and without a plan or strategy.

However, there are some tactics worth exploring in member proposal #1 as part of our larger safety & security commitment, particularly as they relate to our ongoing strategy. At the 2019 AGM, we set out to re-envision our safety model with the goal of co-creating a program that is adaptive to member needs and more responsive to the rising social, economic, and health issues in East Vancouver. The Board and SBIA have been working towards this goal ever since, while also maintaining and improving our current safety program.

Changing our safety model requires a hard look at the data. It requires research and a review of best practices. It requires partnership. And, most importantly, it requires that we continue to speak to all 800+ of our members about safety and security across the district. We are committed to listening deeply to you which is why we are launching the new annual Safety and Security district-wide survey in January 2021.

MEMBER PROPOSAL #2

BOARD RECOMMENDATION: NOT IN FAVOUR

Member proposal #2 delves into operational decisions for which our Executive Director is responsible. She has advised us that the SBIA offices are slated for redevelopment and that the work to consider an office relocation is already underway. The Board does not support member proposal #2 as presented and recommends members vote against it at the SGM. This matter is in the capable hands of our staff who will ensure the SBIA office location is based in the Strathcona community and is affordable and accessible by members.

BOARD PROPOSAL

It's important to note that under the Societies Act, member proposals that are targeted at the internal affairs and operations of the society are advisory in nature, regardless of an SGM outcome. That said, we take all proposals and input from our members seriously, and we are driven to listen and act in the best interests of the whole membership.

To this end, the SBIA Board of Directors is proposing its own resolution to be voted on at the SGM in January:

The SBIA hereby agrees to research the security tactics proposed by members in a special requisition received by the SBIA Board of Directors on Tuesday, December 15, 2020, on an advisory basis, including investigation into alarm monitoring services and overnight mobile patrol for all SBIA-levy paying members as part of a larger engagement and report-out to members in advance of the 2021 AGM.

Twenty years ago, the Strathcona BIA was founded on a model of safety and security. Since then, the challenges our district faces have unfortunately become increasingly complex. From homeless encampments on public and private property, to the rising rate of graffiti, street disorder, and property and auto break-ins, we know that operating a business and owning a property in Strathcona comes with unique demands on your time, resources, and spirit.

We believe our proposed way forward takes the relevant concerns and ideas of the 17 society members behind the original proposals, and merges it with sound data, research, decision making, and our commitment to engaging all 800+ of our members.

We have also organized for an Inspector with the Vancouver Police Department and SBIA Executive Director Theodora Lamb to speak more broadly to safety and security across Strathcona at the top of the meeting to help set the context for our discussions.

Thank you for your consideration as we move forward in this work. We'll see you on January 28, 2021.

In Community, your SBIA volunteer Board of Directors,
Emma Carscadden
David Greaves
Anu Kainth
Kathy Tuulos
Peter Joe
Monica Reyes
Jason Gilron
Tammy Tsang

Member Proposals

As a non-profit society, the Strathcona BIA is accountable to the Society's Act. This gives members of the society (those who complete a membership form annually and are members in good standing of the society) the opportunity to put forward proposals and requisition a Special General Meeting (SGM). The following society members-in-good-standing have submitted two resolutions for the Board's consideration to be tabled at a SGM: Westcomb Outerwear Inc, Weswin Techwear MFG. Inc, Alan Yiu, Westone Distribution, 573970 BC LTD, Flash Courier Services Inc., Vantina Holdings, Homer Holdings Limited, Vancouver Aboriginal Child And Family Services Society, 0924441 BC LTD, Inspired Image Picture Company Inc., AMU Investments Ltd., Winner Sportswear, Commit Autobody & Repair (2012) Ltd., H K Auto Repair Inc., George Wertman Ltd., and Dan Bellan Design. You will find their proposed resolutions below.

Resolution One

- 1) The SBIA does not renew the existing contract with Paladin Security that expires March 31, 2021.
- 2) The SBIA enters into a one year renewable agreement with a security contractor to provide all businesses in the SBIA area with alarm monitoring service, guard response service, mobile patrol service from 11 PM to 7 AM 365 days per year and the installation of security tokens and security signage on all buildings. A reporting system will email reports to voting members only.
- 3) Until businesses in the SBIA area can cancel their existing alarm monitoring contracts and switch to the new security contractor the SBIA will pay for all existing alarm monitoring contracts in the SIBA area.
- 4) Only voting members of the SBIA will be eligible for any alarm monitoring service paid for by the SBIA.

Resolution Two

SBIA terminate its lease for its office space and not renew or extend any lease term. The staff continue to work from home. When a temporary office is required, a co-working space is used.