

Strathcona BIA Board of Directors Election 2023

Members in good standing of the Society of the Strathcona Business Improvement Association (SBIA) are invited to review the five incumbent candidates and three new candidates up for election for the Board of Directors at the 2023 Annual General Meeting (AGM).

Every year, the board reviews the existing collective skills, attributes and experience of its directors to identify gaps or priorities, as informed by the SBIA's strategic vision and goals. This is to ensure an optional board governance structure is in place to effectively guide the organization.

As part of the 2023 Call for Nominations process, the SBIA received eight completed nomination packages. At the 2023 AGM members will vote on how many seats will be assigned to the board for the ensuing year. Your Board of Directors is proposing that the board size be set at 12 seats for the ensuing year. If passed the eight candidates up for election would all join the board via acclamation. As per the SBIA bylaws, the Board of Directors can have as few as 8 seats and as many as 12 seats.

Note: Candidates appear in based on current status on Board and in alphabetical order by first name

Candidate	Company/Property	Status
Duncan Wlodarczak	ONNI Group	Incumbent
Eli Fast	325-329 Railway St	Incumbent
Kathy Tuulos	Low Tide Properties	Incumbent
Peter Joe	Sunrise Soya Food	Incumbent
Ronald Zisman	603 Powell St	Incumbent
David Vogt	Strathcona Community Policing Centre	New
Diane Chen	477 Powell St, 430 Railway St	New
Erin Frizzell	716 East Hastings St.	New



Duncan Wlodarczak

Property Representative

Service to the SBIA Board: 2021 - Present

Duncan is the Chief of Staff to the President at the Onni Group of Companies. He holds a Masters Degree in Urban Studies and has previous experience in the non-profit and private sector, while also serving in a number of roles while working in politics. He is an active member of the Urban Land Institute (ULI), an education and research-based non-profit, focused on best practices in the sustainable use of land and excellence in city building. Duncan serves as Chair of ULI BC for his local district council, while also serving as a representative on multiple national ULI Committees. Duncan is active in the community, including serving on the Urban Studies Alumni Association Steering committee, supporting a number of local groups, and remains active in politics at the local, provincial, and federal level.



Eli Fast

Property Owner

Service to the SBIA Board: 2021 - Present

As the Head of Operations at Paradigm Group, Elijah represents multi-tenanted properties across Vancouver, including in the Railtown neighbourhood in Strathcona. He has a strong background in commercial real estate, including leasing, sales, asset management, and creative developments. Elijah has his pulse on the needs of small businesses, especially in the tech, design, and creative manufacturing sectors. He has a passion for community-building, especially when it comes to helping his tenants thrive in the places they do business. In his role as a Strathcona BIA Board Director, Elijah hopes to bring forward more placemaking initiatives that enhance the neighbourhood's various sub-districts.



Kathy Tuulos

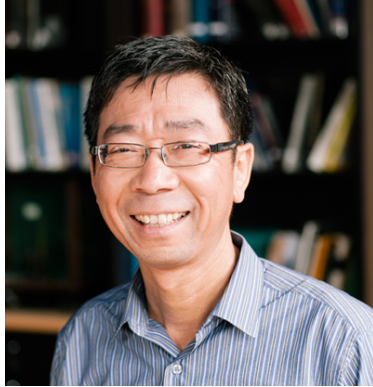
Low Tide Properties Ltd

Service to the SBIA Board: 2019 - Present

As Director of Property Management at [Low Tide Properties Ltd](#). (Low Tide), Kathy oversees the management of Low Tide's Vancouver-based portfolio. In addition, Kathy directly manages the Strathcona portfolio of properties for the company. She is passionate about relationship-building, leading her team by example, and providing focused, best-in-class service to Low Tide's tenants.

Prior to joining Low Tide in 2016, Kathy worked for a Vancouver-based real estate investment firm. In that capacity, she provided focused property management to approximately 30 properties across Canada in the retail, office, multi-family and industrial sectors. She got her start in real estate when she worked for Lonsdale Quay Market Corporation in North Vancouver.

Kathy enjoys supporting the tenants in Low Tide's portfolio and watching them succeed. Amongst other work her team and the company does, she takes pride in seeing what responsive graffiti removal, prompt litter pickup, public art and improved lighting can do to help a community. Her goal is to further develop relationships in the Strathcona community.



Peter Joe

Sunrise Soya Food

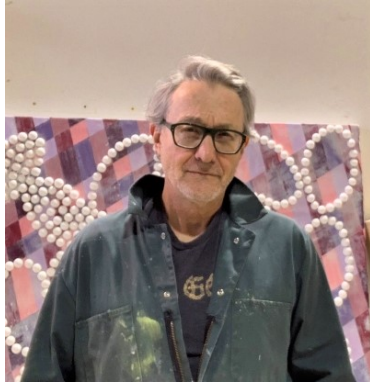
Service to the SBIA Board: 2011 - Present

Peter Joe is the CEO of Sunrise Soya Foods and has served on the Strathcona BIA Board of Directors since 2011. His parents, Leslie and Susan Joe, established the company in 1956. He began helping his parents at an early age, and since then has dedicated his work to support the family business. By 1984, Peter's role became full-time management.

Over the years, Peter has accomplished notable success for the company including expanding distribution, as well as opening manufacturing facilities in Vancouver, Toronto and Delta. Peter is consistently working hard to achieve his vision of having "tofu in every fridge" across Canada. Whether it's producing quality products or valuing the people of his company, Peter believes that everything at Sunrise should be handled with care – just like the delicate nature of tofu.

For numerous years, Peter was the President of SoyFoods Canada. He currently serves on the board of the Strathcona Business Improvement Association. In 2006, Peter was a finalist in the Ernst and Young Entrepreneur of the Year contest in the Pacific Region.

Peter is happily married with two sons. When there is time available, Peter enjoys playing golf, jogging and trying new restaurants in the city.



Ronald Zisman
603 Powell Street
Service to the SBIA Board: 2021 - Present

Ronald A. Zisman, a U.S./Canadian/Peruvian citizen, was admitted to practice in the State Bar of California in 1980 as well as the Federal Bar. He is Licensed as a Practitioner of Foreign Law in B.C. Canada. He is a Mentor with the American Immigration Lawyers Association. He is Of Counsel to the law firm, Cross Border Visas. He immigrated to Canada in 1989.

He has lectured in the area of U.S. immigration law and has conducted seminars and courses for: CLE – American Immigration Lawyers Association; Simon Fraser University; Chartered Accountants of British Columbia; British Columbia Institute for Studies in International Trade; Pacific Business & Law Institute and other business and educational organizations. He has been interviewed by National Public Radio and CBC and published articles on CNET and LegalElite.com.

Ron also obtained a BFA from Emily Carr University of Art +Design in 1992. He was a full time artist from 1989 to 1995 and from 2019 onwards has been working as an artist full time out of his Strathcona space. He practices under his Nome de plume, Gabriel Zanas and his work and more information can be found at www.gabrielzanas.com



David Vogt
Strathcona Community Policing Centre
New Candidate

Dr. David Vogt is an entrepreneur and innovation champion who resides in the Strathcona community of Vancouver. He began his career as Director of the UBC Geophysical and Astronomical Observatories, but when his kids were young he pivoted to become a Director of Science World, and then a project he began there spun off into a startup company - Brainium Technologies - and he spun off with it to become immersed in the IT startup world. He has started over a dozen companies and lead many innovation programs. He is currently CEO of two startup ventures, is President of Urban Opus, an innovation program focused on urban data, and continues to teach graduate courses at UBC. David serves on a number of for-profit and nonprofit boards, including serving as President of the Strathcona Community Safety Association (SCSA), which provides governance for the Strathcona Community Policing Centre (SCPC).



Diane Chen

**477 Powell St, 430 Railway St
New Candidate**

Diane Chen, Director of multiple holding corporations, brings a wealth of expertise to her role, overseeing a diverse portfolio of multi-tenanted properties in Greater Vancouver, including several in Strathcona. With a background in residential and commercial real estate, as well as property management, Diane is dedicated to maintaining excellence in her career.

Recognizing the significance of strong relationships, Diane prioritizes fostering connections with tenants, investors, and stakeholders. She understands that nurturing these partnerships is key to creating thriving and inclusive neighbourhoods that promote a sense of belonging and connectivity among residents and businesses.

In her personal life, Diane finds joy in spending time with her daughter and beloved Formosan Mountain Dog. When she's not tending to her professional and personal responsibilities, you can often find her gardening in her yard, baking in her kitchen, or exploring the scenic North Shore mountains .

Diane Chen's dedication to excellence in real estate, her passion for community building, and her love for family and personal pursuits make her a well-rounded and respected professional. Her multifaceted approach reflects her commitment to positively impact the lives of those around her, both in her career and personal life.



Erin Frizzell
716 East Hastings St.
New Candidate

Erin Frizzell has been engaging audiences with arts festivals and venues in Vancouver's Eastside for over two decades. As the Managing Director of the Eastside Arts Society since 2018, Erin has had the pleasure of planning and delivering festivals, such as the Culture Crawl, which bring audiences of 45,000+ to Strathcona to explore and celebrate the 500+ artists that work in this area. She also takes great pride in her successes with development, financial administration, marketing and HR for the society. Erin's passion for the arts also extends to performing arts; she was the General Manager for both the WISE and ANZA Halls, where she stabilized financial footings and undertook major capital improvement projects, as well as developed live music series. As a mosaic artist and creative entrepreneur, she has operated a retail mosaic studio and created multiple public art installations. With experience as a board member of the WISE Society, her MA in Sociology from UBC, and her work experience at community policing offices and with neighbourhood beautification projects, Erin has galvanized a firm belief that pro-active and inclusive community arts programming and placemaking leads to healthier, safer and more prosperous communities, particularly on Vancouver's Eastside.