



**Minutes of the Strathcona Business Improvement Association (SBIA)
2024 Annual General Meeting**

Date: Thursday, September 19, 2024

Location: Pink Pearl Restaurant, 1132 East Hastings Street, Vancouver, BC

AGM Agenda:

- Call to order, Welcome, Introductions, and Instructions
- Adoption of 2024 AGM Meeting Rules
- Adoption of 2023 AGM Minutes
- Report of the 2023/2024 Audited Financial Statements
- Appointment of Auditor for Ensuing Year
- Strathcona BIA Report
- Adoption of the 2025/2026 Budget
- Election/Appointment of Directors
- Adjournment
- Recognition

Present:

- 48 registered voters and 5 registered voters through proxies, representing 87 properties and businesses
- Meeting attendance, including guests totaled: 35

Commencement of the Meeting

President and Chair Elijah Fast, Strathcona Business Improvement Association (SBIA), welcomed participants to the Annual General Meeting (AGM) and announced quorum was achieved. In accordance with the *Societies Act* and the Society's bylaws, the meeting would be conducted under the Chair's direction and governed by the Society's bylaws. The meeting was called to order at 11:47 a.m., and it was noted that the meeting was being recorded for the purpose of preparing accurate minutes.

Chair Fast acknowledged that the meeting was being held on the unceded territory of the Musqueam, Squamish, and Tsleil-Waututh Nations, following which the current SBIA Board of Directors were introduced.

Chair Fast informed on voting procedures and noted that all members received a copy of the AGM package through Canada Post or email prior to the meeting.

Meeting Rules of Order

Chair Fast referred to the Meeting Rules of Order that were displayed onscreen and invited questions or comments.

It was MOVED (David Vogt) and SECONDED (Emma Carscadden)

To adopt the 2024 Annual General Meeting Rules of Order.

CARRIED

Minutes of the Last Annual General Meeting & Special General Meeting

Chair Fast noted that the Minutes of the 2023 AGM were available on the SBIA website and included in the AGM package that was sent to all members. Members were invited to identify any corrections to the 2023 AGM minutes.

CONSENSUS DECISION

By consensus, the Minutes of the 2023 Annual General Meeting were approved as presented.

Report of the 2022/2023 Audited Financial Statements

Chair Fast informed that the 2023-2024 audit was conducted by Tompkins Wozny, CPAs, and that the audited financials were included in the AGM package. The financials were made available on the SBIA website, and hard copies were provided at the registration table.

As the SBIA Treasurer was not in attendance, Chair Fast read aloud the Treasurer's prepared remarks, which highlighted that revenue and expenses were recognized in the correct periods, expenditures remain in check with the budget with any excess clearly noted, and checks and balances are in place. SBIA staff take a prudent approach to managing the Society's expenses under the Board's oversight.

It was MOVED (Duncan Wlodarczak) and SECONDED (David Vogt)

To receive the 2023-2024 Audited Financial Statements as presented.

CARRIED

Appointment of Auditor for Ensuing Year

It was MOVED (Emma Carscadden) and SECONDED (Duncan Wlodarczak)

To appoint Tompkins Wozny, CPAs, as auditors for the ensuing fiscal year.

CARRIED

Strathcona BIA Report

Vincent Kwan, Executive Director, presented the Strathcona BIA Report and noted that the four priority areas (Safety and Maintenance, Business Development, Community Relations, and Strategic Partnership) were structured around items presented at the 2023 AGM.

Highlights included:

- Safety and Maintenance:
 - Community Support and Safety: 6,000+ hours dedicated to community safety; implementation of SafeGrowth initiatives
 - Graffiti Removal: 5,100+ graffiti tags removed; Looking towards working with the City of Vancouver (CoV) on a pilot project for data and reporting management

- Street Cleaning and Debris Pickup: 2,500+ street cleaning hours and 80+ private property debris pickups; coordination with CoV on street cleaning resources
- SBIA Business Environment Report Card: five key areas to be evaluated (Public Infrastructure and Maintenance, Factors Affecting the Cost of Doing Business, Business Confidence and Attractiveness of Strathcona, Business Development and Urban Spaces, and Safety):
 - Contact Vincent Kwan if interested in joining the Report Card Committee
- Business Development:
 - Promoting Strathcona's economic assets, success, and potential
 - Projects include site-specific speaking events, pop-up space activation (art spaces), communication campaigns, and this ties to the work of the Report Card
- Member Engagement:
 - Report Card Committee
 - SBIA Business Development Speaking Events
 - BIA Economic Summit
 - Member Networking Events
 - Sponsorship and Partnering Members' Events
- Strategic Partnership:
 - SBIA Members – Committees and events
 - CoV Business and Economy Office – Will work towards greater coordination with the CoV through the new Office
 - BIA Partnership – Research and Advocacy
 - Strathcona Community Policing Centre – SafeGrowth
- Looking Ahead:
 - Maintain consistent and high-quality daily safety support and maintenance service delivery
 - Develop Report Card
 - Build on strategic partnerships
 - Leverage CoV Business and Economy Office
 - Involve SBIA members consistently.

Adoption of 2024-2025 Budget

Chair Fast reviewed an onscreen slide titled “2025/2026 Budget”, highlighted the proposed budget and BIA levy, and expanded on key priorities. Members were invited to ask questions regarding the 2025/2026 budget as presented in the AGM materials.

The following questions, comments, and *responses* were offered:

- As a suggestion for next year, if the line items can be broken down so they correspond with the audited financials.
- Rent is being projected at \$10,000 and there is nothing in the financials disclosing a lease commitment. What is that increase for?
 - *It is related to timing. When the audit was completed, it was done during a time when we were not able to look at the lease renewal for the office. After the audit, we were able to reconfirm a lease renewal for two years. When developing the budget, we took a “worst-case scenario” approach, so that amount does not quite align with the office lease. It is timing.*

- I do not see where the budget is aligned with your objectives, and do not see resources allocated as such. E.g., working with the CoV.
 - *Working with the CoV is not articulated as a budget line item because it ties into other areas where we are working with the CoV. For example, we hosted an event (BIA Economic Summit) where costs associated with advocacy were reflected in the event budget but not in the Society's budget as a "CoV project". This is the same for other advocacy work being completed.*
 - *We do not allocate staff salaries to programs. Some BIAs identify a portion of their advocacy budget to specific line items; we choose not to do that.*
- Are there resources put aside for the Report Card?
 - *The Report Card resources will be reflected in different areas, such as under Data and Research and Public Relations.*

It was MOVED (Emma Carscadden) and SECONDED (David Vogt)

To adopt the 2025/2026 budget of \$1,169,265 as presented.

CARRIED

Election of Directors

Chair Fast informed that the Board is composed of SBIA members, including local property owners and business owners. The Bylaws require that at least one Director be a tenant and that a majority of Directors be Property Owners. In addition, to be eligible for election, the member must have been in good standing of the Society for at least six months prior to the close of nominations.

Background on the complement of the 2023-2024 Board of Directors was provided. For 2025-2026, the Board of Directors recommends that the size of the Board be set to 12 Directors.

It was MOVED (David Vogt) and SECONDED (Tobi Barazzuol)

To set the number of Board of Directors for the 2024-2025 term at 12.

CARRIED

The SBIA put out a call for nominations this past summer. No nominations for non-incumbent Directors were received, and two returning incumbent Directors have been nominated for another term. As nominations did not exceed available seats on the Board, the following nominees have been elected by acclamation (listed alphabetically by surname):

- Joe Chaput
- Anu Kainth.

It was noted that the returning and new Directors (listed alphabetically by surname) are:

- Diane Chen – Incumbent
- Elijah Fast – Incumbent
- Erin Frizzell – Incumbent
- Peter Joe – Incumbent
- Kathy Tuulos – Incumbent
- David Vogt – Incumbent
- Duncan Wlodarczak – Incumbent

- Ron Zisman – Incumbent

Adjournment of AGM

Chair Fast extended appreciation to the Board, Society members, staff, partners, and guests for their attendance and support.

It was MOVED (Emma Carscadden)

To adjourn the 2024 Annual General Meeting.

CARRIED

The Strathcona Business Association Society AGM concluded at 12:26 p.m.

Chair Fast recognized Director Emma Carscadden with an award for her years of service as an SBIA Board Director.

In Attendance:

Emma Carscadden, Fari Maghami, Dan Turvill, David Vogt, Jatinder Toor, James Chan, Derek Gaw, Heather Angel, Katie Varga, Jack Lee, Hardeep Thind, Sam Hamilton, Jennifer Watt, Daniel Petrov, Toby Barazzuol, Erin Frizzell, Esther Rausenberg, Patrick Fung, Paul Harmon, James Ballan, Celeste Munger, Kathy Tuulos, Kevin Cohen, Elijah Fast, Ron Zisman, Diane Chen, Kendra Klemke, Elaine Sayer, Kelly Nichol, Duncan Wlodarczak, Douglas Chan, Douglas Soo, Christa Strand, Benny Lee, James Lee

Proxies:

Bobby MacDonald, Steven Fast, David Pfeifer, Peter Joe, Anu Kainth