

## North End Business Improvement Zone

### Annual General Meeting Via Zoom Platform

November, 26<sup>th</sup>, 2020, 6:00 p.m.

#### MINUTES

**Present:** Keith Horn (Northern Hotel), Karen Turner (Protec Hearing), Eileen Shewchuk (Binh An Restaurant), Paul Szurlej (Golden Hand Jewelry), Savannah Szurlej (Golden Hand Jewelry), Rob McDonald (Surplus Direct), Councillor Ross Eadie (City of Winnipeg); *entered meeting at 6:29 p.m.*, Martin Pasieczka (City of Winnipeg), Astrid Lichti (Admin North End BIZ).

1. The meeting was called to order at 6:10 p.m.
2. Appointment of Astrid Lichti as Minute Taker.
3. **Motion: To approve the Minutes of the 2019 AGM: Robert McDonald, Seconded Savannah Szurlej, Carried.**
4. President's Report, 2020: Included in package.
5. Projects Report, 2020: Included in package.
  - Member Karen Turner complimented the good work and commitment of the summer urban green team and indicated that she read the project report in the AGM package thoroughly; and enjoyed the personal reflections of them working in the area (the summer students).
6. Financial Report 2019: Included in the package.
  - Member Rob McDonald questioned the absence of a Treasurer's Report for 2020, with the answer given that it was covered off in the President's and Projects Reports.

**(a) Motion: To approve the North End BIZ, 2019 Audit as presented, Karen Turner, Seconded Rob McDonald, Carried.**

**(b) Motion: To appoint MNP as Auditor for the North End BIZ 2020 Audit, Rob McDonald, Seconded Savannah Szurlej, Carried.**

Q: Karen Turner asked how the 2021 proposed budget was created.

A. It is based on comparisons of several years; projects that have been implemented and require maintenance; new projects that will be implemented; the current and estimated (near future) ARV of the membership; estimated summer student funding for urban green team.

**(c) Motion: To approve the 2021 North End BIZ budget as presented, Savannah Szurlej, Seconded Eileen Shewchuk, Carried.**

- **Note**: Martin Pasieczka, City of Winnipeg, indicated that a streetscaping enhancement budget item should also reflect an allowance for maintenance/renewal (separate line item).

7. Report on Nominations received by deadline of November 20<sup>th</sup>, 2020. No nominations received.

8. Questions submitted by the deadline of November 20<sup>th</sup>, 2020. No questions received.

### **Relevant topics and comments from the 2020 AGM attendees.**

Ross Eadie explained about SSCOPE taking on a lease for the former Neechi Commons building at 865 Main Street. The main floor will be the second hand store (non profit) and the second floor is the emergency housing. The city does not require a C2 zoned property (commercial) to rezone to housing. It is an “inherent right” under a housing bill. SSCOPE is implementing between 20-40 emergency beds. The non profit store (main floor) is to apply for and receive an occupancy permit, but the second floor housing portion does not need a permit. The City is to inspect the main floor to make it is compliant. Ross Eadie will follow up on that compliance.

Discussion/speculation as to what the nature of the agreement between SSCOPE and ACU (the owner of the property) is currently, and moving into the future. The emergency temporary housing is a one year term. SSCOPE has indicated it wishes to build/install miniature housing units on the parking lot, but Ross Eadie indicated that this is not allowable on a major image route (such as Main Street) as it would be termed an “encampment” and is illegal; and that Mamawi has also indicated that it wishes to build/install same such mini housing units in Point Douglas.

There is a federal fund or 12.5 million dollars (under the “rapid housing” initiative) that Winnipeg property owners are accessing to renovate their properties for youth (to include aging out of care youth) and homeless individuals. Formerly the Mount Royal Hotel and the St. Boniface Hotel were in discussion to transition to student housing; but both hotels were sold and the new owner is maintaining them as hotels. New Directions applied to this federal fund and received funding of 1 million for the building immediately south of the former Liberty Studios (Selkirk Avenue) to repair/renovate to multi housing and the owner of 126 Alfred (apartment block) also received 1 million for his building for same.

### **Member Comments:**

- A part of the Neechi Commons parking lot was to allow for community parking.
- The New SSCOPE emergency housing is creating a ghetto on Main.
- There are far too many people clustered around this building and in the close surrounding area, littering, leaving needles, abandoning shopping carts, and general vagrancy in front of and resting up against area businesses.
- Businesses indicated they are receiving customer complaints that they (customer(s)) are hesitant to leave their vehicles and/or walk to and from the businesses.
- What type of supports is this emergency housing offering to the homeless and youth in terms of life skills; job creation; more permanent housing; addictions counseling?
- Why warehouse people with challenges (addictions) in an area that has a large proponent of supply and opportunity?
- Is this housing model following COVID regulations for cleanliness and to stop the spread?
- How is SSCOPE providing adequate bathroom facilities for all these people?

**9. Motion to Adjourn: Rob McDonald**

***Meeting adjourned at 6:51 p.m.***