

MAINSTREET TAURANGA INC
31st ANNUAL GENERAL MEETING

5:30pm Tuesday 22nd October 2024
The Tauranga Club
72 Devonport Rd, Level 5 Tauranga, 3112

MINUTES

1 Welcome & present

The chair welcomed everyone to the 31st Annual General Meeting (AGM) acknowledging the stakeholders present as well as Inspector Logan Marsh from the Tauranga Police and the Tauranga City Council (TCC) representatives, Te papa ward Councillor Rod Taylor, and General Manager: City Development & Partnerships, Gareth Wallis.

2 Guest Speaker - Inspector Logan Marsh

Due to time restraints Inspector Logan Marsh spoke first. He updated the businesses on the actions and measures that Tauranga Police are taking to support safety and crime prevention in the city centre. He also reiterated that the Police do want to support the city centre to be a thriving, safe space that everyone wants to enjoy and want to hear from businesses if there are having issues. There was discussion around having further conversations with Tauranga Police going forward given the challenges in the city centre currently.

3 Apologies

The chair noted apologies from Tom Beswick, Ash Gee, Frankie Hutchinson, Amber McNicol.

4 Minutes of November 2023 AGM

The chair referred attendees to the papers in front of them and asked for someone who attended the 2023 AGM to move and second that the 2023 AGM minutes were a true and correct record unless anyone from the floor disagreed with anything in the minutes.

Moved that the 2022 minutes were true and correct record

Mover: Brian Berry Seconder: Julia Hammond

5 Chairman's Report – John Dewes - Hodgeson

The chair presented their report. He also acknowledged and thanked the Mainstreet Board for their time and effort in the first year working under a new business model, as well as the Mainstreet Staff, Genevieve Whitson (Manager) and Amber McNicol (Admin and Events Co-ordinator) for their time and commitment to Downtown Tauranga.

The chair acknowledged the challenges that city centre has faced in the last year with ongoing

construction, but also highlighted the progress they are making, especially with spaces such as Masonic Park and the boardwalk now open. He also discussed the commitment the board have to seeing the city centre thrive, as well as the key skills on the board and the potential for more skills and diversity with seven nominations being received. The key achievements for Downtown Tauranga in the last year were also noted in relation to support a sense of community, developing the Long term strategy, increasing engagement and advocacy.

The chair thanked everyone for attending and noted the positive tone of the room with the new business model in place and working alongside Tauranga City Council.

Moved the Chairman's Report be accepted

Mover: Brooke Courtney Seconder: Charlotte Greer

6 Manager, Downtown Tauranga – Genevieve Whitson

Genevieve Whitson addressed the AGM as the Manager for Downtown Tauranga commending the city centre businesses on their tenacity in another challenging year, while also pointing on some key wins for Downtown Tauranga in the last 12 months.

- New website
- Refined marketing and promotions strategy
- Advocacy
- Stakeholder engagement
- Increased member focus and engagement

Rob Morgenstern from ATARA films was also introduced who showcased a promotional piece that has been in the making with Downtown Tauranga for the last six months which features the city centre and businesses with the notion 'a good thing is coming'. This was well received from the AGM attendees.

7 Guest speaker – Gareth Wallis, General Manager: City Development & Partnerships – Tauranga City Council and Rod Taylor Te Papa Ward Councillor

Gareth Wallis, General Manager: City Development & Partnerships, TCC, also presented an update on the city centre developments emphasising the great progress that has been made on a number of key projects and on other projects near complete, such as the waterfront playground. It was noted that some of the streets in the city centre will likely have upgrades in the future, but the main focus currently is about finishing the developments such as the playground and Harington car park which help to free up parking space and attract more foot traffic and families to the city centre. The presentation reflected the staggering amount of projects that TCC have completed to date to support development of the city centre.

Councillor Rod Taylor also addressed the AGM, updating on the TCC strategy document that they are now working on and how they can support further retail opportunities in the city centre. He also acknowledged the city centre businesses as 'warriors' for being able to survive the last four years in such difficult circumstances and spoke of the renewed sense of hope and optimism with the ten new councillors now in place bringing good diverse skills to TCC with excellent leadership from the new Mayor Mahe Drysdale and promising more transparency.

8 Key activities & achievements 2023-24

Annual Business plan & forecasted budget 2025-26

The chair highlighted key achievements for the 2023-24 year including:

- Member focus – advocacy and community
- Strategy – Succinct Annual Plan and draft Long Term Plan

- Enhance Comms/Marketing & Promotions – Socials & media
- Governance – Admin support to Board and Manager
- Cross Collaboration Activations – Christmas 2023 & Matariki 2024

The chair also presented the draft annual business plan and forecasted budget for 2025-26. The focus continues to be SUPPORT – GROW - TELL

The presentation highlighted the Downtown Tauranga KPIs: An engaged membership, advocacy and effective marketing and promotions as well as sharing the new initiatives planned to support the businesses and the focus areas for 2025-26 including:

- Member focus
- Active promotions
- Events & activations (cross promotional)
- Partnerships
- Draft budget 25-26, *including levy increase proposed of 3%*

9 Financial Statements

The chair presented the financial statements from Ingham Mora, due to the Treasurer, Tom Beswick having sent apologies for the AGM. It was noted that the financial statements were prepared by Ingham Mora and audited by William Buck.

No questions were received regarding the financials.

Moved the financials be accepted.

Mover: Brian Berry Seconded: Stephen Hahn

10 Auditors.

The chair on behalf of the board recommended the re-appointment of William Buck as the auditors for the following financial year.

Moved that William Buck be accepted as the auditors.

Mover: Brian Berry Seconded: Brooke Courtney

11 Board Member Resignations

The chair acknowledged and thanked the following board members who have tendered their resignations from the board, Brian Berry and Steven Vincent. The chair thanked them for their time and input on the board which is done on a voluntary basis.

12 Existing Board Members available to serve another year are;

The chair also acknowledged the following board members who will be continuing on with Mainstreet:

- John Dewes-Hodgson (Tranquillo Beauty), Chair
- Brooke Courtney (Sharp Tudhope), Vice-chair
- Tom Beswick (Ingham Mora), Treasurer
- Charlotte Greer, Veto Zero-waste
- Stephen Hahn, The Pilates Loft

13 Appointment of New Board Members

The chair confirmed that the board has received seven new nominations for the board, something that has never happened before. Due to the variety of skills across several sectors

and having space for all nominations, the chair advised that Mainstreet Tauranga would like to accept the following people for the board.

- Don Thompson – Keen on Piercing
- Kim Ort – Doca cafe & eatery
- Margaret Cowey-Rodger– The Collection
- Peter Pridgeon – Jais Aben Restaurant
- Ralph Ward– The Pheonix
- Richard Faire–Tourism BOP
- Susan Taylor – The Shoe Lounge/Luxe Cinemas

The chair asked to move that all nominations be accepted as a Board member for Mainstreet.

Moved that all nominations be accepted as a Mainstreet Tauranga Board member:

Mover: Charlotte Greer Seconder: Brooke Courtney

14 Fix the levy subscription for the ensuing year 2025 – 2026 – John Dewes - Hodgson

The chair advised that the levy is collected by Council in the rates that apply to the properties in the Mainstreet Tauranga geographical jurisdiction. Mainstreet is required to make a levy proposal to Council well in advance of the year in which the next levy applies.

The chair advised that the board is recommending an increase of 3%. This essentially means an increase of 11k going from 386, 753k for the 24-25 year to \$398,354.00 for the 25-26 financial year. *It was noted that this is a ratified rate, but the final rate is approved by Tauranga City Council through the Annual Plan process.*

Motion: *That the Mainstreet Tauranga rateable levy for the 2025/26 financial year be increased by 3%*

Mover: Peter Pridgeon Seconder: Brian Berry

15 New Constitution

The vice-chair briefed the AGM regarding the new constitution. It was noted that Downtown Tauranga has been working on a new constitution to satisfy the new Incorporated Societies Act 2022, noting the following:

- The Incorporated Societies Act 1908 has been replaced by the Incorporated Societies Act 2022, which requires all existing incorporated societies to re-register and adopt a new constitution by 5 April 2026.
- As Downtown Tauranga is an incorporated Society, the society need to comply with this.

The board are now recommending that the new constitution be adopted, and that Downtown Tauranga re-register as an incorporated society, with effect from 1 July 2025 (to align with Downtown Tauranga's financial year).

Recommendation: To move that Downtown Tauranga adopt the new constitution which includes:

- Removing the requirement for Downtown Tauranga to sign under common seal; and
- Change all references to now be "board" to reflect the language currently used.

The board recommends that the new constitution is to be adopted in this updated form.

New Constitution to be carried

Mover: Bruce Guise Seconder: Peter Pridgeon

16 General Business.

The chair opened the AGM for General business items noting the protocol to be followed,

unless general business items have been received 21 days prior to the AGM they cannot be voted on.

The following items were raised and discussed:

- Amelia Hirota from Banana Blossum spoke on her general business item relating to parking, stating it's too complicated and should be incentivised in the parking buildings with a simple set rate. Additionally subsidised parking for business owners should be in place as compensation for the challenging the economic market as the city transformation continues. Gareth Wallis responded, acknowledging Banana Blossum's ideas presented, noting that councillors set the parking rates each year and that her suggestions could be discussed with the annual plan coming up. He also noted that Reece Wilkinson, Parking Strategy Manager, keeps a very close eye on the parking numbers and feeds this back to the Councillors regularly. There is also scope to free up parking space on Durham street where the buses are currently stationed.
- Several suggestions were made from the floor regarding ways to educate customers to the city with parking spaces.
- There was discussions regarding the timeframe for completion of the new TCC building on Devonport road and how the extra 700 staff would be accommodated for with parking in the city centre. Gareth noted that they have bee cards in place and an allocated bike park in the new building to support staff to consider different modes of travel.
- There was discussion regarding TCC's long term plan, noting there is likely to be 4-5 more years of city centre construction.
- It was noted the success of the walking tours and if these could be opened to the public.

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Meeting Closes

The chair thanked everyone for attending the AGM and for your feedback and for some interesting and challenging discussions.

Meeting closed at 7.45pm.

Co-chair:



Date:

29/10/2025

Co-chair:



Date:

29/10/2025