Claremont Improvement District Company NPC

CLAREMONT IMPROVEMENT DISTRICT COMPANY NPC (CIDC)
MINUTES OF THE 23rd ANNUAL GENERAL MEETING AND TO CONSIDER THE APPROVAL OF THE FINANCIAL STATEMENTS AND OTHER MATTERS
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2023 HELD AT THE SOUTHERN SUN HOTEL, 7 MAIN ROAD, NEWLANDS ON THURSDAY 26 OCTOBER 2023 AT 17H00

1. Registration	
2. Welcome & Apologies	David Stoll, CIDC Chairman welcomed all present to the 23rd Annual General Meeting of the Claremont Improvement District Company NPC (CIDC). He welcomed the CIDC's special guest and the Keynote Speaker for the evening, Alderman James Vos, the Mayoral Committee Member for Economic Growth The following apologies were tabled: • Cllr Kate Christie — Ward Cllr for Ward 58 • Mike Nixon — New Property Ventures (Proxy received) • Hilton Arries — Securitas • Alderman Eddie Andrews — Deputy Mayor, City of Cape Town • Wesley Ford — Southern Suburbs Tatler • Wendy Masters — The Phoenix Partnership • Alison McKie — The Vineyard Hotel • Wayne Petersen — Law Enforcement A total of 49 of the CIDC's stakeholders, partners, staff and members were present at the meeting.
3. Membership **3.1 Resignation** **3.2 New Membership**	 The Chairman reported no resignations were received for the period under review. The Chairman reported that the CIDC had received one new membership application during the period under review from The Terraces Trust, thus bringing the CIDC's membership total to 16 members.
4. Quorum to constitute the meeting	The Chairman confirmed that with 9 of the members present and one proxy received on behalf of Mike Nixon, that the meeting was properly constituted.
5. Previous AGM Minutes **5.1 Approval** **5.2 Matters Arising**	 The minutes of the previous AGM were circulated prior to the meeting and was placed on the CIDC website. Proposed by: David Stoll Seconded by: Janine van der Stok There were no matters arising from the previous AGM minutes
6. Chairman's Report	The Chairman presented his report, a copy of which is attached to the minutes.

7. Launch of State of Claremont Report	Sandra Gordon, the Head Researcher for the State of Claremont Report summarised the contents of the report. with a focus on: the resilience of the Claremont CBD, the prospect of a new wave of development in part driven by the Public Transport Interchange and the role that the CIDC plays in facilitating it all. The summarisation of the report further focused on property trends for both commercial and residential properties. In terms of the retail sector, the vacancy rate is currently at 9.8% with 258 retailers recorded on street level and 241 retailers operating inside malls. Currently Claremont has seven call centres with 2100 employees recorded. Informal Traders are at 63 trading bays with 40 at the Dreyer Street Market. The CIDÇ's Public Safety, Urban Management and Social Development stats for the year under review was highlighted in the summary of the report. Sandra Gordon thanked the CIDC for allowing her to work on this project and thanked all the role-players and staff who contributed to the success of the report.
8. Address by Alderman James Vos, MAYCO Member Economic Growth	Alderman Vos thanked the CIDC for the invitation to address the Claremont stakeholders. He said that unfortunately he would have to leave the meeting at 18h00 as he had to meet with the Airlines Association to prepare for Cape Town's very first flight from Sao Paulo Brazil to Cape Town in less than two weeks' time, which he said would open the south-to-south travel and trade corridor for Cape Town. He acknowledged the work of Cllr Mikhail Manuel, who he said was doing wonderful work in Claremont. He also acknowledged the presence of previous Claremont Ward Councillor Ian Iversen. He said what motivated him to do his job was the fact that more than 263 000 Capetonians are getting up for work, than a year before, even though he said that he was mindful that Cape Town still has a long way to go in terms of its unemployment rates. He shared his presentation "Choose Cape Town "with the meeting, which he said was an important presentation often shared with investors both locally and internationally, which speaks to all of the important sectors in Cape Town and gave an overview of 10 points which included the benefits and advantages as to why Investors should be choosing Cape Town. He said that currently there are 3 tenders running with independent power producers, with the plan to put up a solar farm on the N2 and the land outside Atlantis. He said that only 1% of the world's vaccines are produced in Africa and said that it was his aim to make Cape Town the vaccine hub, whereby land has been earmarked for a new pharmaceutical hub. He said that this was the reason for getting international pharmaceutical companies to put up their labs and do their manufacturing and distribution from Cape Town. He gave an overview of the extent of the investments done over the last few years He said that everything done by his department is on a live dashboard which is another demonstration of commitment and transparency and to continuously publicise the work done on the www.investcapetown.com website. He said that in the last year a Trade Portal was developed for Cape Town companies and producers. All Cape Town companies are encouraged to list their products free of charge, where products will be connected with buyers across the world. He said there are more than 600 000 products currently listed on the portal www.capetradeportal.com The only condition he said that was that only Cape Town owned companies could enlist their services or products.

Abdul Kerbelker	He said that it was his departments aim to connect Cape Town to the world and said that Cape Town International Airport had been voted the best airport in Africa, with 217 flights coming in per week. He said that the aim was to position Cape Town as a globally competitive business destination, whilst putting the spotlight on Cape Town's economic successes, thus building investor confidence and collaborating with stakeholders to promote Cape Town globally. He said that the expansion of the Cape Town International Airport was on the cards. Informal Trade was a passion project of his, and said that in the next three years R184 Million would be budgeted to build more community markets so that Capetonians could support Informal Trade. Clothing and textile is a big sector in Cape Town, and at the moment there are 25,000 people employed in this sector. He noted the 2100 people working in call centres in Claremont and said that it was his aim to triple this number. He said for the last five years he has made every effort to get Cape Town on the call centre map for the world. He said that Cape Town has received global recognition as the Call Centre Hub on the continent, however he said he wanted Cape Town to have the number one position. Currently there are 80 000 call centre employees in this sector and he is constantly looking at clients to bring to Cape Town. He said that he would be getting his team to work on increasing the Claremont numbers. Another aim was to expand the tourism industry, thus creating one tourism job within every household in Cape Town by landing more flights and by expanding Cape Town international airport with another longer runway. His department would be hunting for more cruise liners to dock in Cape Town. Increasing the number of events and conferences in Cape Town, last year the CTICC had 283 000 delegates attending conferences at the CTICC only. All of these events bring in visitors spending money in Cape Town. The idea was to get visitors to visit more communities and to get visitors to spend in other areas of the City by developing clever campaigns – what are we left with when Table mountain and beaches are taken out of marketing? Alderman Vos ended his presentation off by stating that the Land Portfolio sits within his department of Economic Growth. He said that his view was that no government should be a land bank and to show his commitment for using land as part of economic growth, he said that in November there will be an auction of Council land. He said that his team have been tasked to find investment ready land. Land for residential and commercial use will continuously be released. He requested that Abdul Kerbelker make contact with him regarding the unused land in Claremont for his team to look into it to ensure that it has not been reserved for a future purpose. He thanked the CIDC and its stakeholders and said it was a pleasure speaking to them
9. Feedback on Operations 2022/23	Abdul Kerbelker, CIDC Executive Manager thanked Alderman Vos for his presentation and for delivering a positive message of Cape Town. Abdul Kerbelker further stated that the CIDC's feedback on operations for the year was covered by Sandra Gordon in her summary of the State of Claremont Report. A.Kerbelker presented on the Amendment of the new Memorandum of Incorporation for the CIDC. A.Kerbelker reported that the NPC must ensure that the MOI remains in line with the By-law and that the NPC must make whatever amendments necessary to maintain ongoing consistency between the MOI, the By-Law and the Policy. He mentioned the changes the MOI will bring about is changes to Income Tax Compliance, Members meeting which can now be conducted electronically with a quorum of 10% attendance, as well as changes to the Annual Budget and Annual Report. Further changes reported were for the Board of Directors who have to be

	members of the NPC and changes to how Board meetings are conducted. Changes to Membership was highlighted in that only property owners liable for the additional rate may apply for membership. Membership cannot be denied to a peron who qualifies and the the City of Cape Town is entitled to membership with 1 Vote. Members who receive a rates rebate will cease to become members. Voting procedures at members meetings were also discussed in that every member will have one vote for every R10 million valuation to a maximum of 10 votes provided that the total number of votes assigned to one member does not exceed 33 1/3 percent of the total votes. A.Kerbelker concluded his presentation by thanking Alderman James Vos, the CIDC Board and David Stoll CIDC Chairman, Cllr Manuel, Securitas, Claremont SAPS, City of Cape Town Service Departments, CID Unit, Janine van der Stok, Lydia van der Merwe, U-Turn, Haven & Straatwerk, Law Enforcement, Neighbourhood Watches, LPR Network the State of Claremont Designer, Researcher and Photographer for State of Claremont Report, Ruan Niewoudt – Southern Sun and the CIDC Staff.
10. Noting of Audited Financial Statements (CIDC) 2022/23	Proposed by: Gregg Huntingford Seconded by: Faizah Behardien
11. Noting of Audited Financial Statements (CRBC) 2022/23	Proposed by: Claire Vaskys Seconded by: Ielhaam Abrahams
12. Budget **12.1 Approval of surplus funds utilisation for 2024/25** **12.2 Approval of Budget for 2024/25**	 Proposed by: David Stoll Seconded by: Abdul Kerbelker (Proxy for Mike Nixon) Proposed by: David Stoll Seconded by: Claire Vaskys
13. Approval of the Implementation plan for 2024/25	Proposed by: Ielhaam Abrahams Seconded by: Janine van der Stok
14. Appointment of a Registered Auditor	D.Stoll reported that The Board of the Claremont Improvement District (CIDC) & Claremont Road Bypass Company (CRBC) had been advised by their current Auditors (BDO Inc.), to expect a 25 – 30% increase in Audit Fees for the forthcoming year. David Stoll requested permission for the CIDC Board to investigate options as regards new Auditors & Company Secretaries and to empower the Board to appoint such Auditors & Company Secretaries after carrying out their investigation and making comparison to alternative service provider quotes. Proposed by: David Stoll Seconded by: Gregg Huntingford
15. Confirmation of Company Secretary	As Above (Point 14)
16. Election of Board Members	David Stoll, Mike Nixon and Ielhaam Abrahams resigned from the CIDC NPC Board and all made themselves available for re-election to the CIDC NPC Board

	Proposed by: Faizah Behardien Seconded by: Claire Vaskys Claire Vaskys resigned from the Claremont Road Bypass Company and made herself available for re-election. Proposed by: David Stoll Seconded by: Ielhaam Abrahams
17. Special Resolution: Amendment of the new Memorandum of Incorporation: MOI as contemplated in Section 16 (5)(a) of the Companies Act, Act 71 of 2008	Proposed by: David Stoll Seconded by: Abdul Kerbelker (Proxy for Mike Nixon)
18. General **19. Q & A**	None None
20. Adjournment	The Chairman thanked everyone for attending the CIDC's 23rd AGM and the meeting was closed at 18h39

Chairman's Report by David Stoll

26 October 2023

Good Evening Ladies & Gentlemen

It gives me great pleasure to submit my **Chairman's Report**

Once again, let me welcome you, to this, the **23rd** Annual General Meeting of the Claremont Improvement District Company. Not only is it our 23rd AGM but its also the official launch of our 3rd **State of Claremont Report**. It's been a while coming (Co-Vid kind of interrupted our sequencing), the previous one being, **2018**. I'm very excited about it, it reflects well on Claremont, it tells a story of Claremont's post -co-vid recovery and our **Mayor Geordin Hill-Lewis**, very kindly contributed the Foreword & Introduction. Our Researcher, **Sandra Gordon**, is here this evening, and will shortly take us all through the highlights of the Report.

Similarly, our Executive Manager, Abdul Kerbelker, will present his annual update and provide more detail as regards our Urban Management, Security & Social Development activities.

I don't want to steal from Sandra's presentation but can't help reflecting on some positive "property" stats which I'm sure she will more fully elaborate on – the **2023 Report** discloses that Municipal Valuations have now increased to R8.85bn (R2bn increase since 2018), Claremont Office Vacancies are down to 9.1 % (12,226 m2), Office 'A' Grade asking rentals R200/m2 +, Residential Sales 243, Retail Turnovers & Feet are on an upwards trajectory and of course, Developments (Commercial & Residential) are happening again. **All**, are indications of a healthy, growing recovering local economy. If not for load shedding, who knows where we could be !

As always , Abdul and his team have responded consistently & appropriately. Our high standards of visible presence, service delivery & routine patrolling continue to make a difference. As per usual our core focus remains the same, to continue to do what we do well - that is **to address the crime, grime & social issues of the Claremont CBD**. This focus remains our principal reason to exist !

MAKING CLAREMONT A BETTER PLACE FOR ALL !

I'd like to highlight some of our successes during the last year.

As mentioned earlier, I'll leave it to Abdul to elaborate in more detail on some of the operational statistics of the past 12 months. **From my perspective :-**

Our Top 5 Successes are : -

1. Our engagement & partnership with SAPS Claremont which remains healthy & productive. We engaged in over 120 joint operations in partnership with SAPS & Law Enforcement in 2022/23.

2. We implemented additional safety measures during load shedding. Our Officers are equipped with torches & "homeless" criminals came under the spotlight, are monitored & reported to the CID Control Room and SAPS. Patrols around hotspot areas being given priority. Further we upgraded our Control Room inverter to enable operations to continue for longer whilst experiencing Stage 6 plus load shedding.

3. In partnership with the LPR User Group, the CIDC were involved in a number of successful criminal arrests in & around our CBD. LPR is a fine example of how technology can make our lives safer.

4. Sadly post co-vid poverty has increased the numbers of homeless on our streets. This brings many challenges - numerous ID document enquiries, trips to mental health institutes and family re-unifications. These have been, in many cases, successfully undertaken with the assistance of our social partners (UTurn, the Haven & the Dept of Social Development). Identifying the criminal element who operate in this space remains a challenge, as does providing beds for those genuinely in need.

5. Despite this year's long cold wet winter, our Urban Management Dept have expertly navigated a multitude of drain cleaning, sewerage blockages & preventative maintenance such that there have been no major floodings in Claremont CBD during winter past.

Of course it's not all about our successes - we have shortcomings – 2 in particular - come to mind :-

1. As reported last year, and again this year I'm afraid, we have been **unable** to finalise the renewal of the Draper Cottage (25 Stegman Rd) lease with the CoCT Property Management Dept. **This cottage is our home** - which we substantially refurbished at

our cost several years ago. As you can imagine, the lack of a lease leaves us feeling a tad insecure, hopefully we can get this sorted out soon.

2. Also the proposed **Main Rd Upgrade** is still not off the ground. Although progress is now being made. **Ward Councillor Manuel**, in particular, has our thanks for his intervention, & we hope there will be some movement here soon.

ANNUAL FINANCIALS

Our Financial Statements for the year to 30 June 2023 reflect a well-managed organisation, well-funded with ample reserves. We recorded a **surplus** of R1,392,667, the bulk of this arising from unbudgeted Interest Received R 501k, unbudgeted Funds released by the City from their **Bad Debt Retention Fund** of R456k and savings over a range of operating expenses. It is to be noted that not all CID's benefit from payments from the City's Bad Debt Retention Fund, major cash injections such as this are rare, the payment is directly attributable to the excellent payment record of the Ratepayers, which this demonstrates Claremont Ratepayers are, so once again, I sincerely thank you all for this.

At year end, we have Net Cash Assets of R8.7m. The City directs that such Reserves ideally be equivalent to 3 month's worth of Levies, which in our case, equates to +/- R 3m. So theoretically we have Net Distributable Assets of R5.7m that could be invested into the Claremont CBD.

As I have explained earlier & in prior years, sadly for quite a few years now, without success, we had hoped to utilise some of these funds (up to 50%) to upgrade the appearance and functionality of Main Road (particularly from a traffic calming perspective). As mentioned previously, this has been resurrected, & Ward Counsellor Manuel, has managed to get this topic back on the City's radar. We are thus, once again, more hopeful, than in previous years that we will be able to bring about some meaningful improvements to Main Rd.

BUDGET 2024/25

A quick word on our 2024/25 Budget which has been distributed in your AGM packs and reflects a 7.5% increase in gross levies. The budget has been attached for approval by the Members and any related questions can be dealt with then. Suffice to say that over 70% of our costs relate to the wages of our Security Staff & Cleaners, so there's not much room for lee-way from a savings perspective.

CLAREMONT BOULEVARD & THE ROAD BYPASS COMPANY

The Financial Statements incorporated into the AGM packs reveal that the Claremont Road Bypass Company at year end (June 2023) has R2.4m of cash reserves. The final instalment on our DBSA loan, which financed our contribution to the cost of Claremont Boulevard, was paid in March 2023, conceivably these funds (the R2.4m), could be used to spend on Boulevard related projects or distributed to the CIDC. Thereafter the CRBC will become dormant.

THANKS

Finally a few words of thanks :-

To the officials of the **City** with whom we deal with on a daily basis

To our service providers – particularly **Stratwerk, Securitas, UTurn & The Executive Connection**

To the **SAPS** – Claremont branch in particular

To our Ward Councillor – Mr. Mikhail Manuel.

Our genuine & sincere thanks for all you do to assist & help us.

Also thanks to all who assisted & contributed to the production of the **The State of Claremont Report 2023.** And in particular, Sandra Gordon & Sean Robertson.

Personally from myself –

Thanks to all our loyal & long serving **CIDC staff** – particularly our Exec Manager Abdul Kerbelker / our Operations Manager Karen Bailey, Security Manager- Brian , Cleansing Manager- Eric, Social Fieldworkers – Carmen & Theo & to our Financial Manager Janine vd Stok.

Thanks also **to Paul Williamson** of the City of Cape Town AND last but not least, thanks to my **fellow Directors** for their continued support and guidance.