2026 Annual General Meeting – Chairperson's Report

Governance Report for 2025/26

I joined the committee in June and took on the Chair in July, just after the 2025/26 financial year closed. Most of the year this report covers happened before I was in the role. I have written it as the committee's account of that year, and of what we have put right since, because members are owed a clear record of how their Association has been run.

It was a hard year. The redevelopment has taken around a third of the precinct's businesses, and with them several people who used to serve on this committee. For a period early in 2026 the committee could not meet its own quorum. It now can, and its controls are stronger than they were a year ago.

Rebuilding the Committee

Following Chuck Buckley's resignation as Chair, the February and March 2026 meetings did not reach a quorum. They were run as notes-only meetings, and every direction from them was held over until the committee could ratify it. The Auckland Council BID Team attended our June meeting to set out the quorum and BID Policy requirements, and the committee dealt with them over the following three months:

- **June.** Amit Rana, Steve Walsh and I were appointed to fill the casual vacancies. Lucia Mataia's role was clarified as a non-voting community representative, because Northcote Library is not a commercially rated property in the BID area. Lucia's involvement remains welcome, and the conflict of interest register now records her status correctly.
- **July.** I was appointed interim Chair through to this AGM.
- **August.** Amit Rana stepped down after selling Hollywood Bakery Espresso, and the new owner, Bon Chiem, was co-opted for the rest of the term.

The committee going into this AGM has five voting members: Niki Cowie, David Perano, Steve Walsh, Bon Chiem and me. That is enough to meet, but not enough to carry the workload comfortably or to cover absences.

Financial Controls

In September the BID Team raised questions about how payments were authorised and reported to the committee. It confirmed there was no new requirement under the BID Policy. It did restate that all payments, including standing monthly arrangements, must be visible to the whole committee,

consistent with our Constitution. It also identified that the period when the Manager alone authorised payments needed a documented process.

The committee has fixed both points:

- **Two authorisers on every payment.** I was added as a second bank authoriser on 5 September. Every payment is now authorised by two committee members, the Treasurer and the Chair. The Manager loads invoices but does not approve them.
- **Every payment visible.** The full monthly account transactions listing is now attached to the financial papers at each meeting, alongside the Profit and Loss, Balance Sheet, Budget Variance and Aged Payables.

We have also tightened how the committee itself works. Draft minutes now go out within a week of each meeting, and an action checklist tracks who has agreed to do what from one meeting to the next.

Strategic Direction

In July the Manager brought a draft five-year strategic plan to the committee. We decided a five-year plan was not realistic for an organisation of our size, in a precinct changing this fast, and asked for a two-year work plan instead. That plan sets out what the BID will do under five headings: Promotion and Visibility, Member Support, Communication, Place and Environment, and Advocacy. The indicative 2027/28 Business Plan and Budget before you tonight is built on it.

The committee also wants a more direct line to the people making decisions about the town centre. In August we approved Terms of Reference for a Northcote Precinct Working Group with AUDO and the Kāipātiki Local Board, and I will represent the committee on it. Setting it up is still a work in progress, and getting the first meeting held is one of my priorities for the coming year.

Thanks and the Year Ahead

My thanks to Chuck Buckley for his years of service as Chair, and to Amit Rana for stepping in when the committee needed him. Niki Cowie deserves particular thanks: as Treasurer she kept turning up through the months when there was no quorum, and the Association kept functioning because of it. Thank you also to David Perano, Steve Walsh and Bon Chiem, to Lucia Mataia, and to Raymond Tan for keeping the Local Board connected to our meetings.

Thank you to Gary Holmes and Crystal Pan for the work they do for our businesses every week, and to the Auckland Council BID Team, AUDO and the Kāipātiki Local Board for working with us through a difficult year.

All committee positions are open for election tonight. Committee members must come from our business membership, so the strength of this committee depends on the businesses in this room. If you trade in Northcote and want a say in how the town centre comes through the redevelopment, please put your name forward.

Recommended resolution: *That Northcote Town Centre Inc receive the 2025/26 Chairperson's Report, being the governance update and report on strategic achievements for the 1 July 2025 to 30 June 2026 financial year.*

Victor Anyanka Chairperson – Northcote Town Centre Inc