



Concordia Student Union – Council of Representatives

**CSU Special Council Meeting – Agenda
Wednesday, August 19th, 2015
H-711, 18h30, S.G.W Campus**

- 1. Call to Order**
- 2. Roll Call**
- 3. Reggie's Start-Up and Transition**
- 4. Appointments**
- 5. Council Retreat**
- 6. Adjournment**

Meeting officially called by CSU President Terry Wilkings as per By-Law 6.6.3



Concordia Student Union – Council of Representatives

CSU Special Council Meeting – Minutes

Wednesday, August 19th, 2015

H-711, 18h30, S.G.W Campus

1. CALL TO ORDER

Meeting is called to order at 18h52.

We would like to acknowledge that Concordia university is on the traditional territory of the Kanien'keha:ka (Ga-niyen-gé-haa-ga), a place which has long served as a site of meeting and exchange amongst nations. Concordia recognizes, and respects the Kanien'keha:ka (Ga-niyen-gé-haa-ga) as the traditional custodians of the lands and waters on which we meet today.

2. ROLL CALL

Council Chairperson: *Mat Forget*

Council Secretary: *Caitlin Robinson*

Council Chairperson: *Marion Miller*

Council Secretary: *Chloë Williams and Caitlin Robinson*

Executives present for the duration of the meeting consisted of *Anas Bouslikhane* (VP Finance) *Gabrielle Caron* (VP Sustainability), *Lori Dimaria* (VP Clubs & Internal), *Marion Miller* (VP Academic & Advocacy), *Gabriel Velasco* (VP External & Mobilization) and *Terry Wilkings* (President).

Executives absent for the duration of the meeting consisted of *John Talbot* (VP Student Life) and *Chloë Williams* (VP Loyola).

Councillors present for the duration of the meeting consisted of *Jenna Cocullo* (Arts & Science), *Sanaz Hassan Pour* (Fine Arts), *Rachel Gauthier* (JMSB), *Faddy Kamel* (ENCS), *Lucinda Marshall-Kiparissis* (Arts & Science), *Terry Ngala* (Arts & Science), *Marcus Peters* (Arts & Science), *Benjamin Prunty* (Arts & Science), *Katherine Soad Bellini* (ENCS) and *Michael Wrobel* (Arts & Science).

Councillors absent for the duration of the meeting consisted of *Omar Al Khin* (JMSB), *Simon Dansereau* (JMSB), *Jana Ghalayini* (ENCS), *Michael Giesbrecht* (Arts & Science), *Adrian Longinotti* (Arts & Science), *Hassan Mogharbel* (ENCS), *Aloyse Muller* (Arts & Science), *Geneviève Nadeau-Bonin* (Arts & Science), *Zoe Pearce* (Arts & Science), *Jason Poirier-Lavoie* (Arts & Science), *Thomas Radcliffe* (Arts & Science), *Melanie Romer* (Arts & Science), *Dustin Ruck* (Fine Arts), *Fadi Saijari* (JMSB), *Leyla Sutherland* (Fine Arts) and *Rami Yahia* (ENCS).

Chair: We have two requests for excusals – although councillors do not require them, executives do because of the way the Standing Regulations are worded and there would be a financial penalty. Requests are from **John Talbot** and **Chloë Williams**.



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Marcus Peters moves to excuse **John Talbot** and **Chloë Williams**, and waive the financial penalty notwithstanding Standing Regulation 66.

Seconded by **Benjamin Prunty**.

VOTE

In favour : 7

Opposed: 0

Abstentions: 1 (**Lucinda**)

Motion carries.

3. REGGIE'S START-UP AND TRANSITION

Terry Wilkings:

WHEREAS the CSU is currently engaged in a \$1.8 million renovation of Reggie's, as approved by students in the March 2015 general election;

WHEREAS re-opening Reggie's is a priority for the CSU:

WHEREAS Reggie's direct governance and management will benefit greatly from gaining legal independence from the CSU in its renewal;

BE IT RESOLVED THAT the CSU approve the start-up and transition costs for re-opening Reggie's at \$98,473 which is to be expensed by the SSAELC fund, subject to the approval of the Fund Committee and to special by-laws I & J;

BE IT FURTHER RESOLVED THAT the total amount be divided into four categories, equipment and other \$ 39,573 pre-opening costs \$ 9,400, legal fees \$ 9,500, and operations start-up \$ 40,000;

BE IT FURTHER RESOLVED THAT the CSU agree in principal, and empower the executive to continue their process of dissolving CUSACorp in due course.

Seconded by **Lucinda Marshall-Kiparissis**.

Terry Wilkings: About the last BIFRT clause, formally a motion will have to come from the shareholders, but I feel it appropriate for the board to conceptually agree to us continuing with the process we are engaged in, which is articulated in the document. Instead of going over everything page by page, I will provide a high-level overview and **Anas** and **Lori** are here to answer questions related to their specific dossiers of the project. In 2013 Reggie's went through a phase of being placed on pause. This was due to several reasons including plumbing needs, and as a result of this closure, CUSA was put into dormancy due to their primary function being to manage the bar. Since it was not in operation, CUSA was no longer serving any major needs. Reggie's has a direct leasing agreement with the CSU as opposed to going through CUSA. In terms of the interim operations, we have started this with the appointment of myself, **Anas** and **Lori**, and this is to justify and rationalize the awakening of CUSACorp to begin the process of opening Reggie's in terms of having a relationship with the Régie des alcools, des courses et des jeux and the Régie des entreprises du Québec. This allows us to expedite the process of getting licenses and gives us the time to create this new legal entity in a way that does not make us feel pressured only to do so



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with the purpose of opening Reggie's. Doing it this way will allow us to make sure we do not repeat passed mistakes with respect to the governance of Reggie's. About the tax recuperations of Reggie's – at the last Special Council meeting we approved the soft and hard costs of the renovations, but part of our ability to recuperate these taxes is a function of the existence of CUSACorp. It is called a lease hold improvement, and since Reggie's is a profit-making entity, we are allowed to recuperate a portion of taxes, whereas non-profit organizations do not have these same benefits. We got an opinion from Deloitte on how to move forward, and what needs to happen is that if we have the intention and desire to dissolve CUSACorp, we must still satisfy the lease-holding criteria. In order to do this, we need to lease the Reggie's space at fair-market value. This is a subjective understanding, but it means that we cannot do a \$1 lease if we want to take advantage of tax relief and maintain recuperation. Just to move ahead, when it comes to the start-up of CUSA, myself, **Anas** and **Lori** will be hiring a project manager to act as the general manager of Reggie's once the space is operational. The job posting is already made and we have had a lot of competent applicants. We are happy to interview them and we will have a two-tier interview process where we review a first group and then re-interview the strongest candidates. It is a big project to re-open a bar which did not have the most favourable impression with students before and we want to re-energize how students feel about the bar and mitigate negative perceptions. We will perform a lot of delegating to this general manager because they are most knowledgeable about the restaurant industry and things like the makeup of a bar, kitchen, etc., so we will rely on their expertise and experience. About the transition and dissolution of CUSACorp – the timeline is provided in the document and sometime in the winter, CUSACorp will legally cease to exist, though we did not want to put a specific date on it. It would be dishonest for us to give you a specific time of year and it would be naive to choose a date. When it comes to the new entity and legal framework, these will be a mutually beneficial. This will be a not-for-profit organization and basically the governance model will be a representative multi-stakeholder model. Looking at the board's structure, there are nine (9) seats on board. The conflation of roles between being on the CSU and part of Reggie's was what compounded existing problems at CUSACorp and that is what we want to try and eliminate. Given the significant and substantial financial time and energy put into Reggie's, we still feel that we need representation on the board since we are the representatives for all Concordia students on campus. The General Manager of the CSU, one (1) CSU executive and four (4) undergraduate students will occupy seats, along with one (1) individual from the Reggie's staff. The staff member will not be the General Manager of Reggie's, however, though they could be the bar manager or cook or a server. This will provide space between orientation of board and operationalization of the bar. The General Manager can perform the role of institutional memory and after speaking to McGill, this seems to work well. Our current CSU General Manager has had experience in the bar and restaurant industry and it is a structure that will allow for the agency of students to direct the organization in a manner that is balanced and provide space for more of an experienced input. I feel that this is a good board structure to start with and it is predominantly student-run. This will satisfy the desire of having more student-run food providers and space on campus. As for the renovations, they started mid-late May and we were told that they would take four (4) months and we are on-schedule. We experienced a couple of delays like lighting issues and the lack of ability to recuperate existing lights and need to incorporate new items there. Usually when you gut an entire space, that is when you find substantial delays. Since we are so close to the start of the year, we are confident that new deadlines will be met and looking at mid- to late September for Reggie's to be complete, and very early Sept for the Hive. This is on-schedule for first days of classes. If not, it will open very soon after like during Orientation. As for the marketing plan, we will make it really fun and that is why students will show up. The working capital – this addresses minutiae-related details. What is



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necessary for equipment is kitchen equipment from dishes and plates to production equipment and office equipment. The pre-opening costs relate predominantly to the project manager's salary. Reggie's will not be generating money until they open, but they need someone to put in work beforehand. We want to ensure that we are able to attract a certain caliber of candidate and we have provisions for that. The legal fees relate to governance and we will be using the same Robinson-Shapiro firm as they have experience with CUSACorp, so this reduces the cost as we do not have to explain everything from scratch. For food, juice and liquor –we will allow Reggie's to be on steady footing so that customers can come in and start enjoying their time there. We are projecting a first year loss of \$4000, which is quite low for any bar and by the third year we will be in the black but not substantially. The whole point is that it is not for profit. If there is a sudden surge in profits, this will lead to a reduction in prices, but the decision will be made collectively. The contingency is pretty standard and the total we are asking for is 1/20 of the renovation costs. This is pretty reasonable and a contingency around 5-6% of what is being asked is standard practice, as it is usually between 5-10%.

Michael Wrobel: Perhaps this is premature because not all of the details might be figured out yet, but how will the members of the board of directors of this new entity be selected because there are some undergraduate members with emphasis on diversity in faculties and backgrounds, but how will they be selected?

Terry Wilkings: I think that we will encourage a diversity but not legislate its necessity, though it is going to be encouraged in the bylaws. The election process will be done at an annual general meeting. The first selection will be an aberration because the entity will not have a common set of patrons interested in participating, but that is how we will ensure diversity. For things like community members I am sure there will be individuals who participate in other student associations like the Hive and that is the kind of role we see community members playing.

Benjamin Prunty: I assume that membership for the not-for-profit would be open to students in general so they can have a say about bylaws, etc. by showing up at the meeting? Will there be a mechanism for this?

Terry Wilkings: Students will have the predominant voice on the board and at annual general meetings, which are the highest decision-making power.

Benjamin Prunty: It seems well-rounded and it is nice to see the way that this is going about. Did you end up going with a headhunting firm for the general manager or do a call-out?

Terry Wilkings: Lori has been bottom-lining the call-out, but we used the firm Jobboom and it has been accelerating the number of applications that we have had.

Lori Dimaria: Jobboom has resulted an increasing number of applicants because in the section we decided to post in, they send a newsletter to the applicants whose profile match the job description. We sent it in the newsletter and social media.

Benjamin Prunty: How confident are you in the timeline for the transition for the governance model? Is this hopefully or optimistic?



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Terry Wilkings: We feel that this transition is reasonable and if we were to try and rush to have something prepared for when Reggie's opens, that is when I would start to feel worried. We want to make sure that the tax recuperation process has concluded before entering in the dissolution phase. That is why we wanted to give a time range. I understand how saying that winter semester is pretty broad, but we wanted to give ourselves that leniency.

Benjamin Prunty: Are you 90% sure?

Terry Wilkings: We do not want to put a percentage, but we are fairly confident. It is deliberately vague to stay open and honest. We will provide updates throughout, however.

Katherine Soad Bellini: Did you say that the general manager would be someone from Gerts and that five (5) undergraduate students would be part of the governance structure?

Terry Wilkings: Basically if you check Appendix 4 there is a chart on the governance structure. No one from Gerts will be working at Reggie's, it is just that we know that one of the directors at Gerts is involved with the Student Society of McGill University (SSMU) which is a CSU equivalent, so we were seeking pertinent cases upon which to base our own model. This is a campus bar in Montreal and we felt that they did something positive there by having that institutional memory.

Katherine Soad Bellini: For the staff of Reggie's bar, would they be exclusively students of COU?

Terry Wilkings: I do not know if the senior staff will be because we want to have a certain degree of experience. We are not banning students from applying, but we will apply the same degree of rigour with all applicants. We will provide students with priority for front-line positions but maybe not the general manager or chef positions.

Rachel Gauthier: Once we change the governance will there be a re-branding of Reggie's bar?

Lori Dimaria: As of now we are rebranding Reggie's in terms of something physical and tangible. In terms of the philosophy of Reggie's, we are looking at it closely and thinking of bringing it in right direction and to students at large. We need to remember that we are in a university and that everyone should feel safe even though alcohol is around. This is something that we are aware of and Reggie's is somewhere we want students to showcase their talents, showcase their thoughts and interact with classmates. In terms of philosophy, there will be a shift and I will be able to speak about that once the general manager hired.

Terry Wilkings: We are eliminating pitcher sales from Reggie's bar. That might disappoint some, but it is to discourage excessive drinking and the culture of excessive drinking which leads to various problems. We discussed this with other bars not in a university setting and it seems like problems are eliminated by eliminating pitchers in terms of disgruntled patrons and having security step in. We will maintain prices but not the pitcher-drinking culture.



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Lucinda Marshall-Kiparissis: About the fostering of safe spaces and who you are looking for, how much in terms of those staff members will training for consent culture take place in order to make a bar a safe space? I would like to have reassurance that this is under consideration.

Terry Wilkings: This is the reason that we wanted to take our time dissolving CUSA and think about the longterm impacts of the structure. We have the opportunity to enshrine the necessity to have sensitivity training built into this new entity, however with CUSACorp obviously that is not written anywhere but we can still encourage this and it is something the contingency fund can be there for. We can ask folks to come and do these trainings for staff and consider collaborating with the Dean of Students.

Michael Wrobel: About the finances, regarding the rent, initially CUSACorp will be renting space at a realistic market rate for tax advantages to apply, with an eventual move towards a new entity. Would that continue to apply to the lease or would there be a transition to a symbolic rate?

Terry Wilkings: It is not a realistic market rate, it is a fair market rate and there is a difference in legal terms. The rent will continue to the new entity. If we eliminated it we would get in trouble and that is not our intention. The rent will continue with the new entity, however to subsidize a portion of the rent we plan on sharing for certain services at the bar to the CSU, since the CSU will benefit from the space to hold events and promote things, and we will allow another recuperation back to Reggie's to the fair market value rent. It will continue, but we plan on reducing the material impact significantly.

VOTE

In favour : 9

Opposed: 0

Abstentions: 0

Motion carries.

Terry Wilkings: This was time-sensitive so I appreciate folks being here.

Benjamin Prunty: Congratulations on this, I know it was tons of work having done something similar with The Hive and it looks really great.

4. APPOINTMENTS

Terry Wilkings: **Chloë** is the chair of the Appointments Committee but she is not here and **Gabriel** was chair last year so he can speak to this. The first point is the Board of Governors representative. Procedurally, we need a resolution from our board appointing a student to the Board of Governors. Traditionally, this is the President unless they are ineligible. I am eligible and I plan on representing students on that senior decisional body. I invite anyone to follow though with that procedure.

Benjamin Prunty moves to appoint **Terry Wilkings** as the student representative on the Board of Governors.

Seconded by **Terry Ngala**.



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Benjamin Prunty: It makes sense for the President to do it. It has to be someone from the executive and it was really helpful for me to be on it, and we can have more of an overview of what is going on in the university. Overall it is a good idea.

VOTE

In favour : 9

Opposed: 0

Abstentions: 0

Motion carries.

Gabriel Velasco: The second batch of Appointments Committee minutes came in late – the Appointments Committee comm had four (4) meetings and produced a total of two (2) minutes documents since they were compiled. They conducted interviews and selected the best candidates, which in total were ten (10) individuals. There were seven (7) appointments to different committees, one (1) to the Library Services Fund Committee (LSFC), one (1) alternate representative to the Board of Governors and one (1) appointment to the Concordia Council on Student Life (CCSL). We need to ratify the decision of the Appointments Committee.

Gabriel Velasco moves to ratify the Appointments Committee minutes as sent out by chair.
Seconded by **Michael Wrobel**.

Terry Wilkings: Each recommendation was approved unanimously.

Gabriel Velasco: The appointments made were as follows: Daniella LoScrebo to the Sustainability Committee, Julia Griffiths-Nadeau to the External & Campaigns Committee, Anais Ramirez to the Appointments Committee, Hanna Maalaoui to the Loyola Committee, Sophia Sahrane to the Student Life Committee, Adrienne Winrow to the Policy Committee, Claudette Lovincian to the Finance Committee, Benjamin Prunty as the Alternative Board of Governors representative, Melanie Proulx to the LSFC and Emma Saboureau to CCSL. All appointments referred to the Appointments Committee were for student-at-large positions on the committee.

VOTE

In favour : 8

Opposed: 0

Abstentions: 1 (**Ben**)

Motion carries.

5. COUNCIL RETREAT

Marion Miller moves that the annual retreat of councillors, senators and Judicial Board members be held from the October 2nd to 4th at Chalet Lanaudière in Rawdon, notwithstanding Standing Regulation 77.

Seconded by **Lucinda Marshall-Kiparissis**.



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Marion Miller: As you all know, because of Labour day being funny this year, we are bypassing our date by one day and holding the retreat from October 2nd to 4th because the weekend before we have the closing concert of Orientation and the weekend before that is in the middle of Orientation and the weekend before that is the beginning of the semester, so this is the only logical weekend. Near the beginning of the semester we want to get people oriented on the projects of the upcoming year. We will be going to the same place as last year, which is 90 minutes north of Montreal in Rawdon. We get a pretty good deal on the chalet and it is not fancy but comfortable and basic, not extravagant, to spend student money on. The company is associated with a camp and all profits they make, they cover the basic operating cost and then sponsor kids from Hochelaga to go to camp. At least we are booking chalet at a place with a social mission.

Katherine Soad Bellini: About the transport and food arrangements, are they organized?

Lori Dimaria: Most probably we will get there by bus. We will look at transportations and depending on how many people confirm, there are different scenarios.

Katherine Soad Bellini: By voting yes to this motion are we confirming individually to come?

Lori Dimaria: We have booked a chalet for the maximum number of of councillors and as it comes closer to the date we will look at transport for the number of councillors who confirm.

VOTE

In favour : 9

Opposed: 0

Abstentions: 0

Motion carries.

Chair: Shortly I will send email to new councillors for their ID numbers for the student status check.

Terry Wilkings: About the President's Report included in this meeting's documents, executives are not required to send our reports over the summer until September, but since I am working on so many things, I figured it would be good for myself to consolidate my thoughts so I wrote a report out. Do not think that that other executives are not doing their job.

6. ADJOURNMENT

Marcus Peters moves to adjourn.

Seconded by **Sanaz Hassan Pour**.

VOTE

In favour : 9

Opposed: 0

Abstentions: 0



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Motion carries.

Meeting is adjourned at 19h42.



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**CSU Special Council Meeting
Wednesday, August 19th, 2015
H-711, 18h30, S.G.W Campus**

Summary of Motions Carried

3. REGGIE'S START-UP AND TRANSITION

The following motion was carried:

WHEREAS the CSU is currently engaged in a \$1.8 million renovation of Reggie's, as approved by students in the March 2015 general election;

WHEREAS re-opening Reggie's is a priority for the CSU:

WHEREAS Reggie's direct governance and management will benefit greatly from gaining legal independence from the CSU in its renewal;

BE IT RESOLVED THAT the CSU approve the start-up and transition costs for re-opening Reggie's at \$98,473 which is to be expensed by the SSAELC fund, subject to the approval of the Fund Committee and to special by-laws I & J;

BE IT FURTHER RESOLVED THAT the total amount be divided into four categories, equipment and other \$ 39,573 pre-opening costs \$ 9,400, legal fees \$ 9,500, and operations start-up \$ 40,000;

BE IT FURTHER RESOLVED THAT the CSU agree in principal, and empower the executive to continue their process of dissolving CUSACorp in due course.

– Terry Wilkings (Lucinda Marshall-Kiparissis)

4. APPOINTMENTS

A motion was carried to appoint Terry Wilkings as the student representative on the Board of Governors.

– Benjamin Prunty (Terry Ngala)

A motion was carried to ratify the Appointments Committee minutes, including the appointments of Daniella LoScrebo to the Sustainability Committee, Julia Griffiths-Nadeau to the External & Campaigns Committee, Anais Ramirez to the Appointments Committee, Hanna Maalaoui to the Loyola Committee, Sophia Sahrane to the Student Life Committee, Adrienne Winrow to the Policy Committee, Claudette Lovincian to the Finance Committee, Benjamin Prunty as the Alternative Board of Governors representative, Melanie Proulx to the LSFC and Emma Saboureau to CCSL..

– Gabriel Velasco (Michael Wrobel)



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5. COUNCIL RETREAT

A motion was carried to hold the annual retreat of councillors, senators and Judicial Board members be from the October 2nd-4th, 2015 at Chalet Lanaudière in Rawdon, notwithstanding Standing Regulation 77.

– *Marion Miller (Lucinda Marshall-Kiparissis)*