

## *President's Message*

As my first term as President of Heritage Winnipeg draws to a close and I reflect on all that has been accomplished in the past two years, it is truly invigorating. Major challenges have been met and those successes drive the will to continue the effort to pursue new opportunities and to reach for even higher goals. It is a pleasure to be associated with such a hard working team of directors, partners and of course, our dynamic Executive Director, Cindy Tugwell.

Many, many years ago Heritage Winnipeg spearheaded a study on the Upper Fort Garry site and today, due to the tremendous effort of The Friends of Upper Fort Garry in which Heritage Winnipeg plays an active part, this very special heritage site has been saved for today and for tomorrow. Much work is still required and many more dollars will need to be raised but the site is now secure and with dedication and hard work, the Upper Fort Garry site will once again come to life. This is a great example of the vision, patience and tenacity that is so often required when one seeks to preserve a small piece of our heritage. Kudos to those with the vision and all those who could understand and support that vision, you can be proud of what has been achieved and look ahead to even more exciting times with what can be achieved.

Doors Open continues to be a key public program for Heritage Winnipeg. Thank you to all the volunteers, all the building owners for opening their doors so the building's stories can be told and all the Winnipeggers who spend the weekend learning more about our great city and its architecture and history. Well done!

For Heritage Winnipeg to maintain an office with a library open to researchers, to undertake the advocacy work that it does, to take its educational programs into the schools, to support other heritage group efforts and to deliver programs like Doors Open, we must continually seek out donations and sponsorships. Fund raising events are critical and the Heritage Winnipeg luncheon that was established in 2007 and held again this year, coupled with other smaller efforts are certainly helping. Thank you to Celine Kear and her team for their work and to all who attended, we appreciate your support in keeping Heritage Winnipeg in operation. It is always a close call and your donations and ticket purchases make the difference.

It has been my pleasure to serve as your President over this past two years and hope, that like you, our collective efforts have made and will continue to make a difference as we move into the next term.



*Penny McMillan*

## **ADMINISTRATION:**

### ***Volunteers and Board Members***

Heritage Winnipeg again counted on the support of many people to accomplish and implement its goals and objectives. The volunteers, members, and Board of Directors play a very pivotal role in our fundraisers, events, projects and programs.

Heritage Winnipeg would like to thank Kristen Ketchen for the summer student in the office from during the summer of 2007. Thank you to Kimberley Moore for participating in the Province of Manitoba Education and Training Program for 2007-08. Kim volunteered 100 hours and in return received a bursary. Thank you to the Province of Manitoba for allowing us to participate in this effective work experience program.

Thank you to over 200 volunteers, building owners and sponsors who participated in Doors Open Winnipeg 2007.

### ***Provincial and City 2007-08 Support***

The application for annual funding from the Province of Manitoba, Culture, Heritage and Tourism was submitted in 2007 and included in the proposal was our goal and objectives within our program elements for the 2007-08 year. The Province of Manitoba contributed \$22,000 in 2007-08. The first payment (75%) was received in July and the remaining 25% portion in December. This support is essential in helping to sustain the organization's projects and programs. Thank you to the Historic Resources Department for all their assistance throughout the year.

Provincial support goes toward educational projects and programs such as the Grades 1-12 Educational Outreach Program, Manitoba Day Commemorative Project, Annual Preservation Awards Program, and Doors Open Winnipeg.

Heritage Winnipeg's annual City of Winnipeg grant was increased to \$12,000 in 2007 in support of our various projects and program in 2007-08. Thank you to Councillor Grant Nordman for his support during the past year, as a Heritage Winnipeg Board Member appointed by the City of Winnipeg. The City of Winnipeg makes the appointments in November.

Thank you to the City of Winnipeg Department of Planning and Property Development, Land Use Division for their support and assistance throughout the year. The current City of Winnipeg grant included funding support to programs such as the Educational Outreach Program to Schools including walking tours, the Annual Preservation Awards Program 2007, Doors Open Winnipeg 2007 and the many advocacy issues we follow throughout the year.

### ***Membership/Donations/Fundraising***

Heritage Winnipeg remained steady with approximately 190 active members, which has only increased nominally over the last several years. Throughout the year we have dozens of students and individuals coming into the office requesting information for projects. We thank the members for supporting our fundraising events throughout the year.

We held our second annual heritage luncheon fundraising event at Fort Garry Hotel and raised approximately \$8,000. The event was very successful and at full capacity. We focused on the Upper Fort Garry Project and its importance to Winnipeggers and Manitobans. We partnered the event with The Friends of Upper Fort Garry and Garry Hilderman gave a wonderful PowerPoint Presentation on the project. In addition, the million-dollar contribution by the Manitoba Métis Federation was announced.



Various partnerships with the University of Winnipeg, University of Manitoba, Red River College, Manitoba Architects Association, and The Professional Interior Designers Institute of Manitoba were enhanced throughout the year.

***Thank you to all current and new members*** who help support Heritage Winnipeg this past year!

Many other general donations were received throughout the 2007-2008 fiscal year and Heritage Winnipeg would like to acknowledge and thank them for their support.

Thank you to The Exchange Group at 123 Bannatyne for again providing our year-end financial statements for the 2007-08 audit.

Thank you to the many donors who donated various publications for our resource centre, and prizes for our various events throughout the year.

### ***Office***

The office continues to have only one full time position - Cindy Tugwell, Executive Director. She continues to work under the direction of the Board on the various advocacy issues, projects, events and educational programs. In addition, Cindy continued her role as Manitoba Governor of Heritage Canada. Attending various Board Meetings throughout the year, in turn keeping the organization abreast of issues of national significance such as the

creation of a National Trust and financial incentives from the Federal government necessary to help continue to make conservation feasible for building owners.

## **PUBLIC SERVICE & INFORMATION:**

### ***Resource Centre***

Heritage Winnipeg's resource centre continued to add materials in the 2007-2008 year with donations and gifts, providing diverse materials for those seeking information on architectural heritage, history and urban issues. On a continual basis, we are working to increase interest and trying to obtain publications. The resource centre, including our videos and slides, continues to be valuable to many teachers, students, organizations and members. Heritage Winnipeg also carries a large inventory of magazines, newsletters, brochures and building files. Members and the public are encouraged to visit our resource center by appointment. Thank you to John Mahaffy for digitizing our slide collection, which is available to view in the office

### ***Newsletters and Bulletins***

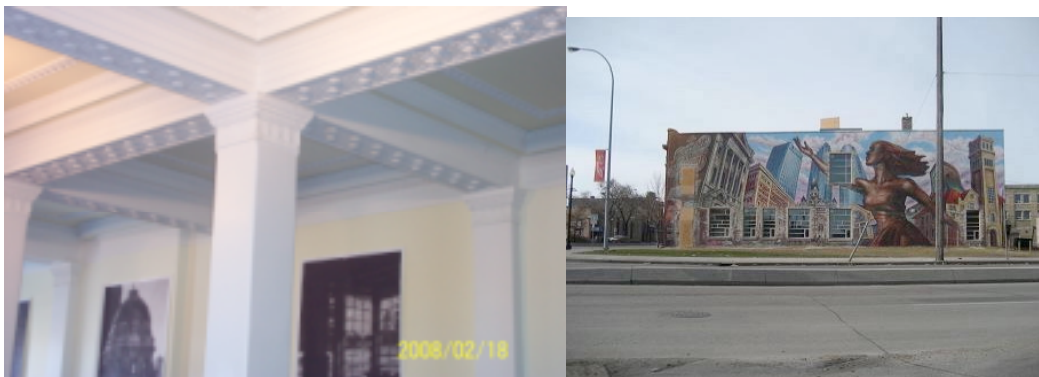
Due to time constraints Heritage Winnipeg only printed two 12-page newsletters in 2007, including the nomination forms for the Heritage Day Preservation Awards. Thank you to volunteers and the various organizations that provided information to the Executive Director. We encourage all members of Heritage Winnipeg to submit ideas or information for future publications.

### ***24th Annual Preservation Awards Ceremony***

Heritage Winnipeg was very pleased to hold our annual awards ceremony on the first ever Louis Riel Day and National Heritage Day on Monday, February 18<sup>th</sup>, 2008 held at the former Dominion Bank building at 678 Main Street. Thank you to the owner Wins Bridgman for opening up his doors; as to date we had our best turnout ever with approximately 125 people in attendance.

### ***National Heritage Day Posters***

Copies of the poster are available free of charge from the Heritage Canada Foundation online at [www.heritagecanada.org](http://www.heritagecanada.org).



*Dominion Bank Building – 678 Main Street*

## ***2008 Heritage Winnipeg Preservation Award Recipients***

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### **CONSERVATION AWARDS:**

#### ***2008 PRESERVATION AWARD FOR EXCELLENCE***

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#### **AWARDED TO**

**The University of Manitoba for the John A. Russell Building**, 84 Curry Place, for the successful restoration of an important modernist building with particular attention to the original details.

**LM Architectural Group for the John A. Russell Building**, 84 Curry Place, for the successful restoration of an important modernist building with particular attention to the original details.

**The Manitoba Blue Cross** at 599 Empress Street, for the revitalization of an important modernist building, while restoring the exterior of the building.

**Stantec Architecture Limited**, for the revitalization of *The Manitoba Blue Cross Building at 599 Empress Street*; an important modernist building, while restoring the exterior of the building.

**The Province of Manitoba**, for a successful intervention, which retains the heritage values of the addition to the Manitoba Legislature, while making the main entrance universally accessible.

**Bridgman Collaborative Architecture Ltd.**, for a successful intervention, which retains the heritage values of the addition to the Manitoba Legislature, while making the main entrance universally accessible.

**The Dominion Bank Building at 678 Main Street**, for a bold rehabilitation that has contributed to the reinvigation of the North Main neighbourhood and surrounding area.

**The University of Winnipeg, Wesley Hall, 515 Portage Avenue**, for a sensitive, thorough and sympathetic interior restoration of Convocation Hall.

**Corbett Cibinel Architects** for a sensitive, thorough and sympathetic interior restoration of Convocation Hall in Wesley Hall at the University of Winnipeg, 515 Portage Avenue.

The University of Manitoba for the Engineering One Building at 15 Gillson Street (Fort Garry Campus), for a sensitive integration that provides a contemporary teaching environment while preserving the original historic aesthetics of the exterior architecture.

Stantec Architecture Limited for the Engineering One Building at 15 Gillson Street (Fort Garry Campus), for a sensitive integration that provides a contemporary teaching environment while preserving the original historic aesthetics of the exterior architecture.

## **DISTINGUISHED SERVICE AWARDS:**

**Ian Tizzard** for a body of writing dealing with preservation projects and central city planning, especially during the 2007 year.

**David McDowell** for a lifetime commitment for his vision, persistence and determined manner which contributed in the Exchange District being recognized as a vital part of the community, and a National Historic Site. He serves as an example for us all in how to methodically work for the betterment of our community.

**Sandy Siepman, Heritage Consultant**, for his extensive experience in heritage building restoration over the past 30 years, working in Western Canada, the North End and specifically in Manitoba.

After the awards ceremony the public enjoyed a reception with including a tour of former bank, which is now home to Bridgman Collaborative Architects. In addition Gordon Goldsborough, Past President of The Manitoba Historical Society gave a presentation on the newly launched Online Heritage Forum. Thank you to everyone who took the time to come out and celebrate with us!



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Heritage Winnipeg would like to thank our **2008 Independent Judging Committee**: Neil Einarson, Province of Manitoba, Les Stecheson of Stecheson, Katz, Oliver Beck, Manitoba Association of Architects and Jim Kacki, Architect and Heritage Winnipeg Board Member.

## Heritage Events –

### *Heritage Canada Foundation's Annual Conference 2007 - Edmonton*

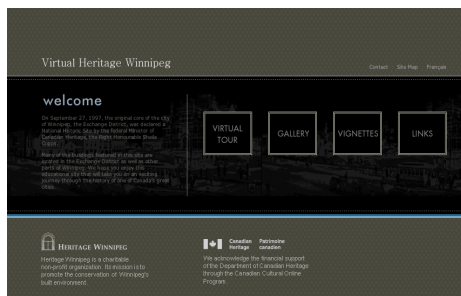
In October 2007 the Executive Director had the pleasure of attending the conference of the Heritage Canada Foundation, which took place in Edmonton.

From October 11th to 14th Edmonton's historic Fairmont Hotel Macdonald was the site of our annual conference, *Big Plans for Old Places: Heritage and Development in Canadian Communities*. It was one of the most successful annual conferences the Heritage Canada Foundation has mounted in a number of years in terms of high numbers of participants (both delegates and speakers), the range of subject matter covered, and the level of partnership on workshops and public lectures. This year's conference format, featuring larger discussion panels and working lunches, also departed from past practice.

The 220 delegates—who ranged from planners, architects and heritage conservation educators to students, volunteers and advocates—were inspired by keynote speaker Roberta Brandes Gratz, New York's visionary urban critic and author of *The Living City: Thinking Big in a Small Way and Cities Back from the Edge: New Life for Downtown*. Ms. Gratz distinguished between “regrowing” urban areas and “rebuilding” them. Regrowing, she argued, is the way to create vital cities with life at street level that offers smaller shops and more intimate cafes while using existing buildings.

### *Virtual Tour Website – [www.virtual.heritagewinnipeg.com](http://www.virtual.heritagewinnipeg.com)*

We continue to review of very successful virtual website. Total sessions were 80,000 and over 6.5 million hits. The average sessions per day were 185, over 10 page views per session and the average length of the sessions at approximately 6 minutes.



### *Doors Open Winnipeg 2007*



Over the past four years Doors Open Winnipeg attracted approximately 140,000 site visits to some of Winnipeg's most interesting and architecturally significant buildings, free of charge.

Thousands of Winnipeggers attending building sites throughout the City of Winnipeg. This was the first year Heritage Winnipeg took this event Citywide. We thank all those who helped make this event such a resounding success! Thanks to the building owners for opening their buildings, the over 200 volunteers who helped during the event, the sponsors, and of course the public for coming out to the event!

Doors Open Winnipeg 2007 was presented by the Heritage Winnipeg. It was made possible with support from our sponsors: The City of Winnipeg, CTV, The Winnipeg Foundation, the Winnipeg Free Press, CentreVenture, The University of Winnipeg, CHUM radio, Great-West Life, Neuhaus Design, Great West Life, Investors Group, Destination Winnipeg, Forks North Portage, The Prolific Group, The Downtown and Exchange District BIZ, Manitoba Architects Association, and Blacksheep Strategy. In 2007 we raised approximately \$50,000 to help support this event. With additional In-Kind contributions, staff and volunteers time, this event would cost over \$200,000.

Participating buildings ranged from museums and churches to theatres and hotels to a jail and curling club. In total 2007-showcased 51 buildings and several walking tours. This event will now be held the last weekend in May and for more information or volunteer opportunities on this event, please visit [www.doorsopenwinnipeg.ca](http://www.doorsopenwinnipeg.ca).

In addition, the School Banner Project in partnership with Daniel MacIntrye and The University of Winnipeg continues to be a huge success. In 2007 we completed banners for the City of Winnipeg Archives, Isbister School, and Government House.

The event continued to grow each year. We will provide an update on the Doors Open 2008 event in the 2008-09 Annual Report.

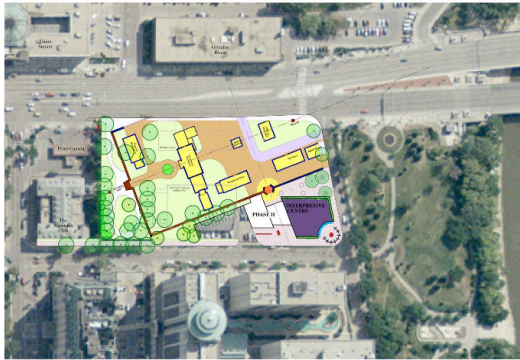




## ***Upper Fort Garry Project***

During the 2007-08 year it has been a very exciting but intense year. The Friends of Upper Fort Garry Steering Committee has been meeting regularly to discuss and strategize how to proceed with this major historic project. In December 2007 we were given a deadline of March 31<sup>st</sup>, 2008 to meet all the conditions set out by the Standing Committee on Downtown Development and the Mayor. We were thrilled to find out that at the 11<sup>th</sup> hour the Friends were given an extension of two years to raise the 10 million dollars and purchase the Grain Exchange Curling Club.

Thank you to members of the Steering Committee for all their hard work over the last year. Dr. Jerry Gray as Chair, Bob Cunningham, Fundraising Chair, Bill Norrie, Penny McMillan, Cindy Tugwell, Otto Lang, Gary Filmon and Garry Hilderman of Hilderman Thomas Frank Cram.



UPPER FORT GARRY HERITAGE PARK and INTERPRETIVE CENTRE  
Master Plan



## ***Streetcar 356***

During the 2007-08 year, the streetcar continued to be stored at the Union Station - Winnipeg Railway Museum. Over the next year, Heritage Winnipeg we pursue funding for the restoration of the original wooden car. Thank you to Bill McKay, David Harris, David McDowell, and Jim Kacki for all their hard work over the 2007-08 year. We hope to restore the Car September 2009 when it officially turns 100.



**HERITAGE WINNIPEG INC. Did You Ride the Rails?**  
*(Streetcar that is.)*

Heritage Winnipeg is interested in hearing your stories about riding the streetcars of Winnipeg, as we celebrate the 100th anniversary of the end of the line on September 19, 2008.

Did you use the streetcar to get to work downtown or escape to the park? Were you stalled in a storm or forced to find other ways to work because of the floods? Were there business parties aboard a game board car or were you on the lonely end of the line car? Tell us your tales.

Send submissions to:  
Heritage Winnipeg  
509 - 61 Albert Street  
Winnipeg, MB R1B 1J4  
or email us at  
info@heritagewinnipeg.com

We look forward to presenting the best stories in a booklet on Winnipeg's transportation history!



## ADVOCACY

### *Friends of the Vaughan Street Jail –*

Over the 2007-08 year, the Executive Director of Heritage Winnipeg attended many meetings of this non-profit organization to help prioritize and discuss the various issues involved towards restoring and making the historic jail (1881) economically viable. Owned by the Province of Manitoba, the jail is currently one of the most popular sites of the Doors Open Winnipeg event. Not open to the public throughout the year, the facility is currently in need of repair and underutilized.

The ‘friends’ currently have a business plan outlining the building for mixed use, concurrent with raising awareness and encouraging the Province to possibly designate the historic building. The Province of Manitoba is currently undertaking various studies to see how to proceed.



We will continue addressing these issues throughout the 2008-09 year.

### *Millennium Centre – 389 Main Street (former Bank of Commerce)*

The 2007-08 year has again been a very successful year of operation financially and from an operations point of view. Over the past year, many issues have been addressed and successfully completed. The Board of Directors having been dealing with a vast array of issues from sound equipment, to the heating of upper levels, kitchen completion, promotional materials, website, and looking in the possibility of an elevator.

Thank you to Mitch Rouire of the Storm Catering for the successful management of the catering and events at the building. Thank you to Mr. Bill Loewen for his dedication and hard work towards making this public heritage treasure such a success! In addition, thank you to Diane Ulrich for all her hard work throughout the year, taking care of all ongoing Board issues and the Board of Directors who participated throughout the year.



*Daily operations are continued to be run by The Storm Catering. Cindy Tugwell currently sits on the Millennium Board.*

***Advocacy Issues for 2007-08*** – Heritage Winnipeg has been very busy over the last year. One of two buildings that received a lot of attention was the King Building at 104 King Street which Heritage Winnipeg followed throughout the year and many previous years. In addition, we advocated the protection of the Business Block on Albert Street at City Hall. It seems that there are a lot of concerns in the Exchange District. The hard work paid off, as currently with the support of CentreVenture these two buildings will be revitalized.



**LEGAL AND ECONOMIC INSTRUMENTS**

***CentreVenture Development Corporation***

Under the Downtown Heritage Program, the Capital Grants Initiative and Heritage Tax Credits Program were again available on a first come basis to heritage buildings in the downtown that are municipally designated.

There continues to be interest in residential living in the downtown area with the condos Waterfront Drive, Princess Street and in the Traveler’s building. In addition CentreVenture Development Corporation has been working with many partners to help develop north Main Street with the announcement of the Winnipeg Regional Health Authority and also the redevelopment of the former Union Bank building with Red River College. In addition Heritage Winnipeg continued to follow over the 2007-08 year, the rehabilitation of the Metropolitan Theatre on Donald.

### ***Historical Buildings Committee***

The Historical Buildings Committee completed a review of the Historical Buildings By-Law 1474/77 and it was under review at the Legal Department of the City. As part of the process Heritage Winnipeg will make a recommendation and submit to continue with our goal of representation to the Historical Buildings Committee.

Under the terms of the Historical Buildings By-law, the city identifies, designates and otherwise protects heritage structures from demolition and unsympathetic alternations. In addition, the Downtown Winnipeg Zoning By-law provides for design controls in the Exchange District as a means of preserving that area's nationally significant collection of pre-and-post 1900 warehouses, office towers, banks, and industrial buildings.

It has been recommended to initiate a Secondary Plan for the Exchange District.

## **EDUCATION**

Part of Heritage Winnipeg's role is to help educate students, and others of all ages, about history and heritage. Currently Heritage Winnipeg participates on an ongoing basis to speak to schools, libraries and various groups and/or organizations throughout the city. This also includes special walking tours of the Exchange District and surrounding areas.

### ***Manitoba Day 2007***

In May 2007, Heritage Winnipeg again partnered with Creative Retirement Manitoba in which we are very grateful to help celebrate Manitoba's 137<sup>th</sup> year. The celebration was held at Luxton School on May 12<sup>th</sup>, 2007. This marked the 7<sup>th</sup> year of celebrating Manitoba Day and our history with a Winnipeg school.

Celine Kear and Executive Director Cindy Tugwell enjoyed the daylong activities. They both made presentations throughout the day to Grade 4, 5, & 6 students regarding the city and province's rich history. In addition to the presentations, we enjoyed opening and closing ceremonies in the gym which included some wonderful entertainment by the students.

In 2008, we visited Queenston School for Manitoba Day celebrations and the information will be in the 2008-09 AGM report.

### ***Educational Outreach Program***

Heritage Winnipeg will continue to augment our educational program in which we can make ongoing presentations and walking tours to schools in Winnipeg with the help of some funding. In the 2007-08 year, board member Celine Kear and Executive Director, Cindy Tugwell went to many schools and locations throughout the city to make educational heritage presentations.

### ***Young Canada Works in Heritage Institutions Program***

Heritage Winnipeg again participated in the Young Canada Works in Heritage Institutes Summer Student Program 2007-08. Again, the objective is to provide returning university and college students with valuable work experience, while enriching their appreciation for Canada's heritage achievements. The Department of Canadian Heritage, in cooperation with

the Heritage Canada Foundation, covers up to 75% of funds, with the remaining percentage being the responsibility of the employer. Although in recent years the percentage has decreased significantly to approximately 48%.



Canadian  
Heritage

Patrimoine  
canadien



CWB  
The Canadian Wheat Board  
La Commission canadienne du blé

In the summer of 2007, Heritage Winnipeg was pleased to employ Kristen Ketchen, a University of Winnipeg student. The program was funded for 12 weeks. We thank to the Canadian Wheat Board's fundraising committee, which made a gracious donation of \$500.00 for the 2007-08 year.

Heritage Winnipeg is grateful to have participated in such an enriching and vital program, and will continue the program in the 2008-09 year.

### ***Province of Manitoba – Education and Training Program***

In September 2007, Heritage Winnipeg was approved under this program and Kimberley volunteered 100 hours of service in return for two \$500.00 bursaries. Kimberley completed her volunteer work from September 2007 to April 2008. Thank you to the Province for this valuable volunteer program.

### ***Website***

Heritage Winnipeg's main website was a success over the 2007-08 year. We continued to add information and we are now currently looking at not only updating the site but also hoping to add more pictures to the building information including more information on various residential districts. You can check out more about our organization at [www.heritagewinnipeg.com](http://www.heritagewinnipeg.com).

We also continue to update the Doors Open Winnipeg Website with current information about the events and archival information on past events. In addition, we include links from all of our sponsors. You can check out more at [www.doorsopenwinnipeg.ca](http://www.doorsopenwinnipeg.ca).

The Upper Fort Garry Site was started in the winter of 2008 and has been immensely successful. You can learn all about the project and the ongoing progress. In addition the 8 minutes DVD is available online and everyone who would like to make an online donation can do so directly at this site. You can check out more at [www.upperfortgarry.com](http://www.upperfortgarry.com)

## TREASURER'S REPORT (APRIL 1<sup>ST</sup>, 2007 – MARCH 31<sup>ST</sup>, 2008)



Heritage Winnipeg had a very busy and successful year with the work we have been undertaking and with respect to our profile. While our ongoing financial position is still disconcerting, we have ended the year in roughly the same cash position as last year. Our cash on hand at the beginning of the year, as of March 31<sup>st</sup>, 2008 was \$ 21,252.82.

During the 2007-08 year our Operating expenses reached \$177,674.02 while revenue generated was \$189,543.60. The level of financial activity increased from the previous year, as funding for Doors Open Winnipeg increased. We still had positive cash on hand situation.

The current year puts us in a much better situation largely because of 'Doors Open Winnipeg'. We mainly receive project funds from the Winnipeg Foundation and the Province of Manitoba. We also receive nominal revenue from memberships and donations. We received \$22,000 from the Province and we were successful in obtaining a minor increase from the City from \$9,000, to \$12,000.

We also added a new fundraising effort by hosting a Heritage evening event in November and a Heritage Luncheon in celebration of National Heritage Day.

*Roger August, Treasurer*

**BOARD OF DIRECTORS  
HERITAGE WINNIPEG CORPORATION  
2007-2008**

**Executive Committee:**

Penny McMillan, President  
Celine Kear, Past President  
Vacant, 1<sup>st</sup> Vice-President  
John Petryshyn, 2<sup>nd</sup> Vice-President  
W. Roger August, Treasurer

**Board of Directors' of Heritage Winnipeg**

Nancy Klos  
Jim Kacki  
David Dandeneau  
Walt Schoenhausen  
Kathleen Leathers  
John Lehr  
Councillor Grant Nordman,  
City of Winnipeg

**Current Representation:**

Heritage Canada  
Manitoba Historical Society  
City of Winnipeg

**Cindy Tugwell,**  
Executive Director,  
Manitoba Governor, Heritage Canada

*Thank you to all of the Board Members for contributing your time and expertise to Heritage Winnipeg over the past year.*

## WHAT IS HERITAGE WINNIPEG?

*The Corporation is a charitable non-profit organization, (incorporated in 1978) and whose mandate is as follows:*

To promote the establishment of heritage conservation areas in the City of Winnipeg, with particular focus on the restoration, revitalization and preservation of the built environment.

To initiate and promote research, study, publicity and activities and to seek protective legislative or regulatory measures to that end.

To provide information and assistance to individuals, organizations, and government agencies and to form or support other societies or associations with similar or allied purposes.

To exercise all powers permitted to Corporations registered under the Corporations Act and more particular power.

To acquire and take by purchase, donation, devise or otherwise all kinds of real estate and moveable property, and to sell, exchange, mortgage, lease, let, improve, and develop the same, and to erect and maintain any necessary buildings.

To borrow or raise or secure the payment of money in such manner as is required.

To draw, make, accept, endorse, discount, execute and issue promissory notes, bills of exchange, and other negotiable or transferable instruments.

To undertake and execute any trusts or any agency business which may seem directly or indirectly conducive to any objects of the Corporation.

*Complete by-laws available upon request.*

