



City Improvement District

Blackheath

committed to making a difference

Minutes of the Annual General Meeting held at 13:00 on the 19th of October 2023 at the offices of the HomeChoice Distribution Centre located at 12 School Road Blackheath Industria, 7580.

1. Registration:

Members in attendance:

1. Mr George Ferreira – Viacor Trading 48 CC
2. Mr George Ferreira - One Vision Investments 238 (Pty) Ltd
3. Mr George Ferreira - Nebavest 37 (Pty) Ltd
4. Mr George Ferreira - Laritza Investments No 94 (Pty) Ltd
5. Mr John Swart – Ampere Eiendomme (Pty) Ltd
6. Mr Josias Heremias van Zyl – CIP Trust
7. Mr Rory Taljaard – Borrowdale Brook Holdings (Pty) Ltd
8. Mr Cornelius Daniel Wolfswinkel – Proximitas Investments 92 (Pty) Ltd
9. Herman Breytenbach – Continental China (Pty) Ltd
10. Mr Dale Lees – Raubex Property Investments (Pty) Ltd – by Proxy from Mr Willem Olivier
11. Mr Cliff Toerien – Spear Holdco (Pty) Ltd – by Proxy from Mr Quintin Rossi
12. Mr Christiaan Rust – Derprops 113 (Pty) Ltd
13. Mr Werner Lubbe – CVR Investments CC
14. Mr Jacques Mikhael Kleinhans – Rowmoor Investments 1028 (Pty) Ltd
15. Mr Jan Abraham van Tonder – Plaslantic (Pty) Ltd
16. Mr Brendan van der Merwe – Brendan van der Merwe
17. Mr Graham Mark Noonan – HMNW Properties (Pty) Ltd
18. Mr Irvin Human – Nebula Trust – by Proxy from Mrs Cheryl Raatz

Members by Proxy:

19. Mr Theuns Hanekom – J&B Trust
20. Mrs Amanda Ellis – Factaprops 1114 CC
21. Mr Nicholas John King – Bluegum Industrial Park (Pty) Ltd
22. Mr Colin Budge – LA Burger Investments (Pty) Ltd
23. Mr Keith Nigel Oliver – Olivers Investments CC
24. Mr Andre Mouton – Beniesa Beleggings 1 (Pty) Ltd
25. Mr Lenny Gorgulho – Yellow Star Properties 1093 (Pty) Ltd
26. Mr Lenny Gorgulho – CEL Concrete Products (Pty) Ltd
27. Mr Dirk van de Wal – Wimbledon Properties
28. Mr Guillaume Retief – Colcab Property (Pty) Ltd
29. Mr Mark Hinrichsen – Soundprops (Pty) Ltd
30. Mr Louis Wessel Andrag – Green Earth Energy Efficient Lighting Manufacturing (Pty) Ltd

Visitors and Officials:

Councillor Kariena Mare
Mr Fagmie Essa - ESKOM

Mr Miles Jacobs – ESKOM
Ms Rosaline Dempers - ESKOM
Ms Surita van Coller – ESKOM
Ms Chloe Dugger – Discovery Green
Mr Kyle Williamson – City of Cape Town Enterprise and Investment
Mr Grant Jaars – The Blackheath City Improvement District
Ms Bonita Ascott – City of Cape Town CID Branch
Ms Candice van Rensburg – City of Cape Town CID Branch
Mr Lee Hartman – FANG
Mr Nico Beyer – Exactocraft
Mr Adolf Bezuidenhout – ST3 Security
Mr Gideon Lotter – ST3 Security
Mr Edward Neethling – Colcab
Mr Chris Geary – Powerstar
Mr Shane Howe – BROLL Property Group
Mr Sybrand Cillie – Plaslantic

2. Welcome and Apologies

Apologies were received only from the members who submitted Proxies.

3. Membership

3.1 Resignations

Mr Andre Smuts – Rocla
Mr Claude Gorgulho – Gorgulho and Sons Properties / CEL
Mr Deon Badenhorst – Pearly Rock Investments
Mr Gary Kleu – Mellon Housing Initiative
Mr Dawid Marius Luus – L&L Trust
Mr Gregory Petersen – RPMR Properties
Mr Gregory Petersen – Outcome Properties
Mrs Cheryl Raatz – Yenza Trading
Mr Charles Berman – Mobebe CC
Mr Michael Gelderbloem – Jist Trading
Mr Dieter Wolfgang Rencken – Roadmac Surfacing (Pty) Ltd
Mr Garth Truter – Boseng
Mr Attawullah Sondag – GrowthPoint Properties Ltd
Mr Claude Gorgulho – Yellow Star Properties
Mr Jeff Moss – Jefrome Property CC
Mr Johan Snyman van Deventer – Baseline Civil Contractors
Mr Simon van Heerden – Simon’s Cupboards
Mr Glen Dalton – Rizer manufacturing CC
Mrs Christa McIver – Industri Bag (Pty) Ltd
Mr Darryl Pamensky – Tycoon Investments
Mr Chris Pienaar – Innovative Creations
Mr Gerrie Beukes – Stampi Formworks
Mr HG Kirkpatrick – Prescient Capital (Pty) Ltd

3.2 New Members

Mr Brendan van der Merwe – Brendan van der Merwe
Mr Willie Geldenhuys – Rocla (Pty) Ltd
Mr Rory Taljaard – Borrowdale Brook Investments (Pty) Ltd
Mr Rob Allen – Square Industrial (Pty) Ltd
Mr Jacques Mikhail Kleynhans – Rowmoor Investments 1028 (Pty) Ltd
Mr Willem Jacobus Olivier – Raubex Property Investments (Pty) Ltd
Mr Lenny Gorgulho – Yellow Star Properties 1093 (Pty) Ltd
Mr Lenny Gorgulho – CEL Concrete Products (Pty) Ltd

Late Membership Application

Mr Nico Beyer – Exactocraft Application to be processed at the first Board Meeting

4. Quorum to Constitute a Meeting

A total of 61 Active Members on the Membership List requires a 20% attendance to constitute a meeting or 13 Members present and / or by means of Proxy.

There being 30 Members in attendance and represented by Proxy, the meeting was therefore declared as properly constituted.

5. Previous AGM Minutes

5.1 Approval

The previous minutes of the Annual General Meeting held on 12 October 2022 were accepted by all present as a true reflection of this meeting.

The minutes of the previous Annual General Meeting were proposed by Mr. George Ferreira and Seconded by Mr. Joshua van Zyl.

5.2 Matters arising from the Minutes.

There were no matters arising from the previous meeting minutes.

6. Chairperson's report

Although the business of the day will be our priority during today's meeting, we are critically aware of the concerns emanating from local businesses relating to the stability of the ESKOM power supply to Blackheath. From Load shedding we moved to vandalism of the ESKOM kiosks, rumours were that this was in-house, and that aggrieved ESKOM suppliers and staff were behind these events. Once this stabilised slightly, the constant theft of cables and materials from the kiosks began to proliferate. We have also seen an increase in the theft of power by means of tying into electrical infrastructure from local kiosks to streetlights in the network both in and around the Blackheath area.

We have therefore made the decision to start today's meeting by attending to the business of the day first and then we can hear from our energy partners and have a discussion around how we are able to assist ESKOM in providing support and assistance to protecting ESKOM electrical supply and thereby stabilising the grid slightly by reducing the risk to crime. This of course won't solve the question of load shedding, but there will be other potential solutions tabled today as far as load shedding curtailment and the wheeling of power through the existing ESKOM power grid that may assist with this outcome.

The BCID team has been working tirelessly to bring all the options together and have offered our assistance and resources to all the above options in order to support the outcomes needed to stabilise the ESKOM energy grid in Blackheath. Today we will be tabling an increased budget to allow the fencing of vulnerable ESKOM infrastructure including electrical kiosks and transformers situated in the public space. We have partnered with ESKOM's security branch and local engineers to assist in moving forward with this initiative.

We will table the revised memorandum of Incorporation for approval by the members here today. This document, as well as all other documents relevant to today's meeting, and those outlining the changes to the MOI were all made available in the lead up to this meeting on our website at www.bcid.co.za. In partnership with the City of Cape Town's Enterprise and Investment Branch under the guidance of Gerschwin Williams and his team we have also committed to drive other Municipal infrastructure projects in Blackheath. These include the Buttskop Railway bridge, local road repairs and upgrades, attention to traffic calming, safety and daily maintenance, and future planning for truck stacking and embayment.

We continue to strive to promote the Blackheath Industrial Area as a preferred destination for both manufacturing and logistical partners, as well as to investors who are looking to grow their property

portfolios and develop high end, purpose built Industrial Units to the rental market. The availability of vacant Industrial land makes this possible and provides for a guarantee of future growth.

Our CCTV camera network consists of License Plate Recognition or LPR, Human detection software and overview and PTZ cameras. These cameras are monitored through the local ST3 Control Room on a 24/7 basis on both a black screen and real time monitoring basis and have been extremely effective in the observation of suspicious vehicles that are loaded on the LPR Network from all around the City of Cape Town. The network increases the effectiveness of our law enforcement personnel and public safety officers dramatically.

The stability of our CCTV network has faced many challenges over the past year with loadshedding and vandalism and theft of ESKOM infrastructure and the weather being the major obstacles to up-time. We made the move to install UPS hardware at all our camera locations. We are now also investigating a new high site and will explore every possible avenue available to us to ensure system stability. Whilst addressing crime the improvement district made further progress over the past year in its efforts to raise the levels of public safety and security as well as cleaning in public open spaces throughout the BCID geographical area. The efforts of the Board and our managers remain focussed on ways to ensure that additional ratepayers within the BCID geographical area receive the best value for their additional rates.

This significantly reduces reaction times and provides for a prepared response where members do not have to enter a suspicious scene blindly, but rather forewarned of the threat and rather prepared to face any potential risk. The Blackheath CCTV network ties into the SAPS Crime WhatsApp network and to the SAPS War Room and has already proven effective in assisting SAPS in arresting perpetrators of crimes committed within the BCID and at the same time provides the evidence necessary to prosecute. We employ two mobile law enforcement officers to work in partnership with our public safety officers, provided by ST3 Security. In addition to this the Security Kiosk is placed daily at high-risk areas as a deterrent to crime and to record movement with its range of on-board CCTV and recording equipment, whilst also acting as an information kiosk to persons seeking assistance or directions.

In 2022/2023 an amount of R1,153,527.00 was spent on top-up cleaning services and other verge projects and R782,276.00 on public safety, CCTV monitoring and law enforcement. For 2023/2024 these figures will increase to an estimated R1,344,335.00 on cleansing and verge other projects and R815,711.00 will be spent on public safety, CCTV monitoring and law enforcement.

We aim to continue our focus on infrastructure-based development in Blackheath, solidifying our relationship with the local authority and nurturing this relationship, while delivering on our mandate in order that we can realise our future vision for the Blackheath Industrial Area.

Mr George Ferreira – Chairman of the BCID 2022-2023.

7. Feedback on Operations 2022/23

Brendan van der Merwe requested that the feedback on operations be posted to the BCID website in the form of the Annual Report for the period from July 2022 – June 2023 and that a link to the report be provided to all the members by the end of October 2023.

All present agreed that in the interest of time and to enable the meeting to consider all the pressing matters of the day that this would be an acceptable form of reporting on operational activities for the 2022/23 financial year.

8. Noting of Audited Financial Statements 2022/23

The 2022-23 audited financial statements were noted by the Members present.

Mr Graham Noonan presented the feedback on spending to the Members present.

9. Budget

9.1 Noting of additional surplus funds utilised in 2022/23

The Members present agreed to note the additional surplus funds utilised in 2022/23

9.2 Approval of additional surplus funds utilisation for 2023/24

The Members present approved the additional surplus funds utilisation for 2023/24

9.3 Approval of surplus funds utilisation for 2024/25

The Members present approved the surplus funds utilisation for 2024/25

9.4 Approval of the Budget for 2024/25

The Members present approved the budget for 2024/25

10. Approval of the Implementation Plan for 2024/25

The Members present approved the Implementation Plan for 2024/25

11. Appointment of a Registered Auditor

C2M Chartered Accountants INC performed the current audit and all present agreed that they continue to serve as the auditor for the Blackheath CID NPC for the coming financial period.

12. Confirmation of Company Secretary

All Members present supported a decision to retain C2M TAS Services as the Company Secretary.

13. Election of Board Members

Messrs. GM Noonan and GRP Ferreira resigned and agreed to be available for re-election.

A Nomination for Directorship was received from Mr Clifford Toerien representing Spear Reit Limited & Spear Holdco (Pty) Ltd.

The members present agreed to the re-election of Messrs. GM Noonan and GRP Ferreira.

Mr CT Toerien's nomination to the Board of the Blackheath CID NPC was welcomed by the members present. Mr Toerien will represent both Spear Holdco (Pty) Ltd and Spear Reit Ltd as their proxy in his capacity as member of the Board of Directors.

14. Special Resolution: Amendment of the New Memorandum of Incorporation (MOI) as contemplated in Section 16(5)(a) of the Companies Act 71 of 2008.

The members present unanimously accepted the Special Resolution to amend the MOI.

15. General

15.1 Presentation – City of Cape Town Business Retention and Expansion and ESKOM

Mr Kyle Williamson from the City of Cape Town's Enterprise and Investment Branch and Mr Miles Jacobs from ESKOM presented the load shedding curtailment program for Blackheath to the meeting.

The BR&E Presentation is attached to the Minutes of the Meeting.

Mr Miles Jacobs represented ESKOM in the debate on load shedding curtailment and the way forward with regards to the future of load shedding and electricity generation in the province and the stability of the ESKOM grid across the country.

15.2 Discussion – ESKOM / Blackheath Load Shedding Curtailment program

Mr Miles Jacobs presented ESKOM's load shedding curtailment offer to the members present for the Blackheath Industrial Area

Mr Herman Breytenbach from Continental China stepped up to address the meeting as the representative for Blackheath in the load shedding curtailment program. Mr Chris Geary represented Powerstar in the debate.

Powerstar would be able to provide a metering system that would allow the participants to track their electricity usage and compliance with the set targets during the different stages of loadshedding in the program.

15.3 Presentation – ESKOM / Discovery Green – Wheeling power through the grid

Ms. Chloe Dugger of Discovery Green presented an offer from Discovery Green to wheel green power to companies at a discount of up to 20% on ESKOM tariffs with the added benefit of improving ESG ratings. Presentation attached to meeting minutes.

15.4 Presentation – ST3 Security

Mr Adolf Bezuidenhout provided a detailed summary of actions by his company in providing Public Safety Patrols and other services to the community in Blackheath Industria.

15.5 Brendan van der Merwe as Councillor in the City of Cape Town

Brendan van der Merwe mentioned to the meeting that, as noted in the Annual Financial Statements, he continues to serve on the Council of the City of Cape Town.

15.6 Relocation of the Blackheath City Improvement District Offices

Brendan van der Merwe asked the members present for permission to relocate the offices of the Blackheath City Improvement District to Unit 34 of the Blackheath Small Business Centre. This property is owned by Brendan van der Merwe.

The Members present unanimously supported the request agreed to the relocation of the BCID offices and the rental amount of only R6000.00 per month in the shared building.

ST3 Security and Law Enforcement will also be housed in the same property, meaning that all the BCID Service Providers would co-exist on one premises.

16. Questions and Answers

There were no questions of clarity raised.

17. Adjournment

The meeting was adjourned at 15:06

Proposed: _____

Seconded: _____

Chairperson: _____

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