GROTE
Business Precinct
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MINUTES
Grote Business Precinct
ANNUAL GENERAL MEETING 2026

Wednesday 28 October 5-7pm
held at Adelaide Central Market Community Kitchen

1. **Welcome** by President GBP Cathy Chong. Welcome councillors, members, COA representatives, thanks to Adelaide Central Market for hosting this event.

2. **Apologies** Honourable Lord Mayor Jane-Lomax Smith, Committee members Dr Timothy Haines, Richard Armour, Damian Peterson, Ida Wong, members Charlene Ackland – Quest on Franklin, Steve Fulton - Soho Coffee Distributors, Councillor Patrick Maher, Wayne Chao – Gouger Street Traders.

3. **Acceptance of 2025 AGM Minutes** Moved by Franz Knoll, seconded by Kat Lister.

4. **Financial Report – new auditor Report** presented by Cathy Chong. Thanks to retiring book keeper Eileen Fagioli and welcome to new book keeper/auditor Gray Perry - DFK. President stated that Council grant was received in September, much later than planned and hence reflected in activities and finances. Thanks to Carrie Johnson COA for finding funding to enable the Lunar New Year installation to go ahead at the last minute. Acceptance of report. Moved by Kat Lister. Seconded by Franz Knoll.

5. **President's Report** Presented by Cathy Chong AM JP. Thank you to committee members, coordinator. A new contract of agreement with a slight increase has been signed by Yvonne Merendi and GBP. Good news about the progress of the Wombat Crossing on Franklin Street. Acceptance. Moved by Ivan Oulianoff. Seconded by Franz Knoll. Full report attached.

6. **All Committee Positions Declared Vacant**. Nominations (below) read by Returning Officer Bill Marles who stated there are 12 nominations with 4 vacant positions still to be filled (16 max).

Renato Capoccia	Adelaide Festival Centre
Richard Armour	Armour & Allen
Damian Peterson	Metropolitan Hotel
Cathy Chong AM JP	Community leader, Chinatown SA

Sue Cvijanovic	St Mary's College
Dr Timothy Haines	Emulink Migration & Intercultural Consultancy
Franz Knoll	Barossa Fine Foods
Ivan Oulianoff	Central Market Traders Association
Peter Veld	Kwik Kopy
Andrew Foo	Zero Latency
Sarah Gallpen	Diverse-City
Peter Ong	8 Degrees Property

Call for any other nominations from the floor. None received. Returning Officer declared all nominations elected and handed control of the meeting back to President.

7. **Any other Business** no other business

8. **Close of AGM** at 5.30pm.

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Program/Running Sheet for the evening

5.00pm Arrival of guests

5.10pm Grote Business Precinct Annual General Meeting 2026

5.30pm Q & A session Market Expansion Project with Fabienne Reilly GM Adelaide Central Market Authority, Tom McCready – Director City Infrastructure, Mike Philippou - Assistant Director Strategic Property & Commercial COA.

6.00pm President thank you to panel and members. Acknowledgements/Networking light refreshments.

7.00pm Conclusion.of event.

Registration of attendees

GBP Members

Cathy Chong AM JP	Community leader Chinatown SA
John Ong	8 Degrees Property
Ivan Oulianoff `	Central Market Traders
Peter Veld	Kwik Kopy
Andrew Foo	Zero Latency
Franz Knoll	Barossa Fine Foods
Loug Chen	CASA
Sue Cvijanovic	St Mary's College
Sarah Gallpen	Diverse City
Renato Capoccia	Adelaide Festival Centre
Kat Lister	Katron Creative
Bill Marles	Katron Creative
Michelle Tink	Katron Creative
Keith Jin	Australian Eye Media

Yvonne Merendi	GBP

Guests

Mike Philippou	COA
Tom McCready	COA
Cr Kerian Snape	COA
Cr Carmel Noon	COA
Fabienne Reilly	ACM
Bridgette Barendregt	SAPOL
Gang Ai	Telco Store
Viv Lyu	COA
Carrie Johnson	COA
Jess Harris	AEDA
Andre White	AEDA

GROTE Business Precinct

AGM 2026 28th October

President's Report

Thank you all for coming to our 26th year and this year's AGM .

We were formed in 2000 under the guidance of Deb Lavis and her team - with the objects and purposes to:

- Focus and support economic and community growth in the precinct
- Represent businesses and residents in the area
- Promote safety for businesses and residents and
- Link with othr precinct groups, Adelaide Economic Development, City of Adelaide, State Government and other organisations to promote the area.

I believe we have achieved these objectives very well, particularly through the turbulent pandemic years. Our precinct is now experiencing some of the most dynamic economic development in the state. With the

Market Square development nearing completion and several other projects planned across the precinct, the future is exciting.

Looking ahead, I hope we can strengthen our collaboration with the many organisations with which we have built close working relationships.

• SAPOL continues to provide regular feedback and reports on safety issues in our precinct. Constable Harry McGregor, appointed as the Chinatown police officer, has earned the respect and confidence of our business community.

On June 30th this year, after over 2 years of working as Chinese Community liaison with Wendy Wang – their roles have been terminated.

We value their contribution during the last few years as they are integral to the community's safety welfare.

SAPOL is still represented on our Grote Business Precinct's monthly agenda and Senior Constable Bridgette Barendregt tries to cover this role gallantly!

In May this year, GBP conducted a safety and security audit with Deputy Lord Mayor, Constable Shawn Mcgregor, Cathy Chong, and elected members and City of Adelaide staff. We walked the surrounding areas of the precinct. It identified shortcomings with security cameras and lighting and the potential problem hot spots in response to the community's perception of feeling unsafe. The group suggested that a nighttime audit be conducted to complement the day time audit.

The Grote Business Precinct will continue to hold safety and security workshops with SAPOL and share information on issues affecting business operations.

• At a committee level, we meet regularly with Central Market management, a key stakeholder. Our precinct is at the centre of South Australia's largest development activity, and we will shortly hear more about the Central Market extensions from Tom Mcredy and his team.

small businesses are the backbone of our economy – and our precinct has the concentration of hospitality businesses and the performance arts – Her Majesty's Theatre. WE know that with the latest changes in tax

laws coming into effect from 1 July 2028 – the discretionary trust distribution changes; the changes to CGT and negative gearing are already law. Small businesses are reviewing their preparing their business structure review with their accountants and solicitors.

to the many elected councillors- the Central Ward councillors – Carmel Noon, Eleanor Freeman, Patrick Maher, Alfredo Cabada and others - including our Lord Mayor – Dr Jane Lomax Smith AM we thanks them for their unstinting support throughout the years! Most of them are on my speed dial!!

The Precinct review is now coming to light for us – we hope to see the consultant soon!

The Franklin Street wombat crossing – finally an update is here – with engineering consultant engaged to undertake this work and expect to complete by Jan/February 2027! After that we will see construction!

Gouger Street revitalisation is progressing – be it slowly as work needs to wait for the Market square development to be complete. Consultants are in conversation with Grote and Gouger Business Precincts to provide us with the plans of progress.

networking with other precincts and decision makers are also important aspects of our objectives and we will run sessions based on feedback from our regular newsletter and visits to businesses from our coordinator. To this end, we hope that AEDA's representation will provide feedback to the precincts.

Our AGM invites are sent to all precinct Chairs and coordinators.

This Precinct could not have survived or accomplished so much without the financial support of the annual grant of $25 k from the City Council – thank you – that finances the coordinator's wage and the upkeep of our website – Market Quarter and quarterly newsletter. We received our 2025-26 grant on September last year – some months late.

At this point, I would like to thank Kwik Kopy for printing our newsletters in the last two decades for free. Tonight, I would like to acknowledge Peter Veld's support with a plaque of commemoration.

Thank you- Yvonne Merendi – our only coordinator for 20 of our 25 years – she certainly knows most of the businesses very well. We finally have given her a new contract as all precincts now receive 2026-7 increased grant of $40 k!

Thank you also to our school in the precinct – St Mary's College – Principal. Ms Heidi Senior – the drama and music students have featured heavily in our Christmas in Grote presentations for many years! Hopefully in future years we will have a Christmas budget to spread more joy with our traders and community.

I encourage anyone who is passionate about the Precinct to consider joining as a member and join the committee.
Thank you all for coming to celebrate this milestone with us tonight and I wish we will have many milestones to achieve ahead!

Thank You.

Cathy Chong AM JP