

CITY OF ADELAIDE

LOCAL GOVERNMENT ACT 1999

Adelaide Central Market Authority Charter 2021

The City of Adelaide has resolved to amend the Charter for the Adelaide Central Market Authority subsidiary, established pursuant to Section 42 of the *Local Government Act 1999*.

Pursuant to Clause 3 of Part 1 of Schedule 2 of the *Local Government Act 1999*, the Charter of the Adelaide Central Market Authority, as amended is set out below.

Dated: 8 July 2021

CLARE MOCKLER
Acting Chief Executive Officer

LOCAL GOVERNMENT ACT 1999

Adelaide Central Market Authority Charter 2021

1. INTRODUCTION

1.1 *Name of Authority*

The name of the Authority is the Adelaide Central Market Authority.

1.2 *Dictionary*

In this Charter:

- 1.2.1 **ACMA General Manager** means the person appointed by the City of Adelaide to that role to manage the business of the Authority and the Board;
- 1.2.2 **Act** means the *Local Government Act 1999* and all relevant Regulations made thereunder;
- 1.2.3 **Annual Business Plan** means the annual business plan adopted by the Authority and approved by Council;
- 1.2.4 **Authority** means the Adelaide Central Market Authority established as a single Council subsidiary pursuant to Section 42 of the Act;
- 1.2.5 **Board** means the Board of Management established under this Charter;
- 1.2.6 **Board Member** means a member of the Board;
- 1.2.7 **Budget** means the Annual Budget adopted by the Authority and approved by Council;
- 1.2.8 **Car Park** means the car park owned by the Corporation of the City of Adelaide above the Market which is essential ancillary infrastructure for the Market to support visitation and encourage economic growth;
- 1.2.9 **Chairperson** means the current appointed Chairperson of the Board;
- 1.2.10 **Charter** means this charter of the Authority prepared and approved by the Council;
- 1.2.11 **Council** means the body corporate consisting of members appointed or elected to the council in accordance with the Local Government Act or the *Local Government (Elections) Act 1999* (the elected body of the Corporation of the City of Adelaide);
- 1.2.12 **Deliberative Vote** means a vote cast by each Board Member (including the Chairperson) for the purpose of deciding a matter under deliberation;
- 1.2.13 **Council's CEO** means the person occupying the office of Chief Executive Officer of the Corporation of the City of Adelaide, or their delegate;
- 1.2.14 **Financial Year** means 1 July in each year to 30 June in the subsequent year;
- 1.2.15 **Gazette** means the *South Australian Government Gazette*;
- 1.2.16 **Headlease** means the lease granted by the Council to the Authority in respect of the Market;
- 1.2.17 **Market** means the property owned by the Council situated at Grote Street, Adelaide as described in the Annexure to this Charter;
- 1.2.18 **Simple Majority** means a majority of those present and entitled to vote; and
- 1.2.19 **TAG** means the Traders Advisory Group which comprises sub-lessees/licensees of ACMA at the Market and is established by the Authority for the purpose of engagement and communication in relation to the activities of the Authority.

1.3 *Interpretation*

In this Charter:

- 1.3.1 the singular includes the plural and vice versa and words importing a gender include other genders;
- 1.3.2 words importing natural persons include corporations;
- 1.3.3 reference to a Section(s) is to a section of the Act and includes any section that substantially replaces that Section and deals with the same matter;
- 1.3.4 headings are for ease of reference only and do not affect the construction of this Charter.

2. THE AUTHORITY

2.1 *Establishment*

- 2.1.1 The Authority is established as a single council subsidiary pursuant to Section 42 of the Act.
- 2.1.2 The establishment of the Authority does not derogate from the power of Council to act independently in relation to a matter within the jurisdiction of the Authority.

2.2 *Corporate Status*

The Authority is a body corporate under the Act and in all things acts through the Board which has the responsibility to manage the business and other affairs of the Authority ensuring that the Authority acts in accordance with the Act and this Charter.

2.3 *About this Charter*

- 2.3.1 This Charter is the charter of the Authority.
- 2.3.2 The Charter binds the Authority and the Council.
- 2.3.3 Despite any other provision in the Charter:
 - 2.3.3.1 if the Act prohibits a thing being done, the thing may not be done;
 - 2.3.3.2 if the Act requires or permits a thing to be done, Board approval is given for that thing to be done;
 - 2.3.3.3 if a provision of the Charter is, or becomes, inconsistent with the Act, that provision must be read down, or failing that severed from the Charter to the extent of the inconsistency.
- 2.3.4 The Charter may not be amended except by the Council passing a resolution in the same terms. An amendment is not effective unless and until a copy of the Charter, as amended, is published in the *South Australian Government Gazette*.
- 2.3.5 This Charter may be reviewed by the Council at any time and must in any event be reviewed at least once in every four years or whenever it is relevant to do so.
- 2.3.6 The Council's CEO has determined that a copy of the Charter must be published on the website of the CoA and the Authority.
- 2.3.7 This Charter must be read in conjunction with Schedule 2 of the Act. The Authority must conduct its affairs in accordance with Schedule 2 of the Act except as modified by this Charter as permitted by Schedule 2 of the Act.
- 2.3.8 Nothing in this Charter shall be construed as limiting or altering the existence of any right or entitlement of the Council under the Act including under Schedule 2 of the Act.

2.4 *Objects and Purposes*

The Authority is established as a management and marketing entity to:

- 2.4.1 ensure the management and operation of the Market in accordance with the:
 - 2.4.1.1 Charter;
 - 2.4.1.2 Council's Strategic Plan; and
 - 2.4.1.3 Headlease;and, to the extent of any inconsistency, the order of precedence for interpretation for the purposes of such management and operation must be first this Charter, second the Council's Strategic Plan, and third the Headlease;
- 2.4.2 be responsible for maintaining and enhancing the iconic standing of the Market for the benefit of all stakeholders;
- 2.4.3 be responsible for encouraging the use of the Market by South Australian residents, visitors and the community in general and for the Market being recognised locally and internationally as a leading, vibrant, diverse and unique fresh produce market community that is commercially sustainable for Market sub-lessees and/or licensees and the Corporation of the City of Adelaide;
- 2.4.4 contribute to the development of the wider market district; and
- 2.4.5 be financially self-sufficient in terms of its operations.

2.5 *Property*

- 2.5.1 All property held by the Authority is held by it on behalf of and on trust for the Corporation of the City of Adelaide.
- 2.5.2 The Authority may acquire or dispose of or otherwise deal with chattels, plant and equipment provided that such dealing is consistent with and permitted in the Council approved Annual Business Plan or the Budget, or is otherwise expressly approved in writing by the Council's CEO.

2.6 *National Competition Policy*

The Authority must undertake any commercial activities which constitute a significant business activity in accordance with the principles of competitive neutrality.

3. POWERS, FUNCTIONS AND DUTIES

- 3.1 Subject to the Charter the powers, functions and duties of the Authority are to be exercised for the purpose of performing the Authority's Objects and Purposes. In addition to those specified in the Act, the Authority shall have the following powers, functions and duties:
 - 3.1.1 comply with the Headlease including to make all payments due under the Headlease and to grant subleases, licences and other rights of occupation over any areas of the Market including those which may become vacant from time to time and to market the same, in accordance with the terms of and subject to the Headlease;
 - 3.1.2 enter into contracts, purchase, sell, lease, hire, rent or otherwise acquire or dispose of any chattel, plant or equipment for the Authority and the Market;
 - 3.1.3 actively engage and communicate with the Market sub-lessees and/or licensees in relation to the activities of the Authority;
 - 3.1.4 manage risk for the Market and to ensure that the Authority and the Market comply with all relevant legislative and compliance requirements including those expressed by the Council's CEO;
 - 3.1.5 exercise such other powers and functions as are expressly delegated to the Authority in writing by the Council and Council's CEO from time to time;

- 3.1.6 proactively manage, operate, market and conduct the Market under the trading name 'Adelaide Central Market' including to meet the objective the Authority be financially self-sufficient in terms of its operations;
- 3.1.7 do anything else reasonably necessary or convenient for or incidental to the exercise, performance or discharge of the Authority's powers, functions or duties; and
- 3.1.8 determine the minimum operational hours and operational requirements of the Car Park to support visitation, encourage economic activity to gain maximum patronage at the Market and the achievement of the objectives of the Charter and the Authority's/Council's Strategic Plan.
- 3.2 The Authority is not authorised to act outside the area of the Corporation of the City of Adelaide unless the prior express written approval of the Council is obtained.
- 3.3 To the extent that a matter arises concerning the Authority for which the Authority does not have an adopted policy (which policies must be consistent with those of the Corporation of the City of Adelaide) the Authority must comply with this Charter and with any and all adopted policies of the Council that exist in relation to that matter, except where the Council has resolved otherwise or where the Council policy provides otherwise.
- 3.4 *Delegations*
- 3.4.1 In accordance with and subject to the Act, the Council may delegate to the Authority a power or function vested or conferred on the Council under the Act or another Act.
- 3.4.2 The Authority may, in accordance with the Act and this Charter, delegate such of its powers, functions and duties under this Charter as it determines to:
- 3.4.2.1 a committee;
- 3.4.2.2 an employee of the Corporation of the City of Adelaide; or
- 3.4.2.3 a person for the time being occupying a particular office or position within the Authority.
- 3.4.3 The Authority must adopt and regularly review a formal written policy which sets out those powers, functions and duties which are to be the subject of delegation including the terms and conditions of such delegation and the limits and restrictions on the exercise of the relevant powers, functions and duties delegated.
- 3.4.4 The Authority may not delegate:
- 3.4.4.1 the power to impose charges;
- 3.4.4.2 the power to approve expenditure of money on the works, services or operations of the Authority not set out or included in a Budget;
- 3.4.4.3 the power to approve the reimbursement of expenses or payment of remuneration fees to Board Members;
- 3.4.4.4 the power to adopt the Budget;
- 3.4.4.5 the power to adopt or revise financial estimates or reports; or
- 3.4.4.6 the power to make any application or recommendation to a Minister.
- 3.4.5 A delegation by the Authority is:
- 3.4.5.1 subject to conditions and limitations determined by the Authority or specified by the regulations;
- 3.4.5.2 revocable at will by the Authority and does not prevent the Authority from acting in a matter which has been delegated.
- 3.5 *Committees*
- 3.5.1 The Board may establish a committee of the Board for the purpose of:
- 3.5.1.1 enquiring into and reporting to the Board on any matter within the Authority's functions and powers and as detailed in the terms of reference given by the Board to the committee; or
- 3.5.1.2 exercising, performing or discharging delegated powers, functions or duties.
- 3.5.2 The Board may authorise the formation, terms of reference and membership for any committee (and any changes to the terms of reference or membership of any existing committee) in each case as it sees fit.
- 3.5.3 Any committee formed by the Board must conform to any resolution, regulations or policies that may be imposed by the Board in the exercise of the powers and functions delegated and entrusted to the committee.
- 3.5.4 A member of a committee established by the Board holds office at the pleasure of the Board provided that the Chairperson is an ex-officio member of any committee or advisory committee established by the Board.
- 3.5.5 Without limiting the powers of the Board with respect to the formation of committees, the Board must establish a committee to be known as the Traders Representation Committee as follows:
- 3.5.5.1 The Traders Representation Committee shall consist of a maximum of seven members to be appointed as follows:
- (a) two Board Members, one of whom will be the Chair of the Traders Representation Committee;
- (b) three members of the TAG, one of whom should be the Chair of TAG, and
- (c) up to two other members.
- 3.5.5.2 The Traders Representation Committee must meet at least quarterly to provide guidance to the Board regarding matters pertaining to the operations of the Market and to receive information from the Board on marketing activities and plans.
- 3.5.5.3 The minutes of the Traders Representation Committee must be tabled at the next meeting of the Board.
- 3.5.6 The Board may establish advisory committees consisting of or including persons who are not Board Members for enquiring into and reporting to the Board on any matter within the Authority's functions and powers and as detailed in the terms of reference which must be given by the Board to the advisory committee.
- 3.5.7 The meetings and proceedings of any committee or advisory committee are governed by the provisions in this Charter for regulating meetings and proceedings of the Board so far as those provisions are applicable and not affected by any resolution, regulations or policies made by the Board under clauses 3.5.2 and 3.5.3.

4. BOARD OF MANAGEMENT

4.1 *Role of Board*

The Authority is a body corporate and is governed by a Board of Management which has the responsibility to manage the business and other affairs of the Authority in accordance with this Charter, all relevant legislation and any delegations made to it. A decision of the Board is a decision of the Authority.

4.2 *Functions of the Board*

In addition to the functions of the Board set out in the Act, the Board has the following functions, duties and powers:

- 4.2.1 formulating and observing strategic plans and strategies to achieve the objects and purposes of the Authority;
- 4.2.2 providing professional input and policy direction to the Authority;
- 4.2.3 providing input and support to the Council's CEO regarding monitoring, measuring and overseeing the performance of the ACMA General Manager;
- 4.2.4 ensuring that a code of conduct dealing with ethical behaviour and integrity is established and implemented in all business dealings of the Authority and Board Members;
- 4.2.5 exercising the care, diligence and skill that a prudent person of business would exercise in managing the affairs of other persons;
- 4.2.6 ensuring that the Council's CEO is advised, as soon as practicable, of any material risk or situation that affects the financial or operating capacity of the Authority;
- 4.2.7 ensuring that all information furnished to the Council and the Council's CEO is accurate;
- 4.2.8 ensuring that the Authority acts in a professional and ethical manner, ensuring integrity, transparency and accountability in its decision making, and preventing actual or perceived corruption, maladministration and misconduct; and
- 4.2.9 ensuring that the activities of the Authority are conducted efficiently and effectively and that the assets of the Authority are properly managed and maintained.

4.3 *Membership of the Board*

4.3.1 A Board Member appointed under Clause 4.4 must be a natural person, but need not be an officer, employee or elected member of the Corporation of the City of Adelaide.

4.3.2 It is intended that Board Members collectively have relevant experience and commercial acumen.

4.4 *Appointment of Board Members*

4.4.1 The Board shall consist of a maximum of seven Board Members to be appointed by the Council following an expression of interest process as follows:

4.4.1.1 one Board Member must be a Council Member; and

4.4.1.2 up to another six Board Members must be appointed by the Council as follows:

- (a) one Board Member with board leadership experience will be nominated by a Board Member selection panel, comprising the Council's CEO, the Council's senior manager in charge of human resources, and two Council Members, to be a Board Member and Chairperson; and
- (b) up to five Board Members with an appropriate range of skills and experience will be nominated by a Board Member selection panel comprising the Council's CEO, the Council's senior manager in charge of human resources, the Chairperson and two Council Members.

4.4.2 The Board Members (non-members of the Council) shall be appointed for a maximum three-year term as determined by the Council, provided that the Council shall endeavour that no more than half of the Board Members' terms of office expire in the same year.

4.4.3 Board members who are members of the Council shall be appointed for a maximum two-year term as determined by the Council.

4.4.4 A Board Member is eligible for re-appointment at the expiration of their term of office.

4.4.5 The Council's CEO must give to the Authority a written notice of appointment, termination or revocation of appointment of a Board Member.

4.4.6 Each Board Member must give to the Council's CEO a signed written consent to act as a Board Member.

4.4.7 The Board will appoint a Board Member, other than the Chairperson, to be the Deputy Chairperson and will notify the Council's CEO of this appointment.

4.4.8 The Chairperson shall preside at all meetings of the Board and in the event of the Chairperson being absent from a meeting the Deputy Chairperson shall preside and in the event of both the Chairperson and the Deputy Chairperson being absent from a meeting the Board Members present shall appoint a Board Member from amongst them who shall preside for that meeting or until the Chairperson or the Deputy Chairperson is present.

4.4.9 In the event that the Chairperson:

4.4.9.1 resigns; or

4.4.9.2 is removed from office by the Council; or

4.4.9.3 is no longer eligible to act as a Board Member,

then the Deputy Chairperson shall act in that office or, in the event of the Deputy Chairperson refusing or being unable to act as Chairperson, the Board shall appoint from amongst the Board Members a Chairperson who shall hold office as Chairperson until a Chairperson has been appointed by the Council whereupon the person so appointed will hold office for the duration of the original appointment or such other term as determined by the Council and permitted by this Charter.

4.4.10 The Chairperson and the Deputy Chairperson are eligible to apply for re-appointment at the expiration of their term of office in accordance with Clause 4.4.1.

4.4.11 If any vacancy occurs in the membership of the Board during a term, the Council's CEO can appoint a Board Member for the remainder of the term at their discretion.

4.5 *Removal of Board Members*

- 4.5.1 Neither the Authority nor the Board may remove a Board Member.
- 4.5.2 The Council may remove a Board Member from office by giving to the Authority and the Board Member a written notice of removal of the Board Member.
- 4.5.3 The Council's CEO may remove a Board Member who is absent, without leave of the Board, from three consecutive ordinary meetings of the Board.
- 4.5.4 Council may remove a Board Member either of its own volition or upon recommendation of the Board passed by a two thirds majority vote of the Board Members present (excluding the Board Member subject to this Clause 4.5.4) for:
 - 4.5.4.1 any behaviour of the Board Member which, in the opinion of the Board or the Council amounts to impropriety;
 - 4.5.4.2 serious neglect of duty in attending to the responsibilities of a Board Member;
 - 4.5.4.3 breach of fiduciary duty to the Authority and/or the Corporation of the City of Adelaide;
 - 4.5.4.4 breach of the duty of confidentiality to the Authority and/or the Corporation of the City of Adelaide;
 - 4.5.4.5 breach of the propriety requirements of the Board; or
 - 4.5.4.6 any other behaviour which may discredit the Board, the Authority or the Corporation of the City of Adelaide.

4.6 *Vacation of the Office of Board Member*

- 4.6.1 A person vacates office as a Board Member if and when:
 - 4.6.1.1 Clause 4.5 requires;
 - 4.6.1.2 Schedule 2, Clause 4(3) of the Act requires or permits; or
 - 4.6.1.3 the person was, when appointed, an elected Member of the Council and ceases to be an elected Member of the Council.
- 4.6.2 A Board Member may retire from office at any time by giving notice to the Council and to the Board.

4.7 *Remuneration and Expenses of Board Members*

- 4.7.1 The Authority is entitled to pay appropriate remuneration fees to all Board Members as expressly approved by resolution of the Council.
- 4.7.2 All Board Members will receive from the Authority reimbursement of expenses properly incurred in performing or discharging official functions and duties as determined by the Authority and set out in a policy adopted by the Authority for the purposes of this clause.
- 4.7.3 Attendance of meetings as members of committees established by the Board can be remunerated subject to prior Council approval.

4.8 *Register of Interests*

A Board Member is required to submit returns to the Authority under Chapter 5, Part 4, Division 2 of the Act.

4.9 *Saving Provision*

- 4.9.1 In accordance with Schedule 2, Clause 40 of the Act no act or proceeding of the Authority is invalid by reason of:
 - 4.9.1.1 a vacancy or vacancies in the membership of the Board; or
 - 4.9.1.2 a defect in the appointment of a Board Member.

4.10 *Governance Issues for Members of the Board*

- 4.10.1 The principles regarding conflict of interest prescribed in the Act apply to all Board Members in the same manner as if the Authority was a council and the Board Member was an elected member of a council.
- 4.10.2 The Board Members will at all times act in accordance with their duties of confidence and confidentiality and individual fiduciary duties including honesty and the exercise of reasonable care and diligence with respect to the performance and discharge of official functions and duties as required by Chapter 5, Part 4, Division 1 of the Act and Schedule 2, Part 1, Clause 7 to the Act.
- 4.10.3 The Authority must, in consultation with the Council's CEO or delegate, maintain relevant policies necessary for the effective management of the Authority and to meet the Authority's legislative obligations.

4.11 *Meetings of the Board*

- 4.11.1 Subject to Schedule 2, Clause 5 of the Act, the Board may determine its own procedures for meetings, which must be fair and contribute to free and open decision making.
- 4.11.2 An ordinary meeting of the Board must take place at such times and places as may be fixed by the Board from time to time and in any event not less than once per quarter.
- 4.11.3 A Board meeting must be held at a reasonable time and, if the meeting is to be held in person, at a reasonable place.
- 4.11.4 An ordinary meeting of the Board will constitute an ordinary meeting of the Authority. The Board shall administer the business of the ordinary meeting.
- 4.11.5 Telecommunications Meeting
 - 4.11.5.1 For the purposes of this Clause 4.11.5 the contemporary linking together by telephone, audio-visual or other instantaneous means (telecommunications meeting) of a number of the Board Members, provided that at least a quorum is present, is deemed to constitute a meeting of the Board and is deemed attendance for those respective Board Members taking part.
 - 4.11.5.2 Each of the Board Members taking part in the telecommunications meeting must at all times during the telecommunications meeting be able to hear and be heard by each of the Board Members present.
 - 4.11.5.3 At the commencement of the meeting each Board Member must announce their presence to all other Board Members taking part in the meeting.
 - 4.11.5.4 A Board Member must not leave a telecommunications meeting by disconnecting their telephone, audio-visual or other communication equipment unless that Board Member has previously notified the Chairperson of the meeting.

- 4.11.6 Written Resolution
- 4.11.6.1 A proposed resolution in writing and given to all Board Members in accordance with proceedings determined by the Board will be a valid decision of the Board where a majority of Board Members vote in favour of the resolution by signing and returning the resolution to the ACMA General Manager or otherwise giving written notice of their consent and setting out the terms of the resolution to the ACMA General Manager.
- 4.11.6.2 The resolution shall thereupon be as valid and effectual as if it had been passed at a meeting of the Board duly convened and held.
- 4.11.7 Notice of ordinary meetings of the Board must be given by the ACMA General Manager to each Board Member not less than three clear business days prior to the holding of the meeting.
- 4.11.8 Notice of any meeting of the Board must:
- 4.11.8.1 be in writing; and
- 4.11.8.2 set out the date, time and place of the meeting; and
- 4.11.8.3 be issued by the ACMA General Manager; and
- 4.11.8.4 contain or be accompanied by the agenda for the meeting; and
- 4.11.8.5 be accompanied by a copy of any documents or reports that are to be considered at the meeting (so far as this is practicable).
- 4.11.9 The ACMA General Manager must maintain a record of all notices of meetings given to Board Members.
- 4.11.10 The Chairperson may convene urgent general meetings of the Board at the Chairperson's discretion.
- 4.11.11 The Chairperson shall convene other meetings of the Board as a general meeting may direct.
- 4.11.12 A majority of the Board Members present at a meeting of the Board may adjourn the meeting from time to time and from place to place.
- 4.11.13 *Quorum and Voting*
- 4.11.13.1 The quorum for any meeting of the Board, including special meetings and the Annual General Meeting, is four Board Members and no business may be transacted at a meeting of the Board unless a quorum is present.
- 4.11.13.2 Each Board Member present at a Board meeting has one vote on a question arising for decision at that meeting and, if the votes are equal, the Chair or other person presiding at the meeting may exercise a casting vote.
- 4.11.13.3 Subject to the Act and this Charter each Board Member validly present at a Board meeting must vote on a matter arising for decision at that meeting.
- 4.11.14 Subject to Clause 4.14 and to the absolute discretion of the Board to conduct any meeting or part of any meeting in public, meetings of the Board will not be conducted in a place open to the public and Chapter 6 Part 3 of the Act does not extend to the Authority.
- 4.12 *Special Meeting*
- 4.12.1 The Council or any Board Member may by e-mail request to the ACMA General Manager require a special meeting of the Board to be held.
- 4.12.2 On receipt of the request the ACMA General Manager shall issue a notice of the special meeting to all Board Members at least 24 hours prior to the commencement of the special meeting.
- 4.12.3 The request by any Board Member to the ACMA General Manager of the Authority requiring a special meeting to be held must be accompanied by the proposed agenda for the meeting and any written reports intended to be considered at the meeting (and if the proposed agenda is not provided the request is of no effect).
- 4.13 *Minutes*
- 4.13.1 The ACMA General Manager must cause minutes to be kept of the proceedings at every meeting of the Board, including special meetings and the Annual General Meeting.
- 4.13.2 Other than the minutes of an AGM which are dealt with in accordance with clause 4.14.6, for every meeting of the Board, including special meetings, the minutes must be:
- 4.13.2.1 prepared and distributed to Board Members and the Council's CEO within five business days of the meeting to which they relate; and
- 4.13.2.2 presented to the next ordinary meeting of the Board for confirmation.
- 4.13.3 Where the ACMA General Manager is excluded from attendance at a meeting of the Board the person presiding at the meeting shall cause the minutes to be kept.
- 4.14 *Annual General Meeting*
- 4.14.1 An Annual General Meeting of the Board shall be held prior to October in each year at a place and time determined by a resolution of the Board.
- 4.14.2 Notice of the Annual General Meeting will be given by:
- 4.14.2.1 placing a copy of the notice and agenda on public display at the principal office of the Authority and at the Corporation of the City of Adelaide; and
- 4.14.2.2 in such other manner as the ACMA General Manager considers appropriate.
- 4.14.3 The notice and agenda must be placed on public display for at least 14 clear days before the Annual General Meeting and must be available to the public:
- 4.14.3.1 for inspection, without charge;
- 4.14.3.2 by provision of a copy on the Authority's website; and
- 4.14.3.3 on public display until completion of the Annual General Meeting.
- 4.14.4 A reasonable number of copies of the notice and agenda and any document or report supplied to Board Members for the Annual General Meeting must be available for members of the public at the meeting.

4.14.5 The Annual General Meeting will be conducted in a place open to the public and will consider and deal with business of a general nature aimed at reviewing the progress and direction of the Authority over the immediately preceding Financial Year and shall include the following:

- 4.14.5.1 Chairperson's report;
- 4.14.5.2 ACMA General Manager's report;
- 4.14.5.3 the audited financial statements of the Authority for the previous Financial Year; and
- 4.14.5.4 any other general business determined by the Board to be considered at the Annual General Meeting.

4.14.6 The minutes of the Annual General Meeting must be available to the public within five days of the Annual General Meeting for inspection or by provision of a copy on the Authority's website and be presented to the next Annual General Meeting of the Board for confirmation.

4.15 *Board Annual Performance Review*

4.15.1 The Board of the Authority will undertake an annual performance evaluation of the Authority.

4.15.2 The Board will provide the Council with a report on the outcome of the annual performance review.

5. ACMA GENERAL MANAGER

5.1 *Appointment of General Manager*

5.1.1 The Council's CEO will lead a selection panel to determine and undertake an expression of interest process to appoint a person to be the ACMA General Manager, on terms and conditions determined by the Council's CEO, to manage the business of the Authority.

5.1.2 The ACMA General Manager selection panel members will be the Chairperson and the Council's CEO.

5.1.3 In the absence of the ACMA General Manager for any period, the Council CEO may, in consultation with the Authority, appoint a suitable person to act in the position of ACMA General Manager during the absence of the ACMA General Manager.

5.2 *Duties and Powers of the ACMA General Manager*

5.2.1 The ACMA General Manager is responsible for the day to day management of the Authority and will ensure that:

- 5.2.1.1 sound business management practices are applied in the efficient and effective management of the operations of the Authority; and
- 5.2.1.2 records are kept of the business and financial affairs of the Authority in accordance with this Charter and those specified in the terms and conditions of appointment of the ACMA General Manager.

5.2.2 The duties, functions, responsibilities and authority of the ACMA General Manager will be specified in the terms and conditions of their appointment entered into with the Corporation of the City of Adelaide and will include:

- 5.2.2.1 attending all meetings of the Board unless excluded by resolution of the Board;
- 5.2.2.2 inviting any person to attend at any meeting to act in an advisory capacity;
- 5.2.2.3 ensuring that the lawful decisions of the Board are implemented in a timely and efficient manner;
- 5.2.2.4 providing information to assist the Board to assess the Authority's performance against its strategic management plans and the Annual Business Plan and Budget;
- 5.2.2.5 providing advice and reports to the Authority and Board Members on the exercise and performance of its powers and functions under this Charter, the Act or any other legislation;
- 5.2.2.6 ensuring that the Authority is at all times complying with Schedule 2 of the Act;
- 5.2.2.7 ensuring that the Authority's Annual Report is prepared for approval by the Authority and distributed to Council in conformity with this Charter;
- 5.2.2.8 co-ordinating and initiating proposals for consideration of the Authority including, but not limited to, continuing improvement of the operations of the Authority;
- 5.2.2.9 ensuring that the assets and resources of the Authority are properly managed and maintained;
- 5.2.2.10 exercising, performing or discharging other powers, functions or duties conferred on the ACMA General Manager by or under the Act or any other Act and performing other functions lawfully directed by the Authority;
- 5.2.2.11 achieving financial outcomes in accordance with adopted plans and budgets of the Authority;
- 5.2.2.12 such other duties, functions, responsibilities and powers contained in this Charter or under the Act.

5.3 *Delegation by the General Manager*

5.3.1 The ACMA General Manager may delegate or sub-delegate to an employee seconded to the Authority (including an employee for the time being occupying a particular office or position), or a committee comprising employees seconded to the Authority, any power or function vested in the ACMA General Manager.

5.3.2 Any delegation or sub-delegation by the ACMA General Manager may be subject to any conditions or limitations as determined by the ACMA General Manager.

5.3.3 Where a power or function is delegated to an employee seconded to the Authority or an employee for the time being occupying a particular office or position, that person is then responsible to the ACMA General Manager for the efficient and effective exercise or performance of that power or function.

5.3.4 The ACMA General Manager must keep a written record of all delegations and sub-delegations at all times.

6. MANAGEMENT

6.1 *Strategic Management Plans*

- 6.1.1 The Authority must prepare the following strategic management plans:
 - 6.1.1.1 a Strategic Plan with an operational period of four years which sets out the goals, objectives, strategies, priorities and relevant key performance indicators of the Authority for the period; and
 - 6.1.1.2 a Long Term Financial Plan for a period of at least 10 years.
- 6.1.2 The Authority must ensure that the strategic management plans are aligned and consistent with the Council's current strategic management plans.
- 6.1.3 The Authority must review the Strategic Plan annually in consultation with the Council.

6.2 *Annual Business Plan and Budget*

- 6.2.1 It is intended that the operations of the Authority shall be funded from annual payments made by the Corporation of the City of Adelaide to the Authority in an amount substantially equivalent to the rents, licences and permit fees and other moneys which will be payable by lessees, licensees and occupiers of the Market to the Authority either as a Concurrent Lessee (in respect of those tenancies in existence as at the date of the grant of the Headlease) or as Underlessor (in respect of those tenancies granted by the Authority after the date of the grant of the Headlease);
- 6.2.2 The Authority must, before the end of June in each Financial Year, prepare an Annual Business Plan and Budget for the ensuing Financial Year in accordance with the Act and Regulations.
- 6.2.3 The Annual Business Plan and Budget must be consistent with the Charter and the Strategic Plan and submitted to Council for approval by a date nominated by the Council's CEO from time to time in accordance with the Council's budgetary approval process.
- 6.2.4 Reports summarising the financial position and performance of the Authority against the Annual Budget shall be prepared and presented to the Board no less than once in every three calendar months.
- 6.2.5 Neither the Annual Business Plan nor the Budget shall be amended without reasonable consultation with the Council and the prior express written approval of the Council.

6.3 *Reporting*

- 6.3.1 The Authority must submit to the Council by 30 September in each year a report on the work and operations of the Authority detailing achievement of the aims and objectives of its Strategic Plan and Annual Business Plan and Budget and incorporating the audited financial statements of the Authority and any other information or reports required by the Council or the Council's CEO.
- 6.3.2 Within 14 business days of the end of each quarter the Authority must submit to the Council's CEO a quarterly report on progress against the strategic milestones and key performance indicators outlined in the Strategic Plan and the Annual Business Plan and Budget.
- 6.3.3 The Authority shall submit to Council or the Council's CEO any other information or reports required by Council or the Council's CEO in a timeframe determined by Council or the Council's CEO.
- 6.3.4 The Chairperson and/or ACMA General Manager shall attend meetings of the Council or any Committee as requested.

6.4 *Financial Management*

- 6.4.1 The Corporation of the City of Adelaide shall keep proper books of accounts on behalf of the Authority in accordance with the requirements of the Act and the *Local Government (Financial Management) Regulations 2011* (the Finance Regulations).
- 6.4.2 The Authority must review its Budget in accordance with the requirements of the Finance Regulations at least three times in each Financial Year at intervals of not less than three months between 30 September and 31 May (inclusive).
- 6.4.3 The Authority's books of account must be available for inspection by any Board Member or authorised representative of the Corporation of the City of Adelaide at any reasonable time on request.
- 6.4.4 All payments made on account of the Authority must be authorised by the ACMA General Manager in accordance with delegated authority or by resolution of the Board.
- 6.4.5 The ACMA General Manager must act prudently in the handling of all financial transactions for the Authority and must provide quarterly financial and corporate reports to the Authority.

6.5 *Audit*

- 6.5.1 The Corporation of the City of Adelaide's auditor will be the auditor of the Authority.
- 6.5.2 The Auditor will have the same powers and responsibilities as set out in the Act in relation to the Corporation of the City of Adelaide.
- 6.5.3 The audit of the financial statements of the Authority, together with the accompanying report from the Auditor, shall be submitted to both the Board and the Council.
- 6.5.4 The books of account and financial statements shall be audited at least once per year.
- 6.5.5 The Audit Committee of the Corporation of the City of Adelaide will act as the Audit Committee of the Authority.

6.6 *Borrowings and Expenditure*

- 6.6.1 The Authority does not have the power to borrow.
- 6.6.2 The Authority has the power to incur expenditure as follows:
 - 6.6.2.1 in accordance with a Budget of the Authority; or
 - 6.6.2.2 with the prior approval of the Council or the Council's CEO; or
 - 6.6.2.3 in accordance with the Act, in respect of expenditure not contained in a Budget adopted by the Board for a purpose of genuine emergency or hardship.

7. MISCELLANEOUS

7.1 *Insurance*

- 7.1.1 The Authority shall be a member of the Local Government Association's Mutual Liability Scheme and the Authority must comply with the Rules of that Scheme unless expressly directed otherwise in writing by the Council's CEO.
- 7.1.2 The Authority shall advise the Council's CEO of its insurance needs so the Corporation of the City of Adelaide can take out appropriate insurance cover on behalf of the Authority.

7.2 *Winding Up*

- 7.2.1 The Authority may be wound up by the Minister acting upon a resolution of the Council or by the Minister in accordance with Schedule 2, Part 1, Clause 16(1)(b) of the Act.
- 7.2.2 In the event of a winding up of the Authority:
 - 7.2.2.1 any surplus assets after payment of all expenses shall be returned to the Council prior to the passing of the resolution to wind up; and
 - 7.2.2.2 the Headlease shall, at the election of the Council, be either transferred by the Authority to the Council or surrendered.

7.3 *Common Seal*

- 7.3.1 The Authority shall have a common seal upon which its corporate name shall appear in legible characters.
- 7.3.2 The common seal must not be used without the express authorisation of a resolution of the Board and every use of the common seal shall be recorded in the minute book of the Authority.
- 7.3.3 The affixing of the common seal shall be witnessed by the Chairperson or the Deputy Chairperson or such other person as the Authority may appoint for the purpose.
- 7.3.4 The common seal shall be kept in the custody of the ACMA General Manager or such other person as the Authority may from time to time direct.

7.4 *Principal Office*

The Authority's principal office is located at Adelaide Central Market or as the Authority may otherwise determine.

7.5 *Service of Documents*

- 7.5.1 A document to be given by the Authority to the Council or the Council's CEO or by the Council or the Council's CEO to the Authority may be given in a manner that Section 280 of the Act permits.
- 7.5.2 A written notice given by the Authority to the Council or the Council's CEO must be marked 'Attention: Chief Executive Officer'.

7.6 *Access to Information/Records*

- 7.6.1 As a matter of record, Schedule 2, Clause 11 of the Act entitles Council or the Council's CEO to be furnished with information or records of the Authority.
- 7.6.2 The Council or the Council's CEO and a Board Member each have a right to inspect and take copies of the books and records of the Authority.

8. CIRCUMSTANCES NOT PROVIDED FOR

- 8.1 If any circumstance arises about which this Charter is silent, incapable of taking effect or being implemented according to its strict provisions the Chairperson may decide the action to be taken to ensure achievement of the objects of the Authority and its effective administration.
- 8.2 The Chairperson shall report any such decision at the next ordinary meeting of the Authority and the Authority shall subsequently report any such decision to the Council at the next ordinary meeting of the Council.

9. PERFORMANCE AND ACCOUNTABILITY OF AUTHORITY

- 9.1 The Council and the Council's CEO shall be entitled on an ongoing basis to review the performance of the Authority and the Board in the conduct of their respective activities under this Charter.
- 9.2 Without limiting the Council's or the Council's CEO's powers under the Act, if at any time the Council or the Council's CEO is of the view that either the Authority and/or the Board is not performing its duties under this Charter, the Council or the Council's CEO shall be entitled to provide a notice in writing to the Board (Council Notice) identifying those matters in respect of the performance by the Authority and/or the Board of its duties under this Charter which are not satisfactory to the Council or the Council's CEO together with details of any corrective action which the Council or Council's CEO requires the Authority and/or the Board to take in order to rectify the identified performance issues.
- 9.3 The Board shall within 30 days of receipt of the Council Notice provide a written response to the Council or the Council's CEO as to the matters raised in the Council Notice (Notice in Response) which shall identify any corrective action which the Authority and/or the Board intends to undertake in order to address the issues raised in the Council Notice.
- 9.4 The Council's CEO and the Chairperson of the Board shall meet within 14 days of receipt by the Council or the Council's CEO of the Notice in Response to discuss the matters raised in the Council Notice and the Notice in Response.
- 9.5 Either:
 - 9.5.1 following the meeting between the Council's CEO and the Chairperson of the Board and having considered the matters raised in the Council Notice and the Notice of Response and the matters discussed between the Council's CEO and the Chairperson of the Board at their meeting; or
 - 9.5.2 if the Board does not provide a Notice in Response,the Council shall be entitled to take such further action (if any) as it determines with respect to the matters raised in the Council Notice which action may include, but shall not be limited to, the removal of the Board and the appointment of a replacement Board in accordance with the provisions of this Charter.

ANNEXURE A
The Market

