

PEEL HOUSING CORPORATION

BOARD OF DIRECTORS

MINUTES

PHC-1/2016

The Board of Directors of Peel Housing Corporation met on Thursday, January 7, 2016 at 8:36 a.m., in the Council Chamber, Regional Administrative Headquarters, 10 Peel Centre Drive, Suite A, Brampton.

Directors Present: D. Austin; F. Dale; C. Fonseca; M. Mahoney; R. Mendis; E. Moore; B. Shaughnessy

Directors Absent: S. Elias (personal matter); G. Miles (vacation); P. Palleschi (illness)

Also Present: D. Szwarc, Chief Administrative Officer, Region of Peel; G. Burse, Acting Commissioner of Human Services, Region of Peel; J. Smith, Commissioner of Health Services, Region of Peel; M.S. Mwarigha, General Manager; D. Bingham, Treasurer; J. Arcella, Deputy Treasurer, B. Colavecchia, Manager, Housing Operations and Tenancy Management; M. MacCrae, Manager, Housing Operations and Tenancy Management; P. O'Connor, Corporate Counsel; K. Lockyer, Regional Clerk; A. Macintyre, Corporate Secretary; C. Law, Deputy Corporate Secretary; V. Montesdeoca, Legislative Technical Coordinator

Chaired by Director E. Moore

1. DECLARATIONS OF CONFLICTS OF INTEREST

2. APPROVAL OF MINUTES

2.1. Minutes of the Board of Directors Meeting (PHC-7/2015) meeting held on November 5, 2015

Moved by Director Austin,
Seconded by Director Fonseca;

That the November 5, 2015 Peel Housing Corporation (PHC-7/2015) Board of Directors Meeting minutes be approved, as amended.

Carried 2016-1

3. APPROVAL OF AGENDA

Moved by Director Dale,
Seconded by Director Mahoney;

That the agenda for the January 7, 2016 Peel Housing Corporation Board of Directors meeting be approved.

Carried 2016-2

* See text for arrivals

♦ See text for departures

4. DELEGATIONS

- 4.1. **Ray Drost, Senior Vice President, Jeffrey Wood, Senior Vice President, Transaction Real Estate, and Sophia Campbell, Manager, Corporate Finance, Ernst and Young,** Regarding the Financial Viability of Peel Housing Corporation

Received 2016-3

See also Resolutions 2016-11

Ray Drost, Senior Vice President, Transaction Real Estate, Ernst and Young provided an update on the financial viability project for Peel Housing Corporation (PHC). He provided details on how E&Y collected information related to all housing sites; how they would be valuating each site as an income-producing asset; and details regarding the six typologies they consider for increasing revenue and maximizing value at each site.

In response to a question from Director Mendis, Ray Drost stated that they are looking to reduce the amount of properties in a current negative financial position significantly by reducing costs at these sites as much as possible. He added that there may be different options looked at for each site, in order to both maximize potential income from the site, but also maintaining the social benefit of maintaining or possibly expanding the number of housing units.

Director Moore emphasized that the final recommendations should take into account the overall social benefit to the community surrounding housing sites, not just each site individually.

5. IN CAMERA MATTERS

At 9:20 a.m., the following motions were placed:

Moved by Director Dale,
Seconded by Director Fonseca;

That the Board of Directors of Peel Housing Corporation waive clause 4.12 of By-law Number 1, and proceed "In Camera" to consider a report relating to a Twin Pines Update.

Carried 2016-4

Moved by Director Dale,
Seconded by Director Fonseca;

That the Board of Directors of Peel Housing Corporation, in accordance with section 239(2) of the *Municipal Act, 2001*, as amended, proceed "In Camera" to consider the following:

- Twin Pines Update (Advice that is subject to solicitor-client privilege, including communications necessary for that purpose)

Carried 2016-5

Moved by Director Shaughnessy,
Seconded by Director Mahoney;

That the Board of Directors of Peel Housing Corporation proceed out of "In Camera"

Carried 2016-6

The Board of Directors of Peel Housing Corporation moved out of closed session at 10:30 a.m.

5.1. **Twin Pines Update (Advice that is subject to a recommendation that the Procedure By-law be waived in order that it may be considered by the Board in camera)**

Moved by Director Shaughnessy,
Seconded by Director Mendis;

That the direction given "In Camera" to the Chief Administrative Officer and the General Manager, be approved, and voted upon in accordance with section 239(6) (b) of the Municipal Act, 2001.

Carried 2016-7

5.2. **Twin Pines Update (Advice that is subject to solicitor-client privilege, including communications necessary for that purpose)**

Received 2016-8

6. **REPORTS**

6.1. **Agreement with the City of Mississauga for Construction of a Multisport Court at Springfield Gardens**

Moved by Director Mahoney,
Seconded by Director Austin;

That the General Manager be authorized to execute, on behalf of Peel Housing Corporation, a land lease agreement with the City of Mississauga in a form satisfactory to Corporate Counsel, at Springfield Gardens, of a multisport court in accordance with the report of the General Manager, titled "Agreement with the City of Mississauga for Construction of a Multisport Court at Springfield Gardens".

Carried 2016-9

Director Mahoney applauded the project and thanked staff for bringing it forward for approval.

6.2. **2014 Performance Report For the Vera M. Davis Long Term Care Home**

Received 2016-10

6.3. **Progress Update on Financial Viability Work**

Received 2016-11

See also Resolutions 2016-3

7. COMMUNICATIONS

7.1. Veronica Hall, Peel Housing Corporation Board Director, Letter dated December 21, 2015, Providing her Resignation from the Peel Housing Board of Directors

Moved by Director Fonseca,
Seconded by Director Austin;

That the letter of resignation from Veronica Hall, dated December 21, 2015, be received;

And further, that Junaid Mirza, appointed by the Shareholder on February 26, 2015 as an alternate member of the Board, be invited to join the Board of Directors effective for the February 4, 2016 Board meeting.

Received 2016-12

8. GENERAL MANAGER'S UPDATE

M.S. Mwarigha, General Manager, Peel Housing Corporation, updated the Board on new developments occurring at the federal level with regards to municipal housing initiatives. He highlighted the recently released mandate letters of the Ministries' of Family, Children and Social Development, and Infrastructure and Communities, tasked with developing a national housing strategy and providing funding to municipalities for new buildings and repairs to existing infrastructure. He stated that there will be an opportunity for advocacy for Peel Housing Corporation related to these federal strategies.

Director Moore stated that any new advocacy positions brought before the Board should be specific to the Region of Peel and the local circumstances of what is required for housing.

9. OTHER BUSINESS

10. NEXT MEETING

Thursday, February 4, 2016, 8:30 a.m. - 10:30 a.m.
Regional Council Chamber, 5th Floor
Regional Administrative Headquarters
10 Peel Centre Drive, Suite A
Brampton, Ontario

11. ADJOURNMENT

The meeting adjourned at 10:50 a.m.

E. Moore
For President

A. Macintyre
Secretary