

**PEEL HOUSING CORPORATION**

**BOARD OF DIRECTORS**

**AGENDA**

**PHC - 6/2014**

**DATE:** June 26, 2014

**TIME:** 11:30 AM

**LOCATION:** Council Chamber, 5<sup>th</sup> Floor  
Regional Administrative Headquarters  
10 Peel Centre Drive, Suite A  
Brampton, Ontario

**MEMBERS:**

G. Carlson	E. Moore
B. Crombie	M. Morrison
F. Dale	P. Mullin
S. Fennell	P. Palleschi
P. Foley	R. Paterak
C. Fonseca	P. Saito
S. Hames	J. Sanderson
N. Iannicca	J. Sprovieri
E. Kolb	R. Starr
K. Mahoney	A. Thompson
S. McFadden	J. Tovey
G. Miles	R. Whitehead

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*Chaired by President P. Palleschi or Vice-President P. Mullin*

**1. DECLARATIONS OF CONFLICTS OF INTEREST**

**2. APPROVAL OF MINUTES**

2.1. Minutes of the Board of Directors (PHC-2014-5) meeting held on May 22, 2014

**3. APPROVAL OF AGENDA**

**4. DELEGATIONS**

**5. REPORTS**

- 5.1. Purchase of Land at 1725-1731 Dundas Street East (For information)
- 5.2. Report of the Peel Living Financial Viability and Governance Review Task Team Meeting (PLTT-2014-5) held May 29, 2014

**6. COMMUNICATIONS**

**7. IN CAMERA MATTERS**

**8. OTHER BUSINESS**

**9. ADJOURNMENT**

PEEL HOUSING CORPORATION

BOARD OF DIRECTORS

**MINUTES**

May 22, 2014

The Board of Directors of Peel Housing Corporation met at 11:30 a.m., in the Council Chamber, Regional Administrative Headquarters, 5th Floor, 10 Peel Centre Drive, Suite A, Brampton.

<b>Members Present:</b>	<b>G. Carlson</b>	<b>P. Mullin</b>
	<b>P. Foley</b>	<b>P. Palleschi</b>
	<b>C. Fonseca</b>	<b>R. Paterak</b>
	<b>S. Hames</b>	<b>P. Saito</b>
	<b>N. Iannicca</b>	<b>J. Sanderson</b>
	<b>E. Kolb</b>	<b>J. Sprovieri</b>
	<b>K. Mahoney</b>	<b>R. Starr</b>
	<b>G. Miles</b>	<b>A. Thompson</b>
	<b>E. Moore</b>	<b>J. Tovey</b>
	<b>M. Morrison</b>	<b>R. Whitehead</b>

<b>Members Absent:</b>	<b>B. Crombie</b>	
	<b>F. Dale</b>	<b>(Personal)</b>
	<b>S. Fennell</b>	<b>(Other municipal business)</b>
	<b>S. McFadden</b>	<b>(Other municipal business)</b>

Also Present: D. Szwarc, Chief Administrative Officer; J. Menard, Commissioner of Human Services; M.S. Mwarigha, General Manager; D. Bingham, Treasurer; A. Macintyre, Corporate Secretary; C. Law, Deputy Secretary

*President P. Palleschi presided.*

**A. DECLARATIONS OF CONFLICTS OF INTEREST**

**B. APPROVAL OF MINUTES**

**1. Minutes of the Board of Directors (PHC-2014-4) meeting held on April 24, 2014**

Moved by Councillor Carlson,  
Seconded by Councillor Foley;

That the minutes of the Board of Directors (PHC-2014-4) meeting held on April 24, 2014, be approved.

Carried 2014-34

\* See text for arrivals  
♦ See text for departures

**C. APPROVAL OF AGENDA**

Moved by Councillor Iannicca,  
Seconded by Councillor Hames;

That the agenda for the May 22, 2014, Peel Housing Corporation Board of Directors meeting be approved.

Carried

2014-35

**D. DELEGATIONS**

**E. REPORTS**

**E.1. Peel Housing Corporation 2013 Financial Statements (Unaudited)**

Moved by Councillor Whitehead,  
Seconded by Councillor Tovey;

That the 2013 financial statements for Peel Housing Corporation be approved.

Carried

2014-36

**E.2. Semi Annual Financial Report - December 31, 2013**

Received

2014-37

**E.3. 2013 Performance Management System Report – Peel Housing Corporation**

Received

2014-38

**E.4. Report of the Peel Living Financial Viability and Governance Review Task Team (PLTT-2014-4) meeting held on May 1, 2014**

Moved by Councillor Thompson,  
Seconded by Councillor Sanderson;

That the minutes of the Peel Living Financial Viability and Governance Review Task Team (PLTT-2014-4) meeting held on May 1, 2014, be approved.

Carried

2014-39

**B. APPROVAL OF AGENDA**

RECOMMENDATION PLTT-4-2014:

*That the agenda for the May 1, 2014, Peel Living Financial Viability and Governance Review Task Team meeting, be approved.*

Approved

2014-40

**C. DELEGATIONS**

C.1. **Donald McCreesh, President, The Garnet Group Inc.,** Providing Information on the Importance of Governance Renewal

Received

2014-41

C.2. **Carolyn Kearns, Management Consultant,** Providing an Outline for the Planned Governance Review Workshop

Received

2014-42

**F. COMMUNICATIONS**

**G. IN CAMERA MATTERS**

**H. OTHER BUSINESS**

I. ADJOURNMENT

Moved by Councillor Starr,  
Seconded by Councillor Thompson;

That the Board of Directors of Peel Housing Corporation now adjourn to meet again on June 26, 2014 at 11:30 a.m. or at the call of the President.

Carried

2014-43

The meeting adjourned at 11:33 a.m.

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President

\_\_\_\_\_  
Secretary



**REPORT**  
**Meeting Date: 2014-06-26**  
**Peel Housing Corporation**

**For Information**

DATE: June 18, 2014

REPORT TITLE: **PURCHASE OF LAND AT 1725-1731 DUNDAS STREET EAST**

FROM: Mwarigha M.S., General Manager, Peel Living

**OBJECTIVE**

To document the completion of the purchase of land at 1725-1731 Dundas Street East, Mississauga, adjacent to the property known as Twin Pines.

**REPORT HIGHLIGHTS**

- Following approval, the property at 1725-1731 Dundas Street East was purchased.
- Financing was arranged with the Region of Peel at an annual rate of 3.2 per cent.
- The two buildings on the purchased property, after insurance and taxes, produce an operating surplus that is added to Working Fund Reserves.
- Ownership of this property will be taken into consideration in the upcoming community planning process for Twin Pines.

**DISCUSSION**

**1. Background**

At the October 25, 2012 meeting of the Peel Housing Corporation Board an 'In Camera' report recommending the purchase of land adjacent to Twin Pines was approved. Authority was given for the necessary steps to be completed including work with the Region of Peel to arrange financing options for the estimated \$2.85 million. (See Appendix I for a map that illustrates the purchased property in the context of Twin Pines.)

The land purchase was completed early in 2013 for less than the initial asking price of \$2.6 million. The total purchase cost, inclusive of all fees, was \$2,456,224.

As the purchase is part of the future development of the Twin Pines land a decision was made to capitalize rather than expense the interest costs. The interest rate has been set at 3.2 per cent, per annum, and is calculated on the original loan amount.

Description	Book Value
Total Purchase Cost of 1725-1731 Dundas Street East (Purchase Price \$2.4 million)	\$2,456,224
Capitalized Interest – 2013	\$71,342
Value as at December 31, 2013	\$2,527,566

## 5.1-2

June 18, 2014

### LAND PURCHASE COMPLETION

#### FINANCIAL IMPLICATIONS

In addition to the initial purchase and book value of the land, as reported in 2013, there are two buildings on the property that are leased and produce net revenue. The net surplus is contributed to working fund reserve as detailed in the table below.

<b>Revenue and Expenses for Property at 1725-1731 Dundas Street East</b>	<b>2013 Actual *</b>	<b>2014 Budget</b>
Revenue – Rent	\$90,489	\$95,328
Expenses – Insurance and Property Tax	(\$43,401)	(\$46,126)
<b>Contribution to Working Fund Reserves</b>	<b>\$47,088</b>	<b>\$49,202</b>

\* As approval for the purchase was given late in 2012, there was no amount included in the 2013 budget.

Interest expense is being accrued per the loan conditions approved by Regional Council. Each of the two leases contain a section requiring that the tenant keep the leased property in a good state of repair at its own expense and that such repairs be promptly carried out. A site condition inspection is conducted by the property manager every three months.

#### CONCLUSION

In addition to making a contribution to working fund reserves this property enhances the value of the Twin Pines property by increasing options for development along the Dundas Street East portion of the property.



Mwarigha M.S., General Manager, Peel Living

#### Approved for Submission:



D. Szwarc, Chief Administrative Officer

#### APPENDICES

1. Appendix I - 1725-1731 Dundas Street East Property Acquisition - Map

*For further information regarding this report, please contact Mwarigha, muliwa.mwarigha@peelregion.ca, x3549.*

*Authored By: Lincoln Bryant*



APPENDIX I  
JUNE 26, 2014  
PROPERTY ACQUISITION  
1725-1731 DUNDAS STREET EAST  
CITY OF MISSISSAUGA, WARD 3



PEEL HOUSING CORPORATION

PEEL LIVING FINANCIAL VIABILITY AND GOVERNANCE REVIEW TASK TEAM

MINUTES

PLTT-2014-5

May 29, 2014

The Peel Living Financial Viability and Governance Review Task Team met at 1:09 p.m., in the Council Chamber, Regional Administrative Headquarters, 5th Floor, 10 Peel Centre Drive, Suite A, Brampton.

Present: B. Crombie\*; E. Kolb; G. Miles; P. Mullin; J. Sanderson; A. Thompson; J. Tovey; R. Whitehead

Absent: P. Palleschi, due to other municipal business

Also Present: D. Szwarc, Chief Administrative Officer; J. Menard, Commissioner of Human Services; N. Trim, Commissioner of Corporate Services; S. VanOfwegen, Chief Financial Officer; M.S. Mwarigha, General Manager; D. Bingham, Treasurer; P. O'Connor, Regional Solicitor and Director, Legal Services and Risk Management; K. Lockyer, Regional Clerk and Director of Clerk's; L. Bryant, Specialist, Governance and Planning; C. Law, Deputy Secretary; J. Schwartz, Legislative Assistant

*Vice-President P. Mullin presided.*

**A. DECLARATIONS OF CONFLICTS OF INTEREST**

**B. APPROVAL OF AGENDA**

RECOMMENDATION PLTT-5-2014:

That the agenda for the May 29, 2014, Peel Living Financial Viability and Governance Review Task Team meeting, be approved.

**C. DELEGATIONS**

C.1. **Tim Welch and Paul Conley, Consultants, Tim Welch Consulting**, Providing an Update on Financial Viability

Received

A copy of the presentation is available from the Office of the Regional Clerk.

Tim Welch and Paul Conley, Consultants, Tim Welch Consulting, provided the Task Team Members with an update on their current work developing a long term financial viability plan for

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\* See text for arrivals

♦ See text for departures

Peel Living. They reported their audit of all Peel Living sites is complete and are finalizing potential options for sites to come back to the Task Team.

In response to a question from Councillor Tovey, Tim Welch confirmed that should redevelopment of a property need to occur, profit-sharing between Peel Living and a developer could be a viable option to consider.

In response to questions from Councillor Mullin, Tim Welch stated that whether or not to demolish an existing building or renovate will be dependent on considerations such as cost reduction, and the extent that either option would produce a more effective income-producing site. He further stated that mortgage refinancing is an option once current mortgages expire.

In response to a question from Regional Chair Kolb, Paul Conley noted that all assumptions made by the consultants contain reasonable inflation expectations of 2 percent.

## D. REPORTS

### D.1. **Governance Review Recommendations Arising from Workshop** Presentation by Lincoln Bryant, Specialist, Governance and Planning

Received

#### RECOMMENDATION PLTT-6-2014:

That the recommendations, as amended, contained in Appendix III of the report of the General Manager of Peel Living, dated May 26, 2014, titled 'Governance Review Recommendations Arising from Workshop' be approved.

A copy of the presentation is available from the Office of the Regional Clerk.

*Councillor Crombie arrived at 2:05 p.m.*

Lincoln Bryant, Specialist, Governance and Planning provided the Task Team Members with final recommendations arising from previous meetings' presentations, discussions, and the recent facilitated workshop with Peel Housing Corporation Board Members regarding a formal governance review of Peel Living. He noted that the 10 recommendations presented are broad in scope and lend themselves to a transitional new Board to coincide with the upcoming new Term of Board beginning in 2015. He presented the final recommendations for consideration as follows:

Recommendation 1 – That the restructured Peel Housing Corporation Board be tasked with the development of a mission statement that includes a broader role than simply the provision of housing.

Recommendation 2 – That the restructured Peel Housing Corporation Board be tasked with the development of a Strategic Plan to guide the work of the organization for the next 3-5 years.

Recommendation 3 – That the Peel Housing Corporation Board be confirmed as a policy governance board.

Recommendation 4 – That the restructured Board of Directors of the Peel Housing Corporation have eleven members with six being chosen from Regional Council, *giving consideration to local municipal representation*, and five citizen members.

Recommendation 5 – That the six Regional Councillors be selected by Regional Council based on an expression of interest in serving on the Board.

Recommendation 6 – That the five citizen members be selected by Regional Council through a process currently used at the Region Of Peel for citizen participation in certain committees whereby interested individuals are identified through Clerks giving priority to the following identified areas of expertise: legal, financial, property management, development and communications.

Recommendation 7 – That the restructured size and composition of the Board of Directors be reviewed after 3 years as a reflection of the understanding that this is a transitional Board.

Recommendation 8 – That the first meeting of the restructured Board be scheduled by the Regional Clerk and that the day and time of subsequent meetings of the Board be set at the first meeting.

Recommendation 9 – That By-Law 1 defining the current structure and operation of the Peel Housing Corporation Board continue to be the basis for the restructured Board and that the By-Law be amended as required.

Recommendation 10 – That the restructured Board of Directors of Peel Housing Corporation determine their information needs based on their role as a policy board.

Several Members expressed support for the recommendations by staff.

Regarding Recommendation 4 on the size and composition of the new Peel Housing Corporation Board of Directors, Councillor Crombie expressed concern that the Board would not be independent since 6 of the 11 total members would be Regional Councillors as opposed to citizen members. Councillor Miles expressed concern that the proposed 5 citizen members on the Board seemed like too many. Regional Chair Kolb expressed the need to amend Recommendation 4 to reflect representations from each of the local municipalities when appointing the 6 Regional Council positions on the Board.

**E. COMMUNICATIONS**

**F. IN CAMERA MATTERS**

**G. OTHER BUSINESS**

**H. ADJOURNMENT**

The meeting adjourned at 2:25 p.m.