

PEEL HOUSING CORPORATION

BOARD OF DIRECTORS

MINUTES

PHC-6/2016

The Board of Directors of Peel Housing Corporation met on June 2, 2016 at 8:40 a.m., in the Peel Conference Centre, Regional Administrative Headquarters, 1st Floor, 10 Peel Centre Drive, Suite A, Brampton.

Directors Present: D. Austin; F. Dale; C. Fonseca*; M. Mahoney; R. Mendis; G. Miles; J. Mirza; E. Moore♦; B. Shaughnessy

Directors Absent: S. Elias due to a personal matter

Also Present: D. Szwarc, Chief Administrative Officer, Region of Peel; J. Sheehy, Commissioner of Human 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; R. Comacchio, Legislative Technical Coordinator; S. Singh, Legislative Technical Coordinator

Chaired by Vice-President Miles.

1. DECLARATIONS OF CONFLICTS OF INTEREST - Nil

2. APPROVAL OF MINUTES

2.1. Minutes of the Board of Directors Meeting (PHC-5/2016) meeting held on May 5, 2016

Moved by Director Mahoney,
Seconded by Director Austin;

That the May 5, 2016 Peel Housing Corporation (PHC-5/2016) Board of Directors Meeting minutes be approved.

Carried 2016-51

3. APPROVAL OF AGENDA

Moved by Director Dale,
Seconded by Director Mirza;

That the agenda for the June 2, 2016 Peel Housing Corporation Board of Directors meeting be approved.

Carried 2016-52

* See text for arrivals

♦ See text for departures

4. DELEGATIONS - Nil

Director Fonseca arrived at 8:45 a.m.

5. REPORTS

5.1. 2015 Peel Housing Corporation Financial Statements (Unaudited)

Moved by Director Mirza,
Seconded by Director Moore;

That the 2015 Peel Housing Corporation (operating as Peel Living) unaudited financial statements, be approved.

Carried 2016-53

6. COMMUNICATIONS - Nil

7. GENERAL MANAGER'S UPDATE

M.S. Mwarigha, General Manager, Peel Housing Corporation provided the Board with updates regarding the Business Transformation Project; the Board's achievements over the past year; details of the recently held Regeneration of Housing Forum attended by several members of the Board; and the status of increased provincial and federal funding for affordable housing.

8. IN CAMERA MATTERS

At 9:01 a.m., the following motions was placed:

Moved by Director Moore,
Seconded by Director Mirza;

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:

- Closed Session Report of the Board of Directors (PHC-5/2016) meeting held on May 5, 2016
- Twin Pines Project Approach (Oral) (Advice that is subject to solicitor-client privilege, including communications necessary for that purpose)
- Twin Pines Tenancy Status (Advice that is subject to solicitor-client privilege, including communications necessary for that purpose)

Carried 2016-54

Moved by Director Mahoney,
Seconded by Director Austin;

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

Carried 2016-55

Director Moore departed at 10:00 a.m.

The Board of Directors of Peel Housing Corporation moved out of closed session at 10:49 a.m.

8.1. **Closed Session Report of the Board of Directors (PHC-5/2016) meeting held on May 5, 2016**

Moved by Director Austin,
Seconded by Director Dale;

That the May 5, 2016 Board of Directors (PHC-5/2016) Closed Session Report be approved.

Carried 2016-56

Moved by Director Shaughnessy,
Seconded by Director Mirza;

That up to three 3-hour Board workshops be held to review the governance of Peel Housing Corporation;

And further, that section 4.12 of By-law 1 (Rules of Procedure) be waived, in order to proceed with the workshops.

Carried 2016-57

Moved by Director Mendis,
Seconded by Director Austin;

That staff provide a shortlist of possible candidates for Board Director, to an ad-hoc review Committee comprised of Directors Austin, Mendis and Moore, for a final submission to the Shareholder for appointment.

Carried 2016-58

8.2. **Twin Pines Project Approach (Oral)**

Presentation by M.S. Mwarigha, Director of Housing Operations and Management Services

Received 2016-59

Moved by Director Dale,
Seconded by Director Mahoney;

That staff be authorized to enter into negotiations with KPMG LLP with the intent of forming a firm contract for the provision of services as set out within RFP #2016-226P related to leading the Twin Pines Community Redevelopment Project;

And further, that the General Manager of Peel Housing Corporation be authorized to award the contract resulting from negotiations subject to funding approvals;

And further, that the Treasurer of Peel Housing Corporation be authorized to set up a capital project for the full amount, subject to funding approvals;

And further, that staff update the Board on the resulting contract once awarded.

Carried 2016-60

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

Moved by Director Mendis,
Seconded by Director Shaughnessy;

That the current rent structure for existing Twin Pines tenants remain the same;

And further, that annual allowable rent increases apply to all tenants (both market and subsidy) in accordance with the *Residential Tenancies Act, 2006* (RTA) rent increase guidelines;

And further, that effective immediately, the practice of offering subsidy agreements for new tenants be discontinued;

And further, that the \$1.0 million loan with the Cedar Grove Residents' Community Corporation (CGRCC) be repaid from Working Fund Reserves on or before October 1, 2016;

And further, that effective immediately, the Peel Housing Corporation (PHC) Board 2012 Commitment #3 "residents will be offered the option to remain in the future Twin Pines community" be clarified to exclude all new/future tenants including any contemplated accommodations during the redevelopment process.

Carried 2016-61

[Resolution 2016-61 amended by 2016-116](#)

9. OTHER BUSINESS

Director Dale inquired if staff could provide information related to infrastructure requirements at the Twin Pines site, and any other financial implications, to the next Board meeting.

10. NEXT MEETING

Thursday, September 15, 2016, 8:30 a.m. - 9:30 a.m.
Peel Conference Centre, 1st Floor
Regional Administrative Headquarters
10 Peel Centre Drive, Suite A
Brampton, Ontario

11. ADJOURNMENT

The meeting adjourned at 10:52 a.m.

G. Miles
Vice-President

A. Macintyre
Secretary