

**PEEL HOUSING CORPORATION
BOARD OF DIRECTORS
MINUTES**

PHC-4/2017

The Board of Directors of Peel Housing Corporation met on June 1, 2017 at 8:35 AM, in the Council Chambers, Regional Administrative Headquarters, 5th Floor, 10 Peel Centre Drive, Suite A, Brampton.

Directors Present: C. Fonseca; M. Mahoney; G. Miles; E. Moore; B. Shaughnessy

Directors Absent: F. Dale

Also Present: D. Szwarc, Chief Administrative Officer, Region of Peel; J. Sheehy, Commissioner of Human Services, Region of Peel; D. Labrecque, 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; A. Macintyre, Corporate Secretary; C. Law, Deputy Corporate Secretary; S. MacGregor, Legislative Assistant.

Vice-President G. Miles presiding.

1. **DECLARATIONS OF CONFLICTS OF INTEREST – nil**
2. **ADMINISTRATIVE MATTERS – nil**
3. **APPROVAL OF MINUTES**
- 3.1. **Minutes of the Board of Directors Meeting (PHC-3/2017) meeting held on May 11, 2017**

Moved by: Director Fonseca,
Seconded by: Director Mahoney;

That the minutes of the May 11, 2017 Peel Housing Corporation (PHC-3/2017) Board of Directors meeting, be approved.

Carried 2017-24

* See text for arrivals
♦ See text for departures

4. APPROVAL OF AGENDA

Moved by: Director Moore,
Seconded by: Director Shaughnessy:

That the agenda for the June 1, 2017 Peel Housing Corporation Board of Directors meeting include an additional communication item from Denise Occhipinti, Project Manager, Peel Living to Andrew Miller, Team Lead, Dundas Connects, City of Mississauga, regarding the Dundas Connects Master Plan Feedback;

And further, that the agenda for the June 1, 2017 Peel Housing Corporation Board of Directors meeting, be approved, as amended.

Carried 2017-25

5. DELEGATIONS

5.1. Mohamed Bhamani, Senior Manager, KPMG LLP, and Will Lipson, Partner, KPMG, LLP, Regarding the Twin Pines Project

Received 2017-26

See also Items 6.4 and 7.1

Mohammed Bhamani, Senior Manager, KPMG LLP, provided the Board with an update on the Twin Pines Redevelopment Project. He noted that Phase 1 of the Project has completed, with the completion of a Total Public Value Framework and business case in place for the site. Phase II will be completed in late 2018 and will comprise implementation of the plans laid out in Phase 1 along with providing for a transition plan for the current residents of the site. He noted that the transition plan will be coming back to the Board for approval in the fall of 2017.

Items 6.4 and 7.1 were dealt with.

6.4. Twin Pines Redevelopment – Project Delivery Model

Moved by: Director Fonseca,
Seconded by: Director Mahoney;

That the Twin Pines Redevelopment Project be delivered by way of a shared risk model as set out in Appendix I to the report of the General Manager titled “Twin Pines Redevelopment – Project Delivery Model”;

And further, that the General Manager pursue a partnership agreement with the Region of Peel for use of the land for affordable housing purposes that supports the optimization of the Total Public Value Framework;

And further, that a loan request in an amount not to exceed \$4 million from the Region of Peel for the project costs, be approved;

And further, that subject to loan approval, the General Manager be authorized to proceed with Phase 2 of the project including securing the necessary staffing, other resources and completing the negotiations of the next phase of the contract with KPMG in accordance with RFP #2016-226P, with total costs for this phase not to exceed \$4 million;

And further, that the Treasurer be authorized to execute the necessary loan documents with the Region of Peel for the total amount not to exceed \$4 million repayable at the call of the Commissioner of Finance and Chief Financial Officer of the Region of Peel or upon the request of the Treasurer to make re-payment;

And further, that the Treasurer be authorized to establish a capital budget in the amount of \$4 million.

See also Items 5.1 and 7.1 Carried 2017-27

Additional Item

7. COMMUNICATIONS

7.1 **Denise Occhipinti, Project Manager, Peel Living**, letter dated May 31, 2017 Regarding Twin Pines Redevelopment and Dundas Connects Master Plan

See also Items 5.1 and 6.4 Received 2017-28

6. REPORTS

6.1 **Service Delivery Model Review**

Received 2017-29

6.2 **Peel Living Procurement Audit (Oral)**

Presentation by Dan Labrecque, General Manager, Peel Living, and Jennifer Weinman, Manager, Internal Audit

Received 2017-30

Jennifer Weinman, Manager, Internal Audit provided the Board with the results of a recent audit of the procurement practices for Peel Living. She highlighted four areas where governance and controls over procurement could be improved to meet Peel Living needs, including: strengthening the procurement governance and accountability framework; having a separate service agreement between the Region and Peel Living; increasing education and training for staff on best practices within procurement; and creating a more robust documentation system. Dan Labrecque, General Manager, Peel Living stated that management is addressing these issues with staff and noted that much can be accomplished when the Board reviews the details of the Shareholder Agreement with the Region of Peel beginning in the fall of 2017.

- 6.3. **Update on the Peel Living Portfolio: Report on the State of the Infrastructure (Oral)**
Presentation by Dan Labrecque, General Manager, Peel Living, and Troy Mander, Manager, Corporate Asset Management

Received 2017-31

Dan Labrecque, General Manager, Peel Living and Troy Mander, Manager, Corporate Asset Management, provided the Board with an update on the state of building infrastructure in the Peel Living Portfolio. Troy Mander emphasized the overall state of the housing stock is in fair condition, as measured by a facility condition index. Dan Labrecque stated that the key to moving to an improved state is a matter of proper maintenance and inspection of projects slated for replacement; while taking advantage of funding opportunities made available from upper levels of government. Dan Labrecque noted that staff are preparing a more sophisticated asset management tool that will aid construction planning in the future.

Director Fonseca thanked staff for the presentation and noted that she would be addressing the need for increased federal funding for municipal housing at the upcoming Federation of Canadian Municipalities conference. She inquired if staff could prepare a chart-based analysis for buildings needing maintenance and replacements.

- 6.4. **Twin Pines Redevelopment – Project Delivery Model**

This item was dealt with earlier in the meeting.

7. COMMUNICATIONS

- 7.1 **Denise Occhipinti, Project Manager, Peel Living**, letter dated May 31, 2017 Regarding Twin Pines Redevelopment and Dundas Connects Master Plan

This item was dealt with earlier in the meeting.

8. GENERAL MANAGER'S UPDATE

Dan Labrecque, General Manager, Peel Living provided a short update on projects currently underway, and the plan for reports and discussion items at the next Board meeting scheduled in July, 2017.

9. **IN CAMERA MATTERS** – nil

10. **OTHER BUSINESS** – nil

11. NEXT MEETING

Thursday, July 6, 2017, 8:30 a.m. – 9:30 a.m.
Regional Council Chambers, 5th Floor
Regional Administrative Headquarters
10 Peel Centre Drive, Suite A
Brampton, Ontario

12. ADJOURNMENT

The meeting adjourned at 9:44 a.m.

G. Miles

Vice-President

A. Macintyre

Secretary