

**Board of Directors
TORONTO COMMUNITY HOUSING CORPORATION
Wednesday, December 10, 2003**

**Jan 21/04 Board
December
Minutes**

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Wednesday, December 10, 2003

The Board of Directors of the Toronto Community Housing Corporation met on December 10, 2003, in the Boardroom, 931 Yonge Street, commencing at 11:10 a.m.

Members Present:

Mr. Nick Volk, Chair (Acting)
Mr. Sushil Bajpai, Director
Mr. John Brewin, Director
Councillor Paula Fletcher, Director
Mr. Ivan Ing, Director
Councillor Norm Kelly, Director
Mr. Vance Latchford, Director
Councillor Giorgio Mammoliti, Director
Dr. John Metson, Director
Ms. Penny Milton, Director

Absent:

Councillor Olivia Chow, Director

Also Present:

Mr. Derek Ballantyne, Chief Executive Officer
Mr. Harold Ball, VP HR Services
Mr. Gordon Chu, VP Finance
Mr. Lou Canton, Manager, Maintenance
Ms. Doris Creighton, VP Property Management
Mr. Bob Dryden, Manager, Capital Planning
Mr. Hugh Lawson, Director Corporate Planning & Performance
Ms. Jennifer MacLean, VP Communications
Mr. Roman Mesec, Special Projects Manager
Mr. Mike Moffat, Director Labour Relations
Mr. Richard Owen, VP, Portfolio Strategy
Mr. Rainer Soegtrop, VP Shared Services
Mr. Lorenzo Policelli, Senior Legal Counsel

The Chair, Mr. Nick Volk, called the meeting to order, and Elora Nichols served as

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recording secretary.

IN-CAMERA PROCEEDINGS:

ON MOTION MADE by Mr. Vance Latchford, seconded by Ivan Ing, the Board of Directors resolved to meet "*in camera*" to consider Items 12, 13, 14, 15, 16, 17, 18, 19 and 20.

The Board commenced the "*in camera*" meeting at 11:29 a.m.

PUBLIC PROCEEDINGS:

At 2:20 p.m., the Chair announced the resumption of the public proceedings and the public meeting reconvened at that time.

Declarations of Interest in Matters before the Board

The Chair requested members of the Board of Directors to indicate any Agenda Item in which they had an interest, together with the nature of the interest. Councillor Paula Fletcher requested it be recorded that she has no conflict on any matter on the Agenda.

On behalf of the Board of Directors, Mr. Nick Volk welcomed Councillor Paula Fletcher, as a Director. Councillor Fletcher was appointed as the Mayor's designate by City Council at its meeting on December 2/3/4, 2003.

It was with regrets that the Chair informed the Board that Elaine Todres tendered her resignation as a Director, effective December 1, 2003. A reception will be held this evening in honour of the three outgoing Directors, Councillor Brad Duguid, Elaine Todres and David Zimmer (Chair).

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Confirmation of Minutes of Toronto Community Housing Corporation October 29, 2003.

ON MOTION MADE by Ms. Penny Milton,
seconded by Dr. John Metson, the Board of
Directors adopted the above-captioned minutes.

**Confirmation of Teleconference Minutes of Toronto Community Housing Corporation
November 10, 2003.**

ON MOTION MADE by Dr. John Metson,
seconded by Ms. Penny Milton, the Board of
Directors adopted the above-captioned minutes.

Councillor Giorgio Mammoliti requested it be recorded that he is not in favour of teleconference meetings and abstained from voting.

Approval of Agenda

The Chair requested the Agenda be approved to discuss public Items 1 to 11 and Item 21.

ON MOTION MADE the Board of Directors
approved the Agenda.

ITEM 1 (Report) FAIR WAGE POLICY (TCHC:2003104)

The above-captioned item was deferred to the next meeting of the Board of Directors. Speakers on the deputation list will be heard at the next meeting.

ITEM 2 (Report) 2004 HOUSING OPERATIONS PLAN (INTERIM) (TCHC:2003108)

The Board of Directors had before it the above captioned report (November 20, 2003) from the Chief Executive Officer recommending that the Board of Directors:

- (1) adopt the 2004 Housing Operations Plan (interim) as detailed in this report and the attached Appendix "A";
- (2) adopt the Capital Expenditure Plan as provided in Appendix B including projects

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listed in the schedule included in this Appendix;

- (3) authorize the appropriate officials of the Corporation to take the necessary action to give effect to the recommendations;
- (4) refer the report to the December 10 meeting of the Board for further discussion by the Committee as a whole and that staff give a power point presentation identifying the key drivers for the budget and major changes from previous budget; and
- (5) given the City of Toronto Council approved the refinancing of renovation loans of seniors buildings (LD/GTI programs) in July 2003, TCHC request the CFO of the City of Toronto to implement this council direction prior to the end of 2003. And further, that in the event such action has not occurred by February of 2004, the CEO of TCHC be requested to report to the February meeting of the TCHC Board and that a copy of this report be forwarded to the first or second meeting of City's Community Services Committee.

ON MOTION MADE by Mr. Vance Latchford, seconded by Councillor Paula Fletcher, the Board of Directors adopted recommendations (1) to (5).

ON MOTION MADE by Councillor Giorgio Mammoliti, seconded by Ms. Penny Milton, the Board of Directors made a further recommendation (6) as follows:

“(6) that staff report on the feasibility, desirability and options on seeking forgiveness of property taxes for the Corporation and staff report back to the Board on their findings.”

and adopted the report as so amended.

Councillor Paula Fletcher opposed Recommendation 6.

ITEM 3 (Report) 3rd QUARTER PERFORMANCE REPORT (TCHC:2003106)

The Board of Directors had before it the above captioned report (November 20, 2003) from the Chief Executive Officer recommending that the Board of Directors receive the report for

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information.

ON MOTION MADE by Mr. John Brewin,
seconded by Dr. John Metson, the Board of
Directors received the report for information.

**ITEM 4 (Minutes) FINANCE/AUDIT COMMITTEE MINUTES OCTOBER 16, 2003
(TCHC:200397)**

The Board of Directors had before it the above captioned minutes (November 18, 2003) from the Chief Executive Officer recommending that the Board of Directors receive the minutes for information.

ON MOTION MADE by Dr. John Metson,
seconded by Ms. Penny Milton, the Board of
Directors received the minutes for information.

**ITEM 5 (Minutes) FINANCE/AUDIT COMMITTEE MINUTES NOVEMBER 4, 2003
(TCHC:2003105)**

The Board of Directors had before it the above captioned minutes (November 20, 2003) from the Chief Executive Officer recommending that the Board of Directors receive the minutes for information.

ON MOTION MADE by Dr. John Metson,
seconded by Ms. Penny Milton, the Board of
Directors received the minutes for information.

PRESENTATION – TCHC INTERNET LAUNCH:

At this point in the proceedings Derek Ballantyne, CEO gave a presentation on the new TCHC Internet Web Page.

ON MOTION MADE by Councillor Paula
Fletcher, seconded by Councillor Giorgio
Mammoliti, the Board of Directors thanked
Communications and IT on the website and the
excellent undertaking of a work in progress.

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**ITEM 6 (Report) FRAMEWORK FOR THE ESTABLISHMENT OF TCHC
SUBSIDIARY CORPORATIONS (TCHC:200398)**

The Board of Directors had before it the above captioned report (November 18, 2003) from the Chief Executive Officer recommending that the Board of Directors adopt the attached "Framework for Establishing TCHC Subsidiary Corporations" (Appendix 1), as amended by the Governance Committee.

ON MOTION MADE by Ms. Penny Milton, seconded by Dr. John Metson, the Board of Directors adopted the report and (Appendix 1).

ON MOTION MADE by Mr. John Brewin, seconded by Ms. Penny Milton, the Board of Directors amended Appendix 1, Paragraph 5 Staffing of Subsidiaries, second bullet point, by adding the following wording:

"No stand-alone subsidiary will be established without full consultation with the unions representing TCHC employees who may be affected."

and adopted the report as so amended.

The Board requested the deputants be given the opportunity to discuss the differences with principles inherent in the policy at Committee level.

Ms. Ann Dembinski, President, CUPE - Local 79, made a deputation on the above-captioned item.

Ms. Karen McNama, CUPE – Local 416, made a deputation on the above-captioned item.

The Chair, on behalf of the Board thanked the deputants for their presentations.

**ITEM 7 (Report) ESTABLISHING A HOUSING SERVICES SUBSIDIARY: Housing
Services Incorporated (HSI) (TCHC:200399)**

The Board of Directors had before it the above captioned report (November 18, 2003) from

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the Chief Executive Officer recommending that the Board of Directors:

- (1) approve the establishment of a subsidiary corporation for the delivery of services related to maintenance, call centre and other housing services as described in the body of this report;
- (2) adopt the Board structure for the subsidiary as outlined in the body of this report;
- (3) appoint the Chief Executive Officer of TCHC as the Chief Executive Officer for the Housing Services subsidiary;
- (4) direct the CEO, TCHC to develop a process acceptable to the Governance Committee for nomination of members to the new Housing Services subsidiary Board;
- (5) direct the CEO, TCHC to develop a Shareholder Direction for the Housing Services subsidiary for approval by the TCHC Board of Directors;
- (6) direct the CEO, TCHC to enter into an Operating Agreement with the Housing Services subsidiary outlining the financial, reporting and performance relationship with TCHC;
- (7) direct the CEO, TCHC to inform the shareholder of the establishment of the subsidiary at the earliest possible convenience as required by TCHC's Shareholder Direction with the City of Toronto; and
- (8) authorize the appropriate TCHC officials to take the necessary action to give effect to the above-noted recommendations.

ON MOTION MADE by Ms. Penny Milton,
seconded by Dr. John Metson, the Board of
Directors adopted the report without amendment.

Councillor Paula Fletcher opposed the motion.

Written deputations respecting the above-captioned item were received from Locals 416 and 79.

ITEM 8 (Verbal) APPOINTMENTS OF DIRECTOR MEMBERS TO BOARD

The above-captioned item was not discussed.

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ITEM 9 (Verbal) DON MOUNT COURT (UPDATE)

The above-captioned item was not discussed.

ITEM 10 (Verbal) REGENT PARK (UPDATE)

The above-captioned item was not discussed.

ITEM 11 (Report) PROPOSED SCHEDULE FOR BOARD & COMMITTEES OF THE BOARD 2004 (TCHC:2003107)

The Board of Directors had before it the above captioned report (November 21, 2003) from the Chief Executive Officer recommending that the Board of Directors approve the schedule for 2004.

The CEO requested the Secretary to poll Directors respecting the proposed dates for Board and Committees and send out a revised schedule.

ITEM 21 (Report) TENANT RECOMMENDED PROCESS – SELECTION OF TENANTS FOR NOMINATION TO THE TORONTO COMMUNITY HOUSING CORPORATION (TCHC) BOARD (TCHC:2003110)

The Board of Directors had before it the above captioned report (December 1, 2003) from the Chief Executive Officer recommending that the Board of Directors receive the report for information.

ON MOTION MADE by Dr. John Metson, seconded by Mr. John Brewin, the Board of Directors received the report for information.

ON MOTION MADE by Councillor Paula Fletcher, seconded by Mr. Vance Latchford, the Board of Directors made a further recommendation as follows:

“that the report be sent for information to the

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CHU Council".

and received the report as so amended.

Mr. Larry Heitner, Tenant, West Hill Apartments made a deputation in respect to the above-captioned item.

The Chair, on behalf of the Board, thanked Mr. Heitner for his presentation.

ADJOURNMENT:

ON MOTION MADE by Ms. Penny Milton, seconded by Councillor Paula Fletcher, the Board of Directors resolved to adjourn the public meeting.

The meeting of the Board of Directors was adjourned at 4:45 p.m.

ON MOTION MADE by Ms. Penny Milton, seconded by Mr. Sushil Bajpai, the Board of Directors ratified the actions authorized during the "*in camera*" proceedings.

Secretary

Chair