

Board of Directors
TORONTO COMMUNITY HOUSING CORPORATION
Monday, May 31, 2004
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Jun 30/04 Board
May
Minutes

Monday, May 31, 2004

The Board of Directors of the Toronto Community Housing Corporation met on May 31, 2004 in the Ground Floor Boardroom, 931 Yonge Street, commencing at 9:39 a.m.

Members Present:

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

Regrets:

Mr. Sushil Bajpai, Director
Councillor Olivia Chow, Director
Councillor Giorgio Mammoliti, Director

Also Present:

Mr. Derek Ballantyne, Chief Executive Officer
Ms. Doris Creighton, VP Property Management
Mr. Hugh Lawson, Director Corporate Planning & Performance
Ms. Jennifer MacLean, VP Communications
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 recording secretary.

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. None were declared.

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The Chair made the following announcements:

Doors Open Regent Park

Several hundred people visited Regent Park during the City's Doors Open event on May 29 and 30. Visitors were taken on a tour of the development, which also included a tour of a townhouse unit which was decorated in late 50's style by the CBC props department, and exhibits on the Regent Park Development Plan. The Chair passed his appreciation to the CBC as well as to all TCHC staff who took part in the event.

Rooftops Meeting

The Chair attended the Canada Rooftops Board meeting this past weekend. Attendees across the country were very interested in the details of the Regent Park Redevelopment Plan.

Memorial For Vance Latchford

Last week, the Chair, Penny Milton, Councillor Norm Kelly and Derek Ballantyne attended a memorial service for Vance Latchford. The service was arranged by tenants and Tenant Community Services. One of the speakers giving tribute to Vance proposed that a TCHC award be established in his name for tenant representatives. It was suggested by Penny Milton, that the CEO and Tenant Community Services staff meet with tenants to discuss this.

CHRA 2004 National Symposium (Quebec) and International Conference (Toronto)

The CHRA 2004 National Symposium is being held in Gatineau, Quebec on June 21 and 22, 2004. The theme of the symposium is "Building Housing: Building the Nation." The objective is to articulate a broad integrated strategy that positions housing with an overall vision for Canada and will help to build broad public and corporate support to stimulate the political will to act.

The International Housing Conference is being held in Toronto, June 26-29, 2004. The theme of the Conference is "Adequate & Affordable Housing for All", research, policy and practice. This Conference is bringing in participants from over 40 different countries around the world.

The Chair asked any Board members who are interested in attending either of the above conferences to contact the Board Secretary. Preference will be given to those Board members who have not attended a conference in the last year.

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Tenant Selection Process for Board Nominations

The Chair announced that the tenant recommended process for the selection of tenants for the Board of Directors has been completed. Two tenant names (Mr. Clifford Martin and Ms. Mariam Adam) will be forwarded for consideration by the City's Policy & Finance Committee and Council, as identified through the selection process.

Confirmation of Minutes of Toronto Community Housing Corporation April 28, 2004.

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

Councillor Paula Fletcher abstained from voting.

Approval of Agenda

The Chair requested that the Agenda be amended to deal with Items 1 to 8 and 16 to 18 first on the public agenda.

ON MOTION MADE by Ms. Penny Milton,
seconded by Mr. John Brewin, the Board of
Directors approved the Agenda as amended.
Motion carried.

**ITEM 1 (Report) IMPLEMENTATION OF THE TORONTO COMMUNITY HOUSING
REVENUE PLAN (TCHC:2004-57)**

The Board of Directors had before it the above captioned report (May 26, 2004) from the Chief Executive Officer recommending that the Board of Directors:

- (1) approve implementation of the revenue plan for non-rental income as outlined in the report;
- (2) approve a universal rate for laundry of \$1.50 per wash cycle and \$1.50 per 60 minute dry cycle, with a phased in approach for communities of a \$0.25 increase per wash and per dry cycle in 2004 with subsequent annual increases not to

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exceed \$0.25 per wash and \$0.25 per dry until the universal rate is reached across the portfolio;

- (3) approve implementation of parking rates based on low end of market for each location but not to exceed \$75 in the central area or \$50 in outlying areas (save those downtown buildings where the current market and TCHC rates are already higher) using a phased in approach with an annual cap of \$5 until the established rate within each community is reached;
- (4) approve a bulk cable pricing policy of cost pass through (including applicable taxes) resulting in an immediate in-year adjustment with annual adjustments to recover the 2% annual increase charged to TCHC for the remainder of the bulk cable agreement;
- (5) approve a reduction in the cable administration fee from the current \$3.50 to \$2.50 recognizing that the infrastructure loan which a portion of the fee was being directed to has been retired;
- (6) approve a policy of market rate pricing for non-tenant parking (commercial and visitor), retail rental space, antenna and signage services;
- (7) approve further exploration of the potential for insurance services;
- (8) approve further exploration of the potential for vending services and implementation where appropriate; and
- (9) authorize the appropriate Toronto Community Housing Corporation officials to take the necessary action to effect these recommendations.

Councillor Paula Fletcher made the following motion:

“that the Board of Directors defer the laundry increases until the Board has a clearer picture on how the increases will impact RGI tenants.”

Motion was not adopted.

ON MOTION MADE by Ms. Penny Milton, seconded by Dr. John Metson, the Board of Directors adopted the report .

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ON MOTION MADE by Councillor Paula Fletcher, seconded by Mr. John Brewin the Board of Directors moved for a recorded vote on the motion. Motion carried.

Board Member	Opposed	Agreed
Mr. Nick Volk		X
Mr. John Brewin		X
Councillor Paula Fletcher	X	
Mr. Ivan Ing		X
Dr. John Metson		X
Ms. Penny Milton		X

Councillor Norm Kelly was not present for the recorded vote.

ITEM 2 (Report) REPORT BACK ON SIGNAGE PLAN (TCHC:2004-56)

The Board of Directors had before it the above captioned report (May 27, 2004) from the Chief Executive Officer recommending that the Board of Directors receive the report for information.

ON MOTION MADE by Ms. Penny Milton, seconded by Mr. Ivan Ing, the Board of Directors received the report. Motion carried.

Councillor Paula Fletcher was opposed to the motion and requested that her vote be recorded.

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This item was referred back to the Finance/Audit Committee.

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ITEM 4 (Report) APPLIANCE REPLACEMENT PROGRAM 2004(TCHC:2004-60)

The Board of Directors had before it the above captioned report (May 26, 2004) from the Chief Executive Officer recommending that the Board of Directors:

- (1) approve the acquisition and financing of \$9 million of appliances;
- (2) authorize the Chief Executive Officer to negotiate and execute agreements with GMIF and the participating lender in terms and conditions satisfactory to the CEO; and,
- (3) authorize the appropriate Toronto Community Housing Corporation officials to take the necessary action to give effect to the recommendations.

ON MOTION MADE by Ms. Penny Milton,
seconded by Dr. John Metson, the Board of
Directors adopted the report. Motion carried.

**ITEM 5 (Report) CORPORATE PERFORMANCE MEASURES – FIRST QUARTER
(TCHC:2004-58)**

The Board of Directors had before it the above captioned report (May 26, 2004) from the Chief Executive Officer recommending that the Board of Directors receive the report for information.

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

Staff gave the Board of Directors a presentation on the above-captioned item.

**ITEM 6 (Report) HOUSING SERVICES INC SUBSIDIARY BOARD NOMINATION
PROCESS (TCHC:2004-52)**

The Board of Directors had before it the above captioned report (May 12, 2004) from the Chief Executive Officer recommending that the Board of Directors receive the report for information.

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

**ITEM 7 (Report) HOUSING SERVICES INC SHAREHOLDER DIRECTION AND
BY-LAW (TCHC:2004-54)**

The Board of Directors had before it the above captioned report (May 12, 2004) from the Chief Executive Officer recommending that the Board of Directors:

- (1) adopt the attached By-Law and Shareholder Direction; and
- (2) authorize the appropriate TCHC staff to take the necessary actions to give effect to the above recommendation.

ON MOTION MADE by Ms. Penny Milton,
seconded by Dr. John Metson, the Board of
Directors adopted the report. Motion carried.

**ITEM 8 (Report) HOUSING SERVICES INC REMUNERATION AND TERM FOR
BOARD OF DIRECTORS (TCHC:2004-53)**

The Board of Directors had before it the above captioned report (May 12, 2004) from the Chief Executive Officer recommending that the Board of Directors:

- (1) approve remuneration for Directors of the Housing Services Board at a rate of \$350 per meeting with an additional amount of \$5,000 per year for the Chair;
- (2) approve the term for Directors be set at 3 years, with an option to renew the terms of sitting Directors once;
- (3) approve that any expansion of the Board of Directors take place after year 1, and that these Directors be given a 3 year term; and
- (4) authorize the appropriate TCHC staff to take the necessary actions to give effect to the above recommendations.

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ON MOTION MADE by Ms. Penny Milton,
seconded by Dr. John Metson, the Board of
Directors adopted the report. Motion carried.

**ITEM 16 (Report) REGENT PARK DEVELOPMENT CORPORATION SUBSIDIARY
– BOARD COMPOSITION AND NOMINATION PROCESS
(TCHC:2004-59)**

The Board of Directors had before it the above captioned report (May 26, 2004) from the Chief Executive Officer recommending that the Board of Directors receive the report for information.

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

**ITEM 17 (Report) REGENT PARK DEVELOPMENT CORPORATION -
SHAREHOLDER DIRECTION AND BY-LAW (TCHC:2004-63)**

The Board of Directors had before it the above captioned report (May 26, 2004) from the Chief Executive Officer recommending that the Board of Directors:

- (1) adopt the attached By-Law and Shareholder Direction; and
- (2) authorize the appropriate TCHC staff to take the necessary actions to give effect to the above recommendation.

ON MOTION MADE by Mr. Ivan Ing, seconded
by Ms. Penny Milton, the Board of Directors
amended Clause 6.3.1 (a) of the Shareholder
Direction as follows:

*“6.3.1 (a) create any indebtedness, incur any
financial contingencies or provide any financial
guarantees or obligations, not including.”*

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ON MOTION MADE by Ms. Penny Milton,
seconded by Dr. Metson, the Board of
Directors adopted the report as amended.
Motion carried.

**ITEM 18 (Report) REGENT PARK DEVELOPMENT CORPORATION -
SUBSIDIARY - REMUNERATION AND TERM FOR BOARD OF
DIRECTORS (TCHC:2004-64)**

The Board of Directors had before it the above captioned report (May 26, 2004) from the Chief Executive Officer recommending that the Board of Directors:

- (1) approve remuneration for Directors of the Regent Park Development Corporation Board at a rate of \$350 per meeting with an additional amount of \$5,000 per year for the Chair;
- (2) approve the term for Directors be set at 3 years, with an option to renew the terms of sitting Directors once; and
- (3) authorize the appropriate TCHC staff to take the necessary actions to give effect to the above recommendations.

ON MOTION MADE by Ms. Penny Milton,
seconded by Dr. John Metson, the Board of
Directors adopted the report. Motion carried.

IN CAMERA PROCEEDINGS:

ON MOTION MADE by Ms. Penny Milton,
seconded by Dr. John Metson, the Board of
Directors resolved to meet *in camera* to
consider Items 9, 10, 11, 12, 13, 14 and 15.
Motion carried.

PUBLIC PROCEEDINGS:

At 12:15 p.m., the Chair announced the resumption of the public proceedings and the public meeting reconvened at that time.

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ON MOTION MADE by Councillor Norm Kelly, seconded by Mr. Ivan Ing, the Board of Directors ratified the actions authorized during the *in camera* meeting. Motion carried.

ADJOURNMENT:

ON MOTION MADE by Dr. John Metson, seconded by Councillor Norm Kelly, the Board of Directors resolved to adjourn the public meeting. Motion carried.

The meeting of the Board of Directors was adjourned at 12:20 p.m.

Secretary

Chair