

**Board of Directors
TORONTO COMMUNITY HOUSING CORPORATION
Wednesday, September 21, 2005**

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“PUBLIC”

The Board of Directors of the Toronto Community Housing Corporation met on Wednesday, September 21, 2005, in the Boardroom, 931 Yonge Street, commencing at 9:38 a.m.

Members Present:

Ms. Penny Milton, (Acting Chair)
Mr. John Brewin, Director
Councillor Suzan Hall, Director
Councillor Giorgio Mammoliti
Mr. Cliff Martin, Director
Mr. David Mitchell, Director
Ms. Joan Simalchik, Director
Mr. Ronald Struys, Director

Regrets:

Ms. Mariam Adam, Director
Councillor Olivia Chow, Director
Councillor Paula Fletcher, Director
Dr. Mitchell E. Kosny, Chair
Mr. Nick Volk, Director

Also Present:

Mr. Derek Ballantyne, Chief Executive Officer
Ms. Eileen Carroll, VP Corporate Planning & Performance
Mr. Gordon Chu, Chief Financial Officer
Mr. John Fox, Senior Legal Counsel
Ms. Keiko Nakamura, Chief Operating Officer
Ms. Jennifer MacLean, VP Communications
Mr. Mark Guslits, Chief Development Officer

The Acting Chair, Ms. Penny Milton, informed the Board that the Chair was currently in Gaza with the Canadian Federation of Municipalities and conveyed Dr. Kosny's regrets. The Acting Chair called the meeting to order, and Elora Nichols served as recording secretary.

Declarations of Conflict of Interest in Matters before the Board

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The Acting Chair requested members of the Board of Directors to indicate any Agenda Item in which they had a conflict of interest, together with the nature of the interest. None were declared.

DEPUTATION:

Written deputation (September 21, 2005) Toronto Housing Association of Tenants (T.H.A.T.)

The Acting Chair acknowledged receipt of a written submission from T.H.A.T. and as Chair of the Communities Committee asked that staff receive the deputation respecting safety and security and meet with representatives of T.H.A.T. to discuss the issues contained in the deputation and that staff to report back to the Communities Committee

Confirmation of Minutes of Toronto Community Housing Corporation July 27, 2005.

ON MOTION MADE by Mr. Cliff Martin,
seconded by Mr. David Mitchell, the Board of
Directors adopted the above-captioned minutes.
Motion carried.

Confirmation of Minutes of Toronto Community Housing Corporation September 12, 2005.

ON MOTION MADE by Mr. Cliff Martin,
seconded by Mr. David Mitchell, the Board of
Directors adopted the above-captioned minutes.
Motion carried.

Mr. Ron Struys informed the Board that his recommendation (16) contained in the minutes of September 12, 2005 *“that staff report back in January on youth employment opportunities”* be deferred to February 2006.

Councillor Giorgio Mammoliti (in connection with the deferred recommendation (3) *“that Finch/Ardwick be added to the accelerated program”*) advised the Board that 47 arrests were made at Finch/Ardwick last week.

Approval of Agenda

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The Acting Chair advised the Board that Item (1) Operating Agreement had been withdrawn from the Agenda.

ITEM 1 (Report) OPERATING AGREEMENT

The above-captioned Item was withdrawn from the Agenda.

**ITEM 2 (Minutes) FINANCE COMMITTEE MINUTES JULY 25, 2005
(TCHC:2005-87)**

The Board of Directors had before it the above-captioned minutes (TCHC:2005-87) from the Finance Committee recommending that the Board of Directors receive the minutes for information.

ON MOTION MADE by Mr. Cliff Martin, seconded
by Mr. David Mitchell, the Board of Directors
received the minutes for information.
Motion carried.

**ITEM 3 (Report) 3 YEAR APPLIANCE REPLACEMENT PROGRAM
(TCHC:2005-88)**

The Board of Directors had before it the above-captioned report (TCHC:2005-88) from the Finance Committee recommending that the Board of Directors:

- (1) approve the 2005 appliance replacement program to replace all the aging appliances in TCHC portfolio by 2008;
- (2) authorize the Chief Executive Officer to arrange an initial debt financing of \$20 million with TCHC corporate bank, the Bank of Nova Scotia, and to adjust the amount and term of financing as required to give effect to recommendation (1); and
- (3) authorize the appropriate Toronto Community Housing Corporation officials to take the necessary action to give effect to these recommendations.

ON MOTION MADE by Mr. Cliff Martin, seconded

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by Mr. Ron Struys, the Board of Directors
approved the report.
Motion carried.

**ITEM 4 (Minutes) ORGANIZATION COMMITTEE MINUTES MAY 5, 2005
(TCHC:2005-97)**

The Board of Directors had before it the above-captioned minutes (TCHC:2005-97) from the Organization Committee recommending that the Board of Directors receive the minutes for information.

ON MOTION MADE by Mr. Cliff Martin, seconded
by Mr. David Mitchell, the Board of Directors
received the minutes for information.
Motion carried.

**ITEM 5 (Minutes) CITY BUILDING COMMITTEE MINUTES JULY 11, 2005
(TCHC:2005-91)**

The Board of Directors had before it the above-captioned minutes (TCHC:2005-91) from the City Building Committee recommending that the Board of Directors receive the minutes for information.

ON MOTION MADE by Mr. Cliff Martin, seconded
by Mr. David Mitchell, the Board of Directors
received the minutes for information.
Motion carried.

**ITEM 6 (Minutes) COMMUNITIES COMMITTEE MINUTES JULY 18, 2005
(TCHC:2005-85)**

The Board of Directors had before it the above-captioned minutes (TCHC:2005-85) from the Communities Committee recommending that the Board of Directors receive the minutes for information.

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ON MOTION MADE by Mr. Cliff Martin, seconded by Mr. David Mitchell, the Board of Directors received the minutes for information.
Motion carried.

ITEM 7 (Report) TENANT SURVEY RESULTS (TCHC:2005-93)

The Board of Directors had before it the above-captioned report (TCHC:2005-93) from the Communities Committee recommending that the Board of Directors receive the report for information.

ON MOTION MADE by Councillor Giorgio Mammoliti, seconded by Mr. Cliff Martin, the Board of Directors received the report for information.
Motion carried

At the Communities Committee meeting of September 9th, the Committee requested that a report be brought back highlighting certain issues contained within the report and Councillor Giorgio Mammoliti requested that this also include a geographic analysis to establish if there are trends in certain areas.

ITEM 8 (Report) UPDATE ON AGENT OF LANDLORD LETTERS TO TORONTO POLICE SERVICES (TCHC:2005-94)

The Board of Directors had before it the above-captioned minutes (TCHC:2005-94) from the Communities Committee recommending that the Board of Directors receive the report for information.

ON MOTION MADE by Mr. Cliff Martin, seconded by Mr. David Mitchell, the Board of Directors received the report for information.
Motion carried.

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IN-CAMERA PROCEEDINGS:

ON MOTION MADE by Mr. David Mitchell, seconded by Mr. Ron Struys, the Board of Directors resolved to meet "*in camera*" to consider Items 9/10/11/12/13/14/15/16 and 17.

PUBLIC PROCEEDINGS:

At 11:46 a.m., the Acting Chair announced the resumption of the public proceedings and the public meeting reconvened at that time.

ON MOTION MADE by Councillor Suzan Hall, seconded by Mr. Cliff Martin the Board of Directors ratified the actions authorized during the "*in camera*" meeting.

ADJOURNMENT:

The meeting of the Board of Directors was adjourned at 11:47 a.m.

Secretary

Chair