

PEEL HOUSING CORPORATION

BOARD OF DIRECTORS

MINUTES

PHC-5/2016

The Board of Directors of Peel Housing Corporation met on May 5, 2016 at 8:34 AM, in the Peel Conference Centre, Regional Administrative Headquarters, 1st Floor, 10 Peel Centre Drive, Suite A, Brampton.

Directors Present: D. Austin; F. Dale; S. Elias; M. Mahoney; R. Mendis; G. Miles; J. Mirza; E. Moore; B. Shaughnessy

Directors Absent: C. Fonseca (other municipal business)

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; V. Montesdeoca, Legislative Specialist;

Chaired by Vice-President Miles.

1. DECLARATIONS OF CONFLICTS OF INTEREST – Nil

2. APPROVAL OF MINUTES

2.1. Minutes of the Board of Directors (PHC-4/2016) meeting held on April 7, 2016

Moved by Director Dale,
Seconded by Director Elias;

That the April 7, 2016 Peel Housing Corporation (PHC-4/2016) Board of Directors Meeting minutes be approved.

Carried 2016-43

3. APPROVAL OF AGENDA

Moved by Director Mirza,
Seconded by Director Austin;

That the agenda for the May 5, 2016 Peel Housing Corporation Board of Directors meeting be approved.

Carried 2016-44

* See text for arrivals

♦ See text for departures

4. IN CAMERA MATTERS

At 8:35 a.m., the following motions was placed:

Moved by Director Moore,
Seconded by Director Shaughnessy;

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:

- Discussion and Review of Board Roles, Responsibilities and Functions (Oral) (A meeting held for the purpose of educating or training the members)
- Closed Session Report of the Board of Directors (PHC-4/2016) meeting held on April 7, 2016

Carried 2016-45

Moved by Director Dale,
Seconded by Director Austin;

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

Carried 2016-46

The Board of Directors of Peel Housing Corporation moved out of closed session at 9:35 a.m.

4.1. Discussion and Review of Board Roles, Responsibilities and Functions (Oral) (A meeting held for the purpose of educating or training the members)

Received 2016-47

4.2. Closed Session Report of the Board of Directors (PHC-4/2016) meeting held on April 7, 2016

Moved by Director Austin,
Seconded by Director Elias;

That the April 7, 2016 Board of Directors (PHC-4/2016) Closed Session Report be approved.

Carried 2016-48

5. DELEGATIONS

5.1. Christine Pacini, Partner, SHS Consulting, Regarding Tenant and Community Value Model and Strategic Plan

Received 2016-49

Christine Pacini, Partner, SHS Consulting, provided the Board with an update of the work regarding a Peel Housing Corporation Tenant and Community Value Model and Strategic Plan. She outlined the objectives of the model, as well as expected outcomes and the tasks to completion.

Vice-President Miles requested much of the business language in the draft documents be simplified for readers.

6. REPORTS

6.1. Semi-Annual Financial Report - December 31, 2015

Moved by Director Elias,
Seconded by Director Mahoney;

That the Treasurer be authorized to allocate interest earnings, in order to fund existing deficits in the Reserves Peel Living (RPL) 15 - Lushes Avenue and RPL25 - Lushes Avenue Working Fund reserves, for the purpose of bringing their reserve balances to \$0;

And further, that the Treasurer be authorized to close the two reserves, RPL15 – Lushes Avenue, and RPL25 Lushes Avenue Working Fund Reserve.

Carried 2016-50

7. COMMUNICATIONS – Nil

8. GENERAL MANAGER'S UPDATE

M.S. Mwarigha, General Manager, Peel Housing Corporation, provided an update to the Board regarding several issues. He noted:

- The next Board meeting would have an update and require a Board decision on the best vendor approach for the Twin Pines community, and a decision regarding the tenancy details of residents of Twin Pines past the October 2016 current agreement deadline.
- The Business Transformation Project continues with Financial Viability likely to have a final report and presentation for the September 2016 Board meeting.
- As a follow-up to questions from the previous Board meeting; the cost of panic buttons are likely prohibitive due to the large infrastructure costs that accompany them, as well as a difficulty in providing a deeper analysis of the recent Tenant Survey due to statistical challenges.

M.S. Mwarigha solicited for Board volunteers to help advise and oversee the process of partnering with Martinway Contracting Inc. for a potential housing project in Brampton. The following members volunteered: Directors Elias, Mendis, Miles, Mirza, and Shaughnessy.

9. OTHER BUSINESS

The Board appointed Directors Austin and Mendis to engage with the vendor recently contracted, in order to advise on the Board's questions on governance.

10. NEXT MEETING

Thursday, June 2, 2016, 8:30 a.m. - 10:30 a.m.
Regional Council Chamber, 5th Floor
Regional Administrative Headquarters
10 Peel Centre Drive, Suite A
Brampton, Ontario

11. ADJOURNMENT

The meeting adjourned at 10:20 a.m.

G. Miles
Vice-President

A. Macintyre
Secretary