

Board of Directors
TORONTO COMMUNITY HOUSING CORPORATION
Wednesday, November 17, 2004

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“PUBLIC”

The Board of Directors of the Toronto Community Housing Corporation met on November 17, 2004, in the Boardroom, 931 Yonge Street, commencing at 9:40 a.m.

Members Present:

Mr. Nick Volk, Chair (Acting)
Mr. John Brewin, Director
Councillor Norm Kelly, Director
Councillor Giorgio Mammoliti, Director
Dr. John Metson, Director
Ms. Penny Milton, Director

Regrets:

Mr. Sushil Bajpai, Director
Councillor Olivia Chow
Councillor Paula Fletcher, Director
Mr. Ivan Ing, Director

Also Present:

Mr. Derek Ballantyne, Chief Executive Officer
Ms. Eileen Carroll, VP Corporate Planning & Performance
Ms. Doris Creighton, VP Property Management
Mr. Gordon Chu, VP Finance
Mr. Hugh Lawson, Director, Corporate Planning & Performance
Mr. Richard Owen, VP Portfolio Strategy
Mr. Rainer Soegtrop, VP Shared Services
Ms. Laurie Stephens, VP Communications
Mr. David Willans, Legal Counsel

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

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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.

The Chair made the following announcements:

TCHC BOARD

The Chair thanked members of the current Board citing their tremendous achievements in amalgamating the two previous corporations and charting a whole new direction for the new corporation, the Toronto Community Housing Corporation. The Chair thanked Derek Ballantyne and staff for all the hard work and innovations over the past 3 years. The Chair stated that the Board is moving in the right direction toward making TCHC the pre-eminent housing provider in North America.

The Chair extended special thanks to the outgoing members and deep appreciation for their service on the Board.

ON MOTION MADE by Mr. John Brewin, seconded by Councillor Norm Kelly, the Board made the following recommendation:

“that the Board honour Nick Volk for his efforts in the role as Acting Chair. Nick’s visible presence on this Board, in the community, with tenants and staff as a representative of the board has been much appreciated. The Board thanked Nick for his dedication as the Chair and for his continued support as a Board member.”

Motion carried.

ON MOTION MADE by Mr. John Brewin, seconded by Ms. Penny Milton, the Board made the following recommendation:

“that the Board thank Dr. John Metson, Ivan Ing and Sushil Bajpai for their dedication and vital roles in achieving TCHC’s goals. Although their term is over their contribution to TCHC’s vision will be in evidence for many years to come.”

Motion carried

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Councillor Mammoliti made a statement on behalf of City Council in which he expressed the City's appreciation for the Chairmanship of Nick Volk. His vast experience with affordable housing and visibility in the community and at Council have been a great asset to the corporation.

Councillor Mammoliti also commended the outgoing members Dr. John Metson, Mr. Ivan Ing and Sushil Bajpai for their dedication and commitment to TCHC and affordable housing in Toronto.

TCHC EVENTS

The ONPHA Conference is taking place November 18-21, at the Sheraton Hotel. Board members, staff and tenants will be attending.

PORTO ALEGRE VISIT – PUBLIC SYMPOSIUM – NOVEMBER 26, 252 BLOOR STREET WEST

The public symposium on Civic Engagement and Local Democracy from Porto Alegre to Toronto is open to the public from 6:00pm to 8:30pm.

TENANT FORUM – NOVEMBER 27-28 NATIONAL TRADE CENTRE (CNE)

On November 27 there will be a panel discussion commencing at 10:00am with participants from Porto Alegre and TCHC, a Community Business Planning celebration and reports from several tenant groups. November 28 is primarily for a Tenant Rep Networking session.

BOARD MEMBER EVENT NOVEMBER 29

There will be a dinner to introduce new Board members and to meet with the outgoing Board members. All Directors have been issued an invitation with details.

HOLI-JAYS PARTY – DECEMBER 9 – SKYDOME

Over 1100 children from TCHC recreation and breakfast club programs will enjoy a day filled with cultural crafts games and entertainment. Sponsored by the Blue Jays, Community Unity Alliance, Toronto Children's Breakfast Club and Toronto Community Housing.

WINTERFEST 2004 - CHILDREN'S PARTY –DECEMBER 17 – 931 YONGE STREET

9:00am – noon: TCHC staff and family bring their children into the office to enjoy a seasonal celebration.

STAFF SEASONAL CELEBRATION – DECEMBER 17 – CROWNE PLAZA DON

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VALLEY

TCHC staff and Board members are invited to a seasonal celebration dinner commencing at 6:00pm.

UNITED WAY CAMPAIGN

Another item of special news is the tremendous efforts by staff in the United Way Campaign. We have raised over \$200,000, this year which is far beyond our goal. Staff total pledges are \$91,098, an increase of 27% over last year. Payroll pledges are \$85,150, therefore the Board will match approximately \$50,150.

The Chair commended Rainer Soegtrop and his great team who worked so hard on this wonderful achievement.

DON MOUNT COURT DEBRIEFING

As requested by the Board of Directors, the Don Mount Court Board, members of the tenant led Regeneration Committee, politicians, city officials and the developers met for a debriefing session and dinner on Monday, November 15, 2004.

Confirmation of Minutes of Toronto Community Housing Corporation, October 20, 2004.

ON MOTION MADE by Dr. John Metson,
seconded by Councillor Giorgio Mammoliti, the
Board of Directors adopted the above-captioned
minutes.
Motion carried.

Approval of Agenda

The Chair requested that the Agenda be amended to add Item 4a "Information Technology for TCHC Board of Directors and Items 12, 13 and 14 "in camera"

ON MOTION MADE by Councillor Giorgio
Mammoliti, seconded by Ms Penny Milton, the
Board of Directors approved the Agenda as
amended.
Motion carried.

ITEM 1 (Minutes) FINANCE/AUDIT COMMITTEE MINUTES OCTOBER 8, 2004

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(TCHC:2004-132)

The Board of Directors had before it the above captioned minutes (November 10, 2004) from the Chief Executive Officer recommending that the Board of Directors receive the minutes for information.

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

ITEM 2 (Report) 2005 MORTGAGE RENEWALS (TCHC:2004-134)

The Board of Directors had before it the above captioned report (November 10, 2004) from the Chief Executive Officer recommending that the Board of Directors:

- (1) authorize the Ministry of Municipal Affairs and Housing Corporation (MMAH) to arrange mortgage refinancing for the Toronto Community Housing's mortgage obligations maturing in 2005 by adopting the attached Resolution set forth in Appendix "I" until such time as the TCHC may be instructed or invited to use a different approach to renewal of mortgages; and,
- (2) authorize the appropriate officials of the corporation to take the necessary action to give effect to Recommendation (1).

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

ITEM 3 (Report): **WRITE OFF POLICY FOR FORMER TENANT ACCOUNT BALANCES (TCHC:2004-135)**

The Board of Directors had before it the above captioned report (November 10, 2004) from the Chief Executive Officer recommending that the Board of Directors:

- (1) approve the write-off policy for former tenant account balances; and

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- (2) authorize the appropriate Toronto Community Housing officials to take the necessary action to give effect thereto.

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

**ITEM 4 (Report): CORPORATE PERFORMANCE MEASURES _ THIRD QUARTER
2004 (TCHC:2004-131)**

The Board of Directors had before it the above captioned report (November 10, 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 Councillor Giorgio Mammoliti, the
Board of Directors received the report for
information.
Motion carried.

ON MOTION MADE by Councillor Norm Kelly,
seconded by Councillor Giorgio Mammoliti, the
Board of Directors made a further
recommendation as follows:

*“that staff be requested to include in the next
Quarterly Report, specifics on arrears and list the
locations with the highest arrears.”*

Motion carried.

**ITEM 4a (Report): INFORMATION TECHNOLOGY FOR TCHC BOARD OF
DIRECTORS (TCHC:2004-142)**

The Board of Directors had before it the above captioned report (November 16, 2004) from the Chief Executive Officer recommending that the Board of Directors:

- (1) approve a policy to provide Toronto Community Housing directors with information technology and services where required as outlined in the body of this report; and

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- (2) authorize the appropriate Toronto Community Housing officials to take the necessary action to give effect thereto.

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

IN-CAMERA PROCEEDINGS:

ON MOTION MADE by Dr. John Metson,
seconded by Councillor Giorgio Mammoliti the
Board of Directors resolved to meet "*in camera*"
to consider Items 5, 6, 7, 8, 9, 10, 11, 12, 13 and
14.

PUBLIC PROCEEDINGS:

At 11:34 a.m., the Chair announced the resumption of the public proceedings and the public meeting reconvened at that time.

ON MOTION MADE by Ms. Penny Milton,
seconded by Councillor Giorgio Mammoliti, the
Board of Directors ratified the actions authorized
during the "*in camera*" meeting.

ADJOURNMENT:

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

The meeting of the Board of Directors was adjourned at 11:35 a.m.

Secretary

Chair