



June 2024 Mortgage Renewal

Item 7E

April 22, 2024

Board of Directors

Report: TCHC:2024-28

To: Board of Directors (the “Board”)

From: Building Investment, Finance and Audit Committee
 (“BIFAC”)

Date: April 22, 2024

PURPOSE:

The purpose of this report is to seek approval from the Board of Directors (the “Board”) to renew one mortgage on the property identified in Confidential Attachment 1 to this report with a lender selected by the Ministry of Municipal Affairs and Housing. The mortgage will mature on September 1, 2027.

RECOMMENDATIONS:

It is recommended that the Board:

1. Approve the transaction in the amount of \$4,176,389.52 with a lender selected by the Ministry of Municipal Affairs and Housing, in connection with the mortgage due for renewal on June 1, 2024 at the location identified in Confidential Attachment 1 to this report; and
2. Authorize the Chief Financial Officer & Treasurer to take all necessary actions, including negotiation and execution of such documentation as may be required, in order to give effect to the above recommendation.

BIFAC:

This report will be considered by the BIFAC on April 22, 2024.

REASONS FOR RECOMMENDATIONS:

The current MCAP (previously named TD Canada Trust) mortgage in the original amount of \$12,931,402.27 started in 2014 as a 10-year term mortgage with a fixed interest rate of 6.10%. The renewal balance as at June 1, 2024 is \$4,176,389.52

Under the Ontario Competitive Financing Renewal Process, the Ministry of Municipal Affairs and Housing (“the Ministry”) has assumed responsibility for facilitating and coordinating the renewal of the subject mortgage. A resolution of the Board of Directors is needed in order for the Ministry to arrange the subject mortgage renewal on behalf of TCHC.

At this point in time, the complete mortgage renewal package consisting of various forms and documents, including the resolution of board of directors, certificate of incumbency, insurance policy, realty tax bill, corporation’s standing and Ministry’s letter of refinancing, etc. from the Ministry, is not yet available. As a standard practice, the subject mortgage has to go for a tender by the Ministry and the lender that bids the lowest interest rate will be renewing the subject mortgage.

IMPLICATIONS AND RISKS:

There are no significant additional implications or risks as a result of the subject mortgage renewal.

SIGNATURE:

“Lily Chen”

Lily Chen
Chief Financial Officer & Treasurer

ATTACHMENT:

Confidential Attachment 1: Summary of Mortgage Details

Reason for Confidential Attachment: Matters that are not required to be disclosed under the *Municipal Freedom of Information and Protection of Privacy Act*, including but not limited to a proposed or pending transaction with a third party.

STAFF CONTACTS:

Lily Chen, Chief Financial Officer & Treasurer
416-981-4256
Lily.Chen@torontohousing.ca

Nagesh Dinavahi, Corporate Controller
416-981-4315
Nagesh.Dinavahi@torontohousing.ca

Tony Zhu, Manager, Treasury
416-981-4043
Tony.Zhu@torontohousing.ca