

Minutes of the CCOC Board of Directors Meeting of Wednesday, August 29, 2018

Present: Bill Rooney (President, Chair), Abra Adamo, Dallas Alderson (Vice-President), Glenn Allen, Kerry Beckett, Josh Bueckert (Treasurer), Sarah Button, James Clark, Penny McCann, Lee Pepper, AnaLori Smith (Secretary), Jesse Steinberg, Chris Yordy
Staff: Ray Sullivan, Amanda Tompkins (guest), Erica Webster (recorder)

Regrets: Andrew McNeill

1. **Call to order** - The meeting was called to order at 7:14pm.
2. **Adoption of agenda**
The board adopted the agenda as presented. (M/S/C L. Pepper/A. Smith)
3. **Adoption of the Board Minutes**
The Board adopted the minutes of the June 27, 2018 meeting as presented.
(M/S/C L. Pepper/J. Steinberg)
4. **Declaration of Conflict of Interest** – none.
5. **Business arising from previous minutes**
 - a) **Percy Borrowing**
The Board authorized Executive Committee to pass a motion if needed to move forward on the borrowing, but we have not done so yet. It's waiting with CMHC mortgage insurance underwriters, and we'll hope to see a new resolution soon.
6. **Executive Committee Report**
 - a) **Herongate Tenant Evictions**
The Herongate Tenant Coalition has submitted a request for CCOC to contribute to a fundraiser for their legal fees.

The Board had an extensive discussion about the possible repercussions of making this donation . Some directors were concerned that as a landlord who is currently in the process of redevelopment, it would be hypocritical for us to condemn another landlord for doing something similar in a manner that is technically legal. Others pointed out that CCOC has handled our redevelopment very differently in the past (e.g. making efforts to relocate tenants at a similar price point within a similar geographic area) and would doubtless continue this in the future.

It was pointed out that there were potentially other ways for CCOC to lend support in a non-

financial capacity, such as providing legal advice or writing an op-ed. The current Herongate Tenant Coalition strategy is to use the LTB to delay evictions while looking for a more political solution.

Some directors had concerns that associating CCOC's name with the cause could lead to political backlash in the future. It was suggested that the donation be made anonymously, but ultimately the Board felt that if we were to support the cause our name should be attached.

It was moved that CCOC reject this particular request from the Herongate Tenant Coalition but remain open to other avenues to help the cause. (M/S J. Bueckert/S.Button)

The motion failed with 5 in favour and 8 opposed.

The conversation regarding a potential donation continued. Ray expressed that he felt the political implications of making a donation were the same as lending support in any other manner. He does not feel there is significant risk to CCOC in supporting this coalition.

It was moved that CCOC make a \$2500 donation to the Herongate Tenant Coalition. (M/S/C J. Clark/L. Pepper)

The motion passed with 8 in favour and 5 opposed.

It was moved that CCOC's donation be made anonymously. (M/S J. Clark/L. Pepper)

The motion failed with 2 in favour, 3 abstentions, and 8 opposed.

CCOC will make a named donation of \$2500 to the Herongate Tenant Coalition.

b) Healthy Transportation Coalition

The Healthy Transportation Coalition has created a petition with four asks related to affordable housing near rapid transit in advance of the municipal election. Ray circulated the petition for interested Board members to sign.

c) Cahdco Partnership

Cahdco was approached by a private developer looking to create a development partnership that would also include CCOC and a First Nation. The intent is to seek to acquire and develop surplus federal lands for mixed income, mixed use communities. A future discussion will come to the Development Committee and the Board. We are currently waiting on a draft Memorandum of Understanding from the developer.

7. Personnel Committee Report

a) Maintenance Supervisor Title

David Boushey, one of CCOC's current Maintenance Supervisors, has accepted a job opportunity in the private sector and will be leaving CCOC in late September. We will therefore have a job vacancy we're looking to fill soon. It's a somewhat awkward time to be posting jobs as we're in the middle

of a corporate-wide compensation review that includes updating job descriptions, and there are likely many title changes to come.

Given the impending vacancy, the Director of Facilities Management has requested the Board approve changing the position title from Maintenance Supervisor to Maintenance Manager. This is more standard within the sector. The title change does not impact the compensation scale or its position in the CCOC org chart.

The Board agreed to change the Maintenance Supervisor job title to Maintenance Manager.

(M/S/C K. Beckett/D. Alderson)

8. Finance Committee Report

a) Bad Debt Motion

The Board moved that \$17,411.03 in Bad Debts be written off for CCOC.

(M/S/C J. Bueckert/C. Yordy)

9. Development Committee Report

a) Arlington Redevelopment

We got financing for this project from CMHC's Rental Construction Financing Initiative, and they would like to make a public media announcement Sept 4 at 2:30 on-site. Bill will speak on behalf of CCOC, Ray will MC, and Minister Catherine McKenna will speak on behalf of the government. We're also hosting a site visit and tour for Ottawa Architecture Week at 4:30 on September 11th. Safety boots are required! Board members can email Ray their shoe size if they would like to borrow a pair of boots.

10. Membership and Communications Committee

a) Property Tour

CCOC's annual property tour will take place on September 22nd starting at 9:15am. The tour will begin and end at 170 Booth, and will be a walking tour about the evolution of LeBreton flats through time. There is a wrap-up party at 170 Booth at 12:30pm. All are welcome.

b) M&C Mandate

The committee has been discussing its mandate in the wake of Meg's departure. There is a desire to increase our focus on engagement and advocacy, building community partnerships and our volunteer base. Ray will have an update for the Board in September.

c) NewsNotes

Board members can speak to AnaLori if they have any ideas to include in future editions of the NewsNotes.

11. Facilities Management Committee Report – none.

12. Rental Committee Report

a) 2019 Rent Increases

Kerry noted that “turnover rents” are now included in the table: these are the rents that would be charged when apartments turnover with new tenants in 2019. The Board moved that CCOC market rents increase by 1.8% in 2019 for all units except 240 Presland, 2 and 3 bedroom units at Beaver Barrack, and 163 James, and that the revised rents be forwarded to Finance for inclusion in the 2019 budget. (M/S/C K. Beckett/C. Yordy)

13. Policy Research and Advocacy Committee (PRAC!) – none.

14. Corporate Business

a) December 1 All-Committee Meeting

Our semi-annual all-committee meeting will be taking place at 10:00am in the board room at 415 Gilmour. Every volunteer from every committee and all staff are welcome to come help shape CCOC’s next workplan. The Executive Committee has been working on broad themes to inform the agenda for the meeting. Ray will be producing 1-page issue sheets that will be circulated in time to table at each November committee meeting.

15. Conference / Associations' Report

a) ONPHA Conference Delegation

CCOC budgets to send 8 volunteers to the Ontario Non-Profit Housing Association Conference each year. This year’s conference is taking place October 26-28. Board members can let Ray know if they’re interested in attending.

16. Other Business

a) October Board Meeting

Following our regular schedule, the October Board meeting would take place on October 31st. Ray asked the Board if they wanted to keep to this schedule in light of Halloween. The Board agreed that yes, they would still meet on October 31st. Costumes are encouraged!

17. Adjournment

The Board moved to adjourn the meeting at 8:10pm.

(M/C J. Bueckert)