

Trochu Housing Corporation Meeting
Regular Meeting
Monday, December 16th, 2024 4:00 PM
Town of Trochu Administrative Office, Trochu, AB
Minutes

Directors Present: Carl Peterson, Barry Kletke, Chris Reeds, Paula Kowalchuk, Ken King,
Ron Zook

Alternate Directors Present: Jaime Martel, Wade Christie

Management Present: Jamie Collins, Sam Smalldon

Recording Secretary: Jamie Collins

The Chair, Barry Kletke, called the meeting to order at 4:00 pm.

1. Approval of Agenda

Vice Chair Paula Kowalchuk made the motion to approve the agenda.

CARRIED

2. Approval of Minutes

a. Minutes from the AGM of November 12th, 2024.

Director Ron Zook made the motion to approve the AGM Minutes.

CARRIED

b. Minutes from the Regular Meeting of November 12th, 2024

Director Ken King made the motion to approve the AGM Minutes.

CARRIED

3. Business Arising from the Minutes

a. Government Relations

All relations appear in good order at this time. Will continue to maintain them as the project progresses. In the New Year will engage the MP again in the attempt to get Federal Funding.

b. Project Borrowing Permission

Positive loan response from ATB for a 10 Million dollar line of credit. Direction from Board to request \$20 Million dollar line of credit for full Project Funding.

c. Title for Project Site

The title has been received.

d. CCCP and AAHP Funding Agreement Updates

Both are anticipated to be signed in the near future.

e. THC GST Registration as Municipality

Sam is working on this to be submitted to CRA before the end of this calendar year.

f. Business Case Update

This is subject to the tender, architect, construction manager, and engineers. Discussion about the Budget occurred and will be brought forward in the new year.

g. Contract Reviews and Update

Architect and Construction Management Contracts have been signed. Waiting on guaranteed maximum price for the final contract. Phase 1 Construction contract will be signed in the new year.

h. Design Tenders, Development and Building Permits and Project Budget Timeline

Earth moving continues to progress. Foundation and footing should be complete by the end of February. A few changes to the design (roof pitch) have occurred to allow the project to fall within the budget of \$45 Million.

4. Executive Report

This was discussed and questions were answered.

5. New Business

a. THC Bylaws (Amendments)

Vice Chair Paula Kowalchuk made the motion to approve the Bylaws as amended.

CARRIED

b. Risk Management

Waiting on costs from insurance company.

6. Pending Matters

a. Municipal Controlled Corporation (MCC) Application

This is not something we are considering pursuing at this time.

7. Key Messages

We will continue to post any sales of life leases and answer any questions from the media.

8. Next Meeting

a. Special Meeting Monday, February 18th, 2025 @ 4:00 PM – Town Office

9. Adjournment

The meeting was adjourned at 5:09 PM.