

Trochu Housing Corporation Meeting
Regular Meeting
Monday July 8th, 2024
Town of Trochu Administrative Office, Trochu, AB
4:00 PM – 5:00 PM

Minutes

Directors Present: Carl Peterson, Barry Kletke, Chris Reeds,
Paula Kowalchuk, Ken King (arrived at 4:08)

Absent: Ron Zook

Alternate Directors Present: Jaime Martel, Wade Christie

Management Present: Jamie Collins, Sam Smalldon

Recording Secretary: Jamie Collins

- Action items are highlighted.

The Chair, Barry Kletke, called the meeting to order at 4:02 pm.

1. Approval of Agenda

Director Carl Peterson made the motion to approve the agenda.

CARRIED

2. Approval of Minutes

- a) Minutes from the Regular Meeting of May 13, 2024

Director Chris Reeds made the motion to approve the Regular Meeting Minutes

CARRIED

3. Business Arising from the Minutes

- a) Project Grants

Working on a checklist of items to be able to receive the first payment from approved grants. The last thing that needs to be completed for the first draw of two Provincial grants is the land titles. Still working on securing funding through CMHC.

- b) Government Relations

Minister of Seniors, Community and Social Services, Minister of Health, and MP Damien Kurek, and MLA Nathan Cooper

Relationships and conversations need to continue; they are still important. We are waiting for the MP to connect with the MLA regarding the CMHC funding. **Barry will follow up.**

4. New Business

a) Executive Report

It was circulated to the board of directors before the meeting to be reviewed. Discussions around the Minister of Affairs and the request for them to grant permission for interim borrowing.

b) Detailed Design Process

This process is ongoing with regular meetings. Minutes have been circulated to the board and this will continue. Currently sitting at 60 – 70% complete. AB Health Services has done a review and has asked for clarification on ten identified items. We will then be moving toward the final review. The site placement is being reviewed. The construction Management contract is in final negotiations and Architect contract conditions are being reviewed.

c) Design Tender and Project Budget Timeline

Aiming to close off Phase 1 by July 31st to be able to tender in August 2024. For Phase 2 (final phase) the goal is to tender in October.

d) Draft 6 Business Case Update

This is in progress. **An operating contract needs to be negotiated. Sam was given the go-ahead to pursue this.**

e) THC GST Registration as a Municipality

The current GST registration is as a corporation we are making the business case of being **a municipal corporation and non-profit to get a 100% rebate.** In the meantime, the Town of Trochu will pay all expenses.

5. Pending Matters

September 9th, 2024, Groundbreaking Ceremony. AB Health Minister cannot provide availability until after August 5th, so this won't be confirmed until after that date.

6. Key Messages

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

Next Meeting – Special Meeting on August 12, 2024, @ 4:00 PM at the Town of Trochu Office. A Special Meeting was also set for October 15th @ 4:00 PM.

Adjournment

The meeting was adjourned at 4:54 PM.