

Trochu Housing Corporation Meeting
Regular Meeting
Monday March 11th, 2024
Town of Trochu Administrative Office, Trochu, AB
Following AGM

Minutes

Directors Present: Ken King, Barry Kletke, Carl Peterson, Chris Reeds,
Paula Kowalchuk, Ron Zook (Arrived @ 4:03)

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 4:00 pm.

1. Approval of Agenda

Director Ken King made the motion to approve the agenda.

CARRIED

2. Approval of Minutes

- a) Minutes from the Regular Meeting of January 15th, 2024

Director Carl Peterson made the motion to approve the Regular Meeting Minutes

CARRIED

- b) Minutes from the Special Meeting of January 22, 2024

Director Carl Peterson made the motion to approve the Regular Meeting Minutes

CARRIED

3. Business Arising from the Minutes

- a) Project Grants

We received notice of the press release for Alberta Seniors, but it has been postponed, and no future date has been given. There has yet to be a notice of a press release from Alberta Health. An application to the CMHC Seed Funding stream for \$350,000 was submitted on March 6th, 2024. We are still waiting for the CMHC capital funding stream to open.

- 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 have been conversing with MP Damien Kurek, who asked for a list of Red Tape items he could pass on to the federal Conservatives. Sam prepared this, and it has been passed on.

4. New Business

a) Executive Report

It was circulated to the board of directors before the meeting to be reviewed, and there were no questions.

b) Detailed Design Process

This process is outgoing with regular meetings. Sam will forward the detailed minutes from each meeting to the board members. The board was given a heads-up that items with a long lead time may be ordered ahead of time to prevent

c) THC Consultations – Life Lease Resident Meeting March 11, 2024

Went well. The project price increase was discussed, and the final design must include cost savings. The underground parking was discussed, and they know it's possible that it may not occur, but it is in the design right now.

The next consultation that needs to occur is the Rate Payer meeting, which will be planned for May once the business plan is finalized.

d) Draft 6 Business Case Update

Sam is working on this, which is expected to be completed in a month.

e) Draft THC 2024 Project Planning Budget

Was reviewed.

Director Ron Zook made the motion to approve the budget in the amount of \$ 2,372,917 and give the authority to make commitments associated with the budget.

CARRIED

f) THC GST Registration as Municipality – seeking 100% rebate.

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

None at present

6. Key Messages

I was waiting for the Minister's approval to make a formal announcement regarding funding. We will continue to post any sales of life leases.

Next Meeting – Regular Meetings on May 13th, 2024, from 4:00 PM to 5:00 PM at the Town of Trochu Administrative Offices.

Adjournment

The meeting was adjourned at 5:31 PM.