

Trochu Housing Corporation Meeting
Regular Meeting
Tuesday, November 12th, 2024
Town of Trochu Administrative Office, Trochu, AB
Following AGM
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 4:10 pm.

1. Approval of Agenda

Director Ron Zook made the motion to approve the agenda.

CARRIED

2. Approval of Minutes

Minutes from the Special Meeting October 15th, 2024

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

b. Project Borrowing Permission

We received the news that the loan application was declined. A meeting will be set up to discuss this.

c. Title for Project Site

The expected timeline to have this come back is in three weeks.

d. CCCP and AAHP Funding Agreement Updates

CCCP will be signed after the transfer of title is completed. AAHP is expected to have the funding agreement sent over in one week.

e. Municipal Controlled Corporation (MCC) Application

We have been advised by a lawyer that this isn't completely necessary. A different approach would be to amend the bylaws to include a bylaw to have the Town of Trochu Council review and approve the Trochu Housing Corporation's financials and budget annually.

Director Ron Zook made a motion to request the Town of Trochu Council to make a motion agreeing to the Trochu Housing Corporation amending their bylaws to require the Town of Trochu Council to review Trochu Housing Corporation's financials and budgets annually.

CARRIED

f. THC GST Registration as Municipality

After amending the bylaws we will pursue this.

g. Business Case Update

This is subject to the tender, architect, construction manager, and engineers. The budget will be ready for approval in December. The operating contract is being finalized.

h. Contract Reviews and Update

All contracts should be signed and reviewed by the end of the week.

4. Executive Report

This was discussed and questions were answered.

5. New Business

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

Discussed the various consultants involved with the project, including a Cost Consultant, and that role was explained. In two to three weeks the foundation will be started.

6. Pending Matters

None

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, December 16th, 2024 @ 4:00 PM – Town Office

9. Adjournment

The meeting was adjourned at 5:04 PM.