



The Corporation of the County of Bruce
Bruce County Housing Corporation
Minutes

September 4, 2014
12:14 p.m.
Council Chambers
Walkerton, Ontario

Present: Warden John Close,
Councillors Milt McIver (Chair), Paul Eagleson, Bill Goetz, David Inglis, Larry Kraemer, Mike Smith and Mitch Twolan

Staff: Kelley Coulter, Chief Administrative Officer
Tony Ban, Housing Facilities Manager
Darlene Batte, Administrative Assistant
Susan Earle, Administrator, Housing Services
Christine MacDonald, Housing Manager

1. Pecuniary Interest

Councillor Mike Smith a declared pecuniary interest to Agenda items 3b) & 3c) in relation to the Port Elgin Rotary Non Profit property.

2. Approval of Minutes

Moved by Councillor Mitch Twolan
Seconded by Councillor Larry Kraemer

**That the minutes of the August 7th and August 21st, 2014
Bruce County Housing Corporation meetings be adopted as
circulated**

Carried

3. Action Items

A. 2015 Market Rents – Social Housing Units

**Moved by Councillor Bill Goetz
Seconded by Councillor Mike Smith**

That the rent for Bruce County Housing Corporation, social housing units be increased by the Ontario 2014 Rent Increase Guideline of 1.6% as indicated in the Bruce County Housing Corporation Market Rents April 1, 2015; and,

That the following units: 920 Old Durham Road, one, two, three and four bedroom; 621 Mary one and two bedroom extension phase be increased as indicated in the Bruce County Housing Corporation Market Rents April 1, 2015; and

That rent geared to income assistance be provided immediately for all tenants that qualify for rent geared to income assistance that may currently be paying the market rent but due to the increase in the market rent they would now qualify for rent geared to income assistance.

Carried

B. Port Elgin Non-Profit Accommodations Board of Directors

In accordance with his declaration of Pecuniary Interest, Councillor Mike Smith withdrew from the Chambers during the discussion on the Port Elgin Non-Profit Rotary properties.

**Moved by Councillor Mitch Twolan
Seconded by Warden John Close**

That given Bruce County Housing Corporation has entered into a Letter of Intent to purchase the 45 housing unit complex located at 539 Ivings Drive, Port Elgin, Ontario from Port Elgin Rotary Non-Profit Accommodations (PERN-PA); and,

That PERN-PA is a non-share Corporation; and,

That an Asset Purchase Agreement for this transaction is in the process of being finalized; and,

That the final completion of the transaction is conditional on the approval of the Minister of Municipal Affairs and Housing; and,

That it is desirable that the Corporation assume the operation of the housing complex on October 1, 2014 until the final completion of the transaction; and,

That the Directors of the Corporation are hereby authorized to be appointed as directors of the Port Elgin Rotary Non-Profit Accommodations Corporation; and,

That the appointment shall not be effective until the by-laws of PERN-PA are amended to authorize the said appointments.

Carried

C. Agreement of Purchase and Sale for Port Elgin Rotary Non-Profit Accommodations

**Moved by Councillor Larry Kraemer
Seconded by Councillor Mitch Twolan**

That Bruce County Housing Corporation (BCHC) concurs with the Agreement of Purchase and Sale as drafted by the Corporation's Solicitor in consultation with the Port Elgin Rotary Non-Profit Transition Committee, the County of Bruce, as the sole shareholder of BCHC and as the Service Manager pursuant to the Housing Services Act, 2011; and

That the signing officers of BCHC be authorized to execute the Agreement of Purchase and Sale on behalf of the Corporation.

Carried

4. Information Items

The following reports were received for information:

- Administration Operations Overview;
- Maintenance Operations Overview and 2015 Proposed Capital Project Detail
 - Annual Fixed Costs
 - Bruce County Housing Corporation Capital by priority
- 2nd Quarter 2014 Arrears
- Housing Facilities Manager Information

**Moved by Warden John Close
Seconded by Larry Kraemer**

That the 2015 Bruce County Housing Corporation Capital Budget be received for consideration in conjunction with the 2015 Operating Budget.

Carried

5. Next Meeting

The next meeting of the Bruce County Housing Corporation will take place on Thursday, October 9, 2014 in the Council Chambers, County Administration Centre, Walkerton, Ontario.

6. Adjournment

**Moved by Councillor Larry Kraemer
Seconded by Councillor Paul Eagleson**

**That the meeting of the Bruce County Housing Corporation
adjourn at 12:46 p.m.**

Carried

**Councillor Milt McIver, Chair
Social Services and Housing Committee**