



PEEL HOUSING CORPORATION
2021 ANNUAL GENERAL MEETING OF THE SHAREHOLDER
MINUTES

Members Present:	D. Damerla J. Downey C. Early* C. Fonseca P. Fortini N. Iannicca J. Innis M. Mahoney S. McFadden	M. Palleschi C. Parrish K. Ras P. Saito R. Santos I. Sinclair R. Starr P. Vicente
Members Absent:	P. Brown G. Carlson B. Crombie S. Dasko G.S. Dhillon	A. Groves* (Alternate C. Early) J. Kovac M. Medeiros A. Thompson
Staff Present	J. Baker, Chief Administrative Officer S. Baird, Commissioner of Service Excellence and Innovation G. Kent, Chief Financial Officer and Commissioner of Corporate Services P. O'Connor, Regional Solicitor A. Smith, Chief Planner K. Dedman, Commissioner of Public Works J. Sheehy, Commissioner of Human Services N. Polsinelli, Commissioner of Health Services	Dr. L. Loh, Medical Officer of Health K. Lockyer, Regional Clerk and Director of Clerk's A. Adams, Deputy Clerk and Manager of Access to Information and Privacy C. Thomson, Deputy Clerk and Manager of Legislative Services J. Jones, Legislative Specialist S. Valteau, Legislative Specialist R. Khan, Legislative Technical Coordinator S. MacGregor, Legislative Technical Coordinator
Other Staff:	P. Caza, Director, Legal Services S. Nagel, Treasurer, Peel Housing Corporation A. Warren, General Manager, Peel Housing Corporation	

1. CALL TO ORDER

The Members of Peel Housing Corporation (PHC) met on Thursday, June 24, 2021 at 9:00 a.m. in the Council Chambers, Regional Administrative Headquarters, 5th Floor, 10 Peel Centre Drive, Suite A, Brampton. Regional Chair Iannicca and PHC Members participated electronically.

2. OPENING REMARKS BY REGIONAL CHAIR N. IANNICCA

Regional Chair Iannicca stated that Peel Living continues to ensure that vulnerable members of the community have a safe home, while balancing staff safety, the interest of tenants and the broader goals of the Region of Peel to limit the spread of COVID-19 infection. Every effort has been made to ensure that staff follow the guidance of Peel Public Health and keep the residents of Peel Living safe.

Regional Chair Iannicca recognized that while the immediate response to the pandemic has been challenging, staff continue to be committed to Peel Living's long-term needs.

3. REGIONAL COUNCIL CONVENES

Regional Council convened as Shareholder of Peel Housing Corporation.

4. APPROVAL OF AGENDA

Resolution Number PLAGM-1-2021

Moved by Councillor McFadden

Seconded by Councillor Saito

That the agenda for the June 24, 2021 Peel Housing Corporation Annual General meeting, be approved.

Carried

5. ADOPTION OF MINUTES

5.1 Minutes of the Peel Housing Corporation (PLAGM-1/2020) 2020 Annual Meeting of the Shareholder held on June 25, 2020

Resolution Number PLAGM-2-2021

Moved by Councillor Santos

Seconded by Councillor Ras

That the report of the Peel Housing Corporation (PLAGM-1/2020) 2020 Annual Meeting of the Shareholder held on June 25, 2020 be adopted.

Carried

6. DELEGATIONS

Nil

7. COMMUNICATIONS

Nil

8. REPORTS

8.1 2020 Annual report

(For information)

Remarks by Andrea Warren, General Manager, Peel Housing Corporation

Resolution Number PLAGM-3-2021

Received

Andrea Warren, General Manager, Peel Housing Corporation, stated that establishment of the Board and Peel Living Business Plan in 2019 allowed 2020 operations to pivot in new and unexpected ways during the pandemic while continuing to provide the core functions of affordable housing, support for tenants and responsible management of assets and finances.

The General Manager noted that progress was made on the Business Plan including: improved understanding of Peel Living assets; measures taken to limit greenhouse gas emissions; and, establishment of repayment and rent deferral programs to support tenants dealing with financial difficulties due to the pandemic. These programs will improve Peel Living's financial sustainability while moving towards recovery. Staff will continue to work on identification of opportunities to close the gap between reserves and capital requirements; and, review Peel Living's current service model to ensure that functions and roles are available to fulfil its mandate while maximizing business efficiency.

The General Manager provided an overview of activities undertaken to support tenants through the COVID-19 pandemic in early 2021.

8.2 2020 Financial Statements

(For information)

Remarks by Stephanie Nagel, Treasurer, Peel Housing Corporation

Resolution Number PLAGM-4-2021

Received

Stephanie Nagel, Treasurer, Peel Housing Corporation, advised that the Peel Housing Corporation External Auditor issued their audit findings report, which noted that no unrecorded audit differences or control deficiencies were found.

8.3 Peel Housing Corporation Board of Directors – Updated Composition

Resolution Number PLAGM-5-2021

Moved by Councillor Starr

Seconded by Councillor Downey

That Patricia Caza be appointed as the Chair of the Peel Housing Corporation Board for a term ending June 30, 2022, or until a successor is appointed;

And further, that Anthony Parente be appointed as a Director of the Peel Housing Corporation Board for a term ending June 30, 2023, or until a successor is appointed;

And further, that Aretha Adams be appointed as the Secretary of the Peel Housing Corporation Board for a term ending June 30, 2024, or until a successor is appointed.

Carried

8.4 2021 Appointment and Remuneration of External Auditors

Resolution Number PLAGM-6-2021

Moved by Councillor Fonseca

Seconded by Councillor Parrish

That Deloitte LLP be appointed as the Corporation's Auditors to hold office until the close of the next annual meeting, pursuant to the contract awarded for the Regional Municipality of Peel and Peel Housing Corporation, Fiscal Years 2021 to 2022.

Carried

8.5 2021 Ratification and Confirmation of the Actions of the Peel Housing Corporation

Resolution Number PLAGM-7-2021

Moved by Councillor Parrish

Seconded by Councillor Innis

That all the by-laws, resolutions and acts of the Peel Housing Corporation undertaken in good faith from June 25, 2020 to the present, be ratified and confirmed.

Carried

9. IN CAMERA MATTERS

Nil.

10. CLOSING REMARKS BY CHAIR P. CAZA

Patricia Caza, Chair, Peel Housing Corporation Board of Directors, provided an overview of activities undertaken to support the Peel Living Business Plan including: completion of an additional 20 per cent of building condition assessments; working with the Region's Housing Development Office to add units to housing stock; supporting and enabling staff; and, partnering with agencies to support successful tenancies. Staff will continue to work on Business Plan deliverables including: a financial sustainability plan; asset management plan; tenant and landlord promise outlining the commitments of both to support successful tenancies; and, implementation of the Pacesetter projects.

The Board Chair stated that future challenges include the need to: increase long term secured funding for the state of good repair program; achieve the Region's climate change goals; and, ensure that Peel Living can continue to offer safe, affordable housing for the residents of Peel.

11. CLOSING OF THE ANNUAL MEETING OF THE SHAREHOLDER

Resolution Number PLAGM-8-2021

Moved by Councillor Santos

Seconded by Councillor Vicente

That the June 24, 2021 Peel Housing Corporation 2021 Annual General Meeting of the Shareholder be adjourned.

Carried

The meeting adjourned at 9:24 a.m.

Deputy Regional Clerk

Regional Chair