



## **General Issues Committee**

### **MINUTES**

**9:30 a.m.**

**Monday, February 27, 2012**

**Council Chambers**

**Hamilton City Hall**

**71 Main Street West**

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**Present:** Deputy Mayor T. Whitehead (Chair)  
Mayor R. Bratina  
Councillors B. Clark, C. Collins, S. Duvall, J. Farr, L. Ferguson,  
B. McHattie, S. Merulla, B. Morelli, T. Jackson, B. Johnson,  
J. Partridge, R. Pasuta, M. Pearson, R. Powers

**Also Present:** C. Murray, City Manager  
R. Rossini, General Manager, Finance and Corporate Services  
G. Davis, General Manager, Public Works  
T. McCabe, General Manager, Planning and Economic  
Development  
Dr. E. Richardson, Medical Officer of Health  
P. Barkwell, City Solicitor  
C. Biggs, Legislative Co-ordinator

#### **THE FOLLOWING ITEMS WERE REPORTED TO COUNCIL FOR CONSIDERATION:**

**1. International Alliance of Theatrical and Stage Employees (Item 11.1)**

**(Pearson/Johnson)**

That the Memorandum of Settlement between the City of Hamilton and the International Alliance of Theatrical and Stage Employees, for the period from July 1, 2011 to June 30, 2015, be approved. **CARRIED**

**2. City of Hamilton ats Yale Properties (LS12004) (City Wide) (Item 11.2)**

**(Pearson/Pasuta)**

(a) That Report LS12004 respecting City of Hamilton ats Yale Properties be received;

- (b) That the contents of Report LS12004 remain confidential. **CARRIED**

**3. Ward Boundary Review (CL11004(a)) (City Wide) (Item 7.1)**

**(Merulla/Partridge)**

That Report CL11004(a) respecting Ward Boundary Review, be received.

**CARRIED**

**FOR THE INFORMATION OF COUNCIL:**

**(a) CHANGES TO THE AGENDA (Item 1)**

The Committee Clerk advised of the following changes to the agenda:

**ADDED DISCUSSION ITEM**

- (i) Lease Extension for Public Health Services – 35 King Street East/1 Hughson Street North, Hamilton – Park Place Real Estate Limited Partnership (PED12013) (Ward 2) (Added Item 7.2)

**ADDED PRIVATE & CONFIDENTIAL**

- (ii) Labour Negotiations Update – International Alliance of Theatrical and Stage Employees (No copy) (Added Item 11.1)
- (iii) City of Hamilton ats Yale Properties (LS12004) (City Wide) (Added Item 11.2)

**(Pearson/Powers)**

That the agenda be approved, as amended.

**CARRIED**

**(b) DECLARATIONS OF INTEREST (Item 2)**

None

**(c) APPROVAL OF PREVIOUS MINUTES (Item 3)**

None

**(d) PUBLIC HEARINGS/DELEGATIONS (Item 6)**

**(i) Irene Hubar respecting 201-35 King Street East, Hamilton (Item 5.1)**

Irene Hubar appeared before the Committee to express her concerns with respect to the relocation of Public Health Services from their current location at the Right House and the lack of communication and consideration with Aragon Properties Ltd. on this matter.

The Committee was distributed with information from Ms. Hubar which included Aragon Properties Ltd. Investments in Hamilton, a photo of the Right House, showing its late Victorian Design (built in 1893 and designated under the Ontario Heritage Act); potential future of the building (boarded up windows); editorial by Andrew Dreschel in the Spectator on January 23, 2012; details of leased premises at 35 King Street East by Public Health and Community Services Departments; actual square foot rates for 2009, 2010 and 2011; comments regarding Public Health Services Accommodations Report dated January 9, 2012; and, summary of lawsuits by Yale Properties from 2001 to 2010.

In her closing comments, Ms. Hubar stated that Aragon is always on the lookout to invest in Hamilton; the appearance of the Right House is a beautiful building, but if the space that the City currently occupies goes vacant, Aragon will be in a lot of trouble; there would be an annual income of \$200,000, which would make operation of the building unaffordable.

A copy of the material distributed by Ms. Hubar can be viewed on the City's website.

**(Johnson/Pearson)**

That the presentation provided by Irene Hubar, Senior Property Manager, Aragon Properties Ltd., respecting 201-35 King Street East, Hamilton, be received. **CARRIED**

**(e) PRESENTATION (Item 6)**

**(i) Public Health Services Accommodation/McMaster Health Campus (PED11134(c)/FCS11063(c)/BOH11026(c)/CM11008(c)) (Ward 2) (Item 6.1)**

Chris Murray provided the following comments prior to the presentation, including:

- Presentation will focus on the lease space needs of the Public Health Department and the need to address some of the shortfalls in the space currently being occupied

- Will demonstrate to taxpayers that what is before Committee for consideration is a fair deal and compensation cost from the Province of Ontario;
- Will also address some of the key questions directed from January meeting and Chris Phillips will review responses to basic questions, i.e., tax rebate
- Lease space needs are in the order of 52,300 square feet and why attempting to lease larger space
- First four years of lease agreement – at Robert Thomson Building
- Presentation will also address process; report is focused on long-term commitment; opportunity to provide swing-space to the School Board;
- Will be presenting a case that this is appropriate space for Public Health at a cost that is reasonable

Information was provided by power point presentation by:

Chris Phillips – Overview and Summary  
Dr. Elizabeth Richardson – Public Health Services Consolidation  
Rob Rossini – Financial Analysis

A copy of the presentation was distributed to the Committee and is available for viewing on the City's website.

**(Pearson/Clark)**

That the presentation respecting Public Health Services Accommodation/McMaster Health Campus provided by Chris Murray, Chris Phillips and Dr. Elizabeth Richardson, be received. **CARRIED**

**(Bratina/Powers)**

That the rules of order be waived to allow the opportunity for Dr. John Kelton, Dean and Vice President, Faculty of Health Sciences, to respond to questions of the Committee. **CARRIED**

Dr. Kelton, Debbie Martin, Executive Director, McMaster University and Roger Couldrey, Vice President (Administration) approached the podium to respond to questions of the Committee.

**(Ferguson/Pearson)**

That the delegation from McMaster University, be received. **CARRIED**

Rob Rossini, General Manager of Finance and Corporate Services presented to the Committee on the financial aspects of the staff recommendations.

**(McHattie/Farr)**

That the presentation from Rob Rossini respecting the financial analysis be received. **CARRIED**

**(McHattie/Farr)**

That a decision on the recommendations contained in Report PED11134(c)/FCS11063(c)/BOH11026(c)/CM11008(c) respecting Public Health Services Accommodation/McMaster Health Campus be deferred until the March 6, 2012 General Issues Committee meeting with the direction that staff report back to the Committee with a response on the concerns expressed during the discussion of this matter.

The motion to defer **CARRIED** on the following recorded vote:

Yeas: Pearson, Ferguson, Powers, Pasuta, Partridge, Whitehead,  
Collins, Farr, McHattie

Total Yeas: 9

Nays: Bratina, Johnson, Clark, Merulla

Total Nays: 4

Absent: Morelli, Duvall, Jackson

Total Absent: 3

**(f) DISCUSSION ITEM**

**(i) Lease Extension for Public Health Services – 35 King Street East/1 Hughson Street North, Hamilton – Park Place Real Estate Limited Partnership (PED12013) (Ward 2) (Added Item 7.2)**

Report PED12013 will be presented to the Committee at the same time Report PED11134(c)/FCS11063(c)/BOH11026(c)/CM11008(c) respecting Public Health Services Accommodation/McMaster Health Campus is brought forward for consideration.

**(g) PRIVATE & CONFIDENTIAL**

**(Pearson/Ferguson)**

That the Committee move into Closed Session at 9:40 a.m. pursuant to sub-sections 8.1(d),(e) and (f) of the City's procedural by-law as the subject matters pertain to:

(d) labour relations or employee negotiations respecting Labour Negotiations Update – International Alliance of Theatrical and Stage Employees; and

(e) litigation or potential litigation, including matters before administrative tribunals affecting the City and

- (f) the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose, respecting City of Hamilton ats Yale Properties. **CARRIED**

**(Pearson/Johnson)**

That the Committee reconvene in Open Session at 11:40 a.m.

**11.1 Labour Negotiations Update – International Alliance of Theatrical and Stage Employees**

See Item 1 for the disposition of this item.

**11.2 City of Hamilton ats Yale Properties (LS12004) (City Wide)**

See Item 2 for the disposition of this item.

**(Pasuta/Ferguson)**

There being no further business, the Committee adjourned at 4:15 p.m.

Respectfully submitted

Councillor T. Whitehead  
Deputy Mayor

Carolyn Biggs, Co-ordinator  
Committee Services/Council/Budgets  
February 27, 2012