



**CITYHOUSING HAMILTON CORPORATION
SHAREHOLDER MEETING
MINUTES 19-002**

**Immediately following the Board of Health Meeting
Wednesday, August 14, 2019
Council Chambers
Hamilton City Hall, 71 Main Street West**

Present: Deputy Mayor A. VanderBeek (Chair)
Councillors M. Wilson, J. Farr, N. Nann, S. Merulla, C. Collins,
T. Jackson, E. Pauls, J.P. Danko, B. Clark, M. Pearson, L. Ferguson

Absent Mayor Eisenberger – Personal
Councillor B. Johnson - City Business
Councillors J. Partridge, T. Whitehead - Personal

THE FOLLOWING ITEMS WERE REFERRED TO COUNCIL FOR CONSIDERATION:

1. Roxborough Park Development Opportunity (Report #17029(d)) (Item 6.1)

(Collins/Merulla)

That Report #17029(d), respecting a Roxborough Park Development Opportunity, be received and remain confidential.

CARRIED

2. 500 MacNab Tower Renewal Update (Report #18012(c)) (Item 6.2)

(Collins/Pauls)

That Report #18012(c), respecting a 500 MacNab Tower Renewal Update, be received and remain confidential.

CARRIED

3. CityHousing Hamilton Development Strategy (Item 4.1)

(Collins/Merulla)

WHEREAS the City of Hamilton is the sole shareholder of CityHousing Hamilton Corporation (CHH);

WHEREAS, CHH is applying for certain loans from certain lenders to renovate wholly owned CHH properties;

WHEREAS, a requirement of funding applications for CHH is the guarantee of the debt and confirmation of the amortization period by City of Hamilton in its capacity as sole shareholder of CHH;

WHEREAS, CHH can access Infrastructure Ontario (IO) loan programs at a discounted municipal interest rate through the City of Hamilton as sole shareholder of CHH; and,

WHEREAS, CHH can enter into debt/debenture/mortgage agreements under terms and conditions that are approved by the Board of Directors and Sole Shareholder;

THEREFORE BE IT RESOLVED:

- (i) That the City of Hamilton, in its capacity as sole shareholder of CHH:
 - (a) Approve the respective development plans outlined in Reports 18012(c) and 17029(d) (attached);
 - (b) Guarantee the debt financing for the projects listed above in Reports 18012(c) and 17029(d) to a cumulative upset limit of (CAN) \$24,741,020;
 - (c) Approve CHH entering into loan agreements with certain lenders that would contemplate using wholly owned CHH properties as collateral;
 - (d) Apply for Infrastructure Ontario (IO) loan programs on behalf of CHH and collect approved loan payments from CHH in accordance with terms and conditions in IO Loan agreements;
 - (e) Approve amortization periods of up to thirty-five years on behalf of CHH; and,
 - (f) Prepare the necessary agreements with the terms and conditions that ensure that CHH is responsible for all debt or loan payments included in Reports 18012(c) and 17029(d), including right to allow a creditor to register security agreements against wholly owned CHH properties and seeking legal opinions where necessary;
- (ii) That, if required by a lender, CHH request City of Hamilton, the body corporate created pursuant to the *City of Hamilton Act* (Ontario), guarantee the debt financing of certain wholly owned CHH property; and,

- (iii) That the Mayor and Secretary/Clerk are hereby authorized and directed to sign and/or dispatch and deliver all other documents, notices, articles, certificates to be signed and/or dispatched or delivered under or in connection with the Shareholder Declaration or to take any action deemed necessary in respect of any of the foregoing.

Result: Motion carried by a vote of 12 to 0, as follows:

YES - Councillor Maureen Wilson
YES - Councillor Jason Farr
YES - Councillor Nrinder Nann
YES - Councillor Sam Merulla
YES - Councillor Chad Collins
YES - Councillor Tom Jackson
YES - Councillor Esther Pauls
YES - Councillor John-Paul Danko
YES - Chair Arlene VanderBeek
NOT PRESENT - Mayor Fred Eisenberger
NOT PRESENT - Councillor Judi Partridge
NOT PRESENT - Councillor Terry Whitehead
YES - Councillor Lloyd Ferguson
NOT PRESENT - Councillor Brenda Johnson
YES - Councillor Maria Pearson
YES - Councillor Brad Clark

FOR INFORMATION:

(a) APPROVAL OF AGENDA (Item 1)

The Committee Clerk advised that consideration of Items 6.1, Report #17029(d), respecting a Roxborough Park Development Opportunity, and 6.2, Report #18012(c), respecting a 500 MacNab Tower Renewal Update is required prior to the consideration of Item 4.1, CityHousing Hamilton Development Strategy.

(Pearson/Wilson)

That the agenda for the August 14, 2019 meeting of the CityHousing Hamilton Corporation Shareholder be approved, as amended.

Result: Motion carried by a vote of 12 to 0, as follows:

YES - Councillor Maureen Wilson
YES - Councillor Jason Farr
YES - Councillor Nrinder Nann
YES - Councillor Sam Merulla
YES - Councillor Chad Collins
YES - Councillor Tom Jackson
YES - Councillor Esther Pauls

YES - Councillor John-Paul Danko
YES - Chair Arlene VanderBeek
NOT PRESENT - Mayor Fred Eisenberger
NOT PRESENT - Councillor Judi Partridge
NOT PRESENT - Councillor Terry Whitehead
YES - Councillor Lloyd Ferguson
NOT PRESENT - Councillor Brenda Johnson
YES - Councillor Maria Pearson
YES - Councillor Brad Clark

(b) DECLARATIONS OF INTEREST (Item 2)

There were no declarations of interest.

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

(i) June 25, 2019 (Item 3.1)

(Pauls/Collins)

That the Minutes of the June 25, 2019 meeting be approved, as presented.

Result: Motion carried by a vote of 12 to 0, as follows:

YES - Councillor Maureen Wilson
YES - Councillor Jason Farr
YES - Councillor Nrinder Nann
YES - Councillor Sam Merulla
YES - Councillor Chad Collins
YES - Councillor Tom Jackson
YES - Councillor Esther Pauls
YES - Councillor John-Paul Danko
YES - Chair Arlene VanderBeek
NOT PRESENT - Mayor Fred Eisenberger
NOT PRESENT - Councillor Judi Partridge
NOT PRESENT - Councillor Terry Whitehead
YES - Councillor Lloyd Ferguson
NOT PRESENT - Councillor Brenda Johnson
YES - Councillor Maria Pearson
YES - Councillor Brad Clark

(d) PRIVATE AND CONFIDENTIAL (Item 6)

The Committee determined that discussion of Item 6.1 respecting the Roxborough Park Development Opportunity (Report #17029(d)) and Item 6.2 respecting the 500 MacNab Tower Renewal Update (Report #18012(c)) was not required in Closed Session, so the matters were addressed in Open Session.

- (i) **Roxborough Park Development Opportunity (Report #17029(d)) (Item 6.1)**

For disposition of this matter, refer to Item 1.

- (ii) **500 MacNab Tower Renewal Update (Report #18012(c)) (Item 6.2)**

For disposition of this matter, refer to Item 2.

- (e) **ADJOURNMENT (Item 7)**

(Pearson/Ferguson)

That there being no further business the CityHousing Hamilton Corporation Shareholder meeting be adjourned at 3:12 p.m.

CARRIED

Respectfully submitted,

Deputy Mayor A. VanderBeek
Chair, CityHousing Hamilton
Corporation Shareholder

Tamara Bates
Legislative Coordinator
Office of the City Clerk