



**CITYHOUSING HAMILTON CORPORATION  
SHAREHOLDER ANNUAL GENERAL MEETING  
MINUTES 21-002**

**9:30 a.m.**

**Thursday, October 28, 2021**

**Council Chambers**

**Hamilton City Hall, 71 Main Street West**

**Present:** Councillor B. Johnson (Chair)  
Mayor Eisenberger, Councillors B. Clark, J.P. Danko, J. Farr,  
L. Ferguson, N. Nann, J. Partridge, E. Pauls, M. Pearson,  
A. VanderBeek, and M. Wilson

**Absent** Councillor T. Whitehead – Leave of Absence  
Councillors T. Jackson and S. Merulla - Personal

**THE FOLLOWING ITEMS WERE REFERRED TO COUNCIL FOR CONSIDERATION:**

**1. Shareholder Resolutions (Item 11.1)**

**(Eisenberger/Pauls)**

WHEREAS the City of Hamilton is the sole voting member of the Corporation (“Sole Voting Member”); and

WHEREAS the Sole Voting Member is authorized to hold shares in the Corporation and to exercise the rights attributed thereto, pursuant to Subsection 203(1) of the *Municipal Act*, 2001, SO 2001, c25 (“Act”), but the Corporation is not an Offering Corporation within the meaning ascribed to that term in the *Business Corporations Act*, R.S.O. 1990, c. B.16 (“OBCA”); and

WHEREAS the Council of the City of Hamilton are sitting as representatives of the Sole Voting Member of the Corporation; and

NOW THEREFORE the Council of the City of Hamilton, acting in its capacity as representative of the Sole Voting Member of the Corporation, RESOLVES AS FOLLOWS:

**(a) Notice**

That, in accordance with the provisions of the OBCA, the Sole Voting Member hereby waives any notice requirement for the manner or time of notice required to be given under any provision of any Act, any regulations thereunder, the articles, the by-laws or otherwise and such waiver shall cure any default in the manner or time of such notice, as the case may be.

**(b) Financial Statements and Auditor's Report**

That the financial statements of the Corporation for the fiscal year ended December 31, 2020 together with the auditor's report, attached hereto as Appendix A, if applicable, be and the same are hereby received.

**(c) Audit Appointment**

That the undersigned, being the Sole Voting Member, hereby authorizes the Directors of the Corporation to appoint an auditor of the Corporation to hold office until the next following annual meeting at such remuneration as may be fixed by the Directors and the Directors are hereby authorized to fix such remuneration.

**CARRIED**

**2. 2020 CityHousing Hamilton Corporation Annual Report**

**(Wilson/VanderBeek)**

That the 2020 CityHousing Hamilton Corporation Annual Report, be received.

**CARRIED**

**FOR INFORMATION:**

**(a) APPROVAL OF AGENDA (Item 2)**

**(Clark/Danko)**

That the agenda for the October 28, 2021 meeting of the CityHousing Hamilton Corporation Shareholder be approved, as presented.

**CARRIED**

**(b) DECLARATIONS OF INTEREST (Item 3)**

There were no declarations of interest.

**(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 4)**

**(i) October 25, 2021 (Item 4.1)**

**(Eisenberger/Pauls)**

That the Minutes of the October 25, 2021 meeting be approved, as presented.

**CARRIED**

**(d) STAFF PRESENTATIONS (Item 9)**

**(i) 2020 Annual Report (Item 9.1)**

Tom Hunter, CEO of CityHousing Hamilton, addressed the Shareholder, with the aid of a PowerPoint Presentation.

**(Pearson/Partridge)**

That the CityHousing Hamilton Shareholder Annual General Meeting recess for 20 minutes until 10:45 a.m. to resolve technical issues affecting the livestream.

**CARRIED**

**(Farr/Nann)**

That the presentation from Tom Hunter, CEO of CityHousing Hamilton, respecting the 2020 CityHousing Hamilton Corporation Annual Report, be received.

**CARRIED**

For disposition of this matter, please refer to Item 2.

**(e) MOTIONS (Item 11)**

**(i) Shareholder Approval RE: CHMC Loans and Associated Security**

**(Clark/Danko)**

WHEREAS the Corporation is seeking certain loans from the Canada Mortgage and Housing Corporation through the National Housing Co-investment Fund – Repair and Renewal Stream; and

WHEREAS the pledge of certain wholly owned Corporation properties as security is a requirement of such above-mentioned loans; and

WHEREAS the Sole Voting Member has acquired the requisite delegated authority from the Council of the City of Hamilton to endorse the resolutions contained herein.

NOW THEREFORE the Council of the City of Hamilton, acting in its capacity as representative of the Sole Voting Member of the Corporation, RESOLVES AS FOLLOWS:

- (a) That the Sole Voting Member approves the redevelopment plans contemplated by CityHousing Hamilton Report 21009(b);
- (b) That the Sole Voting Member approves the Corporation entering into credit agreements with the City of Hamilton and the Canada Mortgage and Housing Corporation to facilitate the Corporation's

borrowing of (CAN) \$145,688,880 (comprised of \$87,413,328 in repayable loans and \$58,275,552 in forgivable loans), as further outlined in CityHousing Hamilton Report 21009(b);

- (c) That the Sole Voting Member approves using certain wholly owned Corporation properties as collateral in relation to the above-mentioned credit agreements, such security to be provided to the City of Hamilton and the Canada Mortgage and Housing Corporation respectively, as further outlined in Appendix "A" to CityHousing Hamilton Report 21009(b);
- (d) That the Sole Voting Member approves the preparation of all necessary documents and/or agreements to give effect to the foregoing;
- (e) That the Mayor and City Clerk are hereby authorized and directed to sign and/or dispatch and deliver all other agreements, documents, notices, articles and/or 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.

**CARRIED**

**(e) ADJOURNMENT (Item 15)**

**(Farr/Pearson)**

That there being no further business the CityHousing Hamilton Corporation Shareholder meeting be adjourned at 11:04 a.m.

**CARRIED**

Respectfully submitted,

Councillor B. Johnson  
Chair, CityHousing Hamilton  
Corporation Shareholder

Tamara Bates  
Legislative Coordinator  
Office of the City Clerk