



Board of Directors

931 Yonge Street,
Toronto, M4W 2H2

Page 1 of 20

The Board of Directors (“Board”) of the Toronto Community Housing Corporation (“TCHC”) held a hybrid Public meeting on December 6, 2023 via Webex and in-person at 931 Yonge Street in the Main Floor Conference Room, commencing at 11:23 a.m.

Board Directors Present: Adele Imrie (Chair)
John Campbell
Marcel Charlebois
Joe Cressy
Debbie Douglas
Ubah Farah
Nick Macrae
Naram Mansour
Councillor Anthony Perruzza

Board Directors Absent: Ziva Ferreira
Councillor Paula Fletcher
Councillor Jamaal Myers
Brian Smith

Management Present: Tom Hunter, Interim President and Chief Executive Officer (“CEO”)
Nadia Gouveia, Acting Chief Operating Officer (“COO”)
Darragh Meagher, General Counsel & Corporate Secretary
Barbara Shulman, Chief People & Culture Officer
Jessica Hawes, Acting Chief Development Officer (“CDO”)
Allen Murray, Vice President, Facilities Management

Paula Knight, Vice President, Strategic
Planning & Communications
Hanan Barakat, Senior Director, Strategic
Procurement
Melanie Martin, Interim Commissioner of
Housing Equity (“CHE”)
Ceilidh Wilson, Assistant Corporate Secretary

A quorum being present, Ms. Imrie, serving as Chair, called the meeting to order, and Ms. Wilson served as recording secretary.

ITEM 1 CHAIR’S REMARKS

The Chair welcomed everyone to the meeting, taking place both in-person at 931 Yonge Street and via Webex, and noted the Acknowledgement of the Land.

Culture Model Acknowledgement

The Chair acknowledged TCHC’s culture model. The seven competencies of the model are there to guide TCHC management and the Board of Directors (the “Board”) in how we work together to achieve TCHC’s mandate.

By being respectful, accountable and solution-driven in today’s discussions, we can collectively move the organization forward supporting tenants and staff in building TCHC’s future.

The Chair noted she was grateful to the TCHC staff that are here today and those who supported the development of the detailed reports in today’s package, and thanked deputants who will share their views today as well as members of the Board for their strategic governance of the organization.

Chair’s Visit to the Central Region

The Chair spent yesterday afternoon with a team of staff in the Central Region, which included attending their integrated team meeting to get a sense of the complex issues that front-line staff deal with in their roles.

The Chair noted that this experience is invaluable and helped her to learn so much. The Chair spoke with staff about the tenant service hubs, the

Board of Directors
Public Minutes
December 6, 2023

Page 3 of 20

service pillars, capital repairs and maintenance, and tenancy management, and was impressed with how knowledgeable, committed, and constructive front-line staff are. The Chair also got the opportunity to speak a tenant representative and several Central Region tenants.

The Chair noted that she feels very proud to be associated with TCHC and thanked everyone in the Central Region for taking the time to share their ideas with her.

Generational Transformation of Toronto's Housing System Update

At its meeting of November 8, 2023, City Council adopted, with amendments, Item EX9.3, Generational Transformation of Toronto's Housing System to Urgently Build More Affordable Homes. The report focuses on aligning housing priorities across City Divisions, Agencies and Corporations, and provides critical next steps to increase the supply of rent-g geared-to-income, affordable and rent controlled housing in the City of Toronto.

Working alongside City staff and colleagues at CreateTO, TCHC is central to this plan for generational transformation in our housing sector.

By the middle of next year, TCHC will support a report back to Council from the City's Deputy City Manager, Development and Growth Services, that identifies a prioritized list of sites to be developed for housing purposes and provides recommendations, including any financial implications, to be implemented to support that development work.

The Chair noted that she is grateful for the work that TCHC's Development division has done to support the Deputy City Manager and City colleagues, and is excited by the possibility for deep transformational changes that TCHC can have a part in.

United Way Campaign

Last month, the Chair was able to participate in a Games Day hosted by TCHC's employee networks, and noted that it was great to see how passionate staff at TCHC are about coming together to support this cause. Some other recent fundraising initiatives include divisional raffles, pancake breakfasts, an online auction, candy grams, and the first ever TCHC MasterChef potluck.

So far, TCHC has raised over \$75,000 and there is still more to come. The Chair thanked everyone for supporting the campaign, both with their time and their donations, and helping to make a difference across Toronto.

DEPUTATIONS

The Chair polled for any deputations to be heard at the meeting. The following verbal deputations were presented:

- Item 8C – Contract Award: Employee Benefits Carrier Services Program (*Catherine Wilkinson*)
- Item 8E – Vendor Award: Comprehensive Deep Energy Retrofit at 575 Danforth Road (*Catherine Wilkinson*)
- Item 8F – Vendor Award: Preventive Maintenance/Demand Services for Fire/Alarm Suppression Systems and Fire Hydrant Testing, Inspection and Maintenance Services – East Region (Group 1) (*Catherine Wilkinson*)
- Item 9A – City Council Directions Requiring Board Attention (*Miguel Avila-Velarde*)

ITEM 2 APPROVAL OF PUBLIC MEETING AGENDA

Motion carried **ON MOTION DULY MADE** by Mr. Campbell, seconded by Ms. Douglas and carried, the Board of Directors unanimously approved:

1. the Agenda for its Public meeting of December 6, 2023;
and
2. all matters on the Agenda with the exception of items:
 - Item 5 Business Arising from the Public Meeting Minutes and Action Items Update as of October 27, 2023;
 - Item 7 Annual Review of Board and Committee Charters, and Chair and Vice Chair Mandates;
 - Item 8 BIFAC Chair's Report;
 - Item 8C Contract Award: Employee Benefits Carrier Services Program;

- Item 8E Vendor Award: Comprehensive Deep Energy Retrofit at 575 Danforth Road;
- Item 8F Vendor Award: Preventive Maintenance/ Demand Services for Fire/Alarm Suppression Systems and Fire Hydrant Testing, Inspection and Maintenance Services – East Region (Group 1); and
- Item 9A City Council Directions Requiring Board Attention.

ITEM 3 CHAIR’S POLL RE: CONFLICT OF INTEREST

The Chair requested members of the Board of Directors to indicate any agenda item in which they had a conflict of interest, together with the nature of the interest. **No conflicts were declared.**

ITEM 4 CONFIRMATION OF BOARD OF DIRECTORS’ PUBLIC MEETING MINUTES OF OCTOBER 27, 2023

The above-captioned minutes were circulated to the Board of Directors prior to the meeting.

Motion carried **ON MOTION DULY MADE** by Mr. Campbell, seconded by Ms. Douglas and carried, the Board of Directors confirmed the above-captioned minutes.

ITEM 5 BUSINESS ARISING FROM THE PUBLIC MEETING MINUTES AND ACTION ITEMS UPDATE AS OF OCTOBER 27, 2023

Ms. Gouveia was available to answer questions of the Board of Directors. Highlights of the discussion include:

- To determine the scope of renovation required during the Move-Out Unit Turnover process, front-line staff will complete an inspection and provide a recommended scope to the Regional General Manager, who signs-off on the request with the support of the centralized Move-Out team. While full renovations are sometimes required, often one-off repairs are all that is recommended.
- While the average unit turnover cost is approximately \$12K, there are a range of costs associated with this work, with some units costing

significantly more and others only requiring very minor repairs.

- No formal checklist exists to determine the scope of work required during the Move-Out Unit Turnover process; it is a process wherein management and the centralized Move-Out team make that determination.

Motion carried **ON MOTION DULY MADE** by Mr. Campbell, seconded by Mr. Mansour and carried, the Board of Directors received the updates provided as Business Arising from the Public Meeting Minutes and Action Items Update.

ITEM 6	BOARD DIRECTORS' ATTENDANCE AT BOARD AND COMMITTEE MEETINGS	TCHC:2023-63
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The above-captioned report was circulated to the Board of Directors prior to the meeting.

Mr. Meagher was available to answer questions of the Board of Directors. Highlights of the discussion include:

- The City's requirement is that TCHC report to them instances in which a Director misses three consecutive meetings. This report asks the Board to consider approving absences of Directors that occurred since the Board's last meeting of October 27, 2023.
- Concern was raised that missing three consecutive Board meetings would mean that a Director was absent for approximately four to five months. It is arguably Directors' obligation to show up and participate in Board meetings.
- The report could be worded more clearly to articulate whether it is referring to three missed Board meetings, or three missed Board and Committee meetings.
- Currently there are no Directors who have missed multiple consecutive meetings. This report provides the Board with the opportunity to direct management regarding what it deems to be appropriate steps to take in the circumstance where a Director has missed multiple consecutive meetings.
- This is a standing report on all Board agendas to prompt any discussion necessary in relation to Directors' attendance.

- By approving this report, it effectively resets the count of any meetings that from which a Director has been absent.
- This report will be deferred and management will work with the Board Chair to revise the content to address the concerns raised today.

Motion carried **ON MOTION DULY MADE** by Mr. Cressy, seconded by Ms. Douglas and carried, the Board of Directors unanimously approved the deferral of this matter to the February 15, 2024 Board of Directors meeting.

ANNUAL REVIEW OF BOARD AND COMMITTEE CHARTERS, AND CHAIR AND VICE CHAIR MANDATES TCHC:2023-64
ITEM 7

The above-captioned report was circulated to the Board of Directors prior to the meeting.

Motion carried **ON MOTION DULY MADE** by Mr. Campbell, seconded by Ms. Douglas and carried, the Board of Directors unanimously approved the following Charter and Mandate documents:

- a. Board Charter (Attachment 1 to Report TCHC:2023-64);
- b. Board Chair Mandate (Attachment 2 to Report TCHC:2023-64);
- c. Vice Chair Mandate (Attachment 3 to Report TCHC:2023-64);
- d. the Governance, Communications and Human Resources Committee Charter (Attachment 4 to Report TCHC:2023-64);
- e. the Tenant Services Committee Charter (Attachment 5 to Report TCHC:2023-64);
- f. the Community Safety Advisory Sub-Committee Charter (Attachment 6 to Report TCHC:2023-64);
- g. the Building Investment, Finance and Audit Committee Charter (Attachment 7 to Report TCHC:2023-64); and
- h. the Procurement Award Committee Charter (Attachment 8 to Report TCHC:2023-64).

ITEM 8 BIFAC CHAIR'S REPORT

VERBAL REPORT

Chair Macrae provided a verbal report in relation to the most recent meeting of the Building Investment, Finance and Audit Committee ("BIFAC"). Board members had the opportunity to ask questions to which Ms. Barakat responded. Highlights of the discussion include:

- The Board noted that there have been multiple discussions regarding a social procurement policy for TCHC over the years, and asked for an update on its development and implementation.
- The Centre for Advancing the Interests of Black People (the "Centre") is working on an update report to the BIFAC in Q1 and Strategic Procurement will integrate some of their identified opportunities into TCHC's procurement practices.
- Action item: Management to provide an update on the development of TCHC's Social Procurement Policy at the February 15, 2024 Board meeting.

ALEXANDRA PARK (130 AUGUSTA AVENUE, SITE 2) CITY OF TORONTO

ITEM 8A CONTRIBUTION AGREEMENT

TCHC:2023-65

The above-captioned report was circulated to the Board of Directors prior to the meeting.

Motion carried **ON MOTION DULY MADE** by Mr. Campbell, seconded by Ms. Douglas and carried, the Board of Directors unanimously:

1. Authorized staff to finalize the terms of a Contribution Agreement with the City of Toronto to provide Section 37 funds from the Capital Revolving Reserve Fund for Affordable Housing in the amount of \$1,981,260.00 to TCHC to facilitate the creation of four new affordable rental units in the rental replacement building at 130 Augusta Avenue (Site 2); and
2. Authorized the Acting Chief Development Officer or the Chief Financial Officer (or designate) to take the necessary actions, including execution of the Contribution Agreement and Promissory Note in favour of the City as

may be required by the terms of the Contribution Agreement, to give effect to the above recommendation.

ITEM 8B JANUARY 2024 MORTGAGE RENEWAL TCHC:2023-66

The above-captioned report was circulated to the Board of Directors prior to the meeting.

Motion carried **ON MOTION DULY MADE** by Mr. Campbell, seconded by Ms. Douglas and carried, the Board of Directors unanimously:

1. Approved the transaction in the amount of \$2,187,049.24 with a lender selected by the Ministry of Municipal Affairs and Housing, in connection with the mortgage due for renewal on January 1, 2024; and
2. Authorized the President and Chief Executive Officer or the Chief Financial Officer & Treasurer, or their respective designates, to take all necessary actions, including negotiation and execution of such documentation as may be required, in order to give effect to the above recommendation.

ITEM 8C CONTRACT AWARD: EMPLOYEE BENEFITS CARRIER SERVICES PROGRAM TCHC:2023-67

The above-captioned report was circulated to the Board of Directors prior to the meeting.

A verbal deputation was received from Catherine Wilkinson with respect to this item.

Ms. Shulman was available to answer questions of the Board of Directors. Highlights of the discussion include:

- This report was presented to the BIFAC, rather than the Governance, Communications and Human Resources Committee, and the Board as it is a contract award requiring approval based on the dollar value of the award.

- The existing benefits carrier services contract is not a seven-year contract. It was extended already and expires on December 31, 2023, which is why People and Culture have gone back out to market with a new request for proposal (“RFP”).
- Staff are at the tail-end of the RFP process, but the timing of knowing the successful proponent did not align with the regularly scheduled BIFAC and Board meetings. As such, this report seeks approval to proceed with one of the two scenarios, as outlined in the report, to ensure that a benefits carrier is in place post-December 31, 2023 when the current contract expires.
- The recommendation for the new contract is a possible seven-year contract: a three-year term with two potential two-year extensions at TCHC’s discretion.
- The amount recommended in the report is an upset limit as the exact dollar value of the successful bid was not available when this report was written.
- In the event that the incumbent is not successful, we would need a transition period to onboard the new vendor. The report contemplates this scenario and the associated dollar value is for a four-month transition period.

Motion carried **ON MOTION DULY MADE** by Mr. Campbell, seconded by Mr. Cressy and carried, the Board of Directors unanimously:

1. Approve an upset limit as identified in both Table 1 and Table 3 to Report TCHC:2023-67, in the Confidential Attachment for the continuation of the employee benefit carrier services program for a seven-year term, as outlined in this report;
2. Authorized the Chief Financial Officer & Treasurer to award a contract to the highest ranked proponent to Request for Proposal (“RFP”) 23063, pursuant to either Scenario 1 or Scenario 2 outlined in Confidential Attachment 1 to Report TCHC:2023-67, subject to the following conditions being met:
 - a. The Senior Director of Procurement has recommended the procurement process and

- subsequent award decision as being conducted in a fair and transparent manner and in compliance with the terms of RFP 23063, and applicable procurement policies, procedures, and protocols;
- b. The award is to the successful proponent whose response meets the specifications and qualification requirements set out in RFP 23063 and whose response represents the best value to TCHC based on the evaluation criteria set out in the RFP 23063, including the price criteria; and
 - c. The value of the award and resulting commitment does not exceed the upset limit identified in recommendation 1;
2. If an award is made under Scenario 1 outlined in Confidential Attachment 1 to Report TCHC:2023-67, authorized the Chief Financial Officer & Treasurer to approve a change order to the incumbent benefits carrier service provider, Medavie Inc. (operating as Medavie Blue Cross) for the amount as outlined in Confidential Attachment 1 to Report TCHC:2023-67 (inclusive of HST on the health and dental benefits claims portion), for the reason outlined therein;
 3. Authorized the Chief People & Culture Officer (or designate) to take such further actions, and to execute any and all agreements and documents, as may be necessary, to give effect to the above recommendations; and
 3. Directed that staff report back to the BIFAC and the Board in Q1 2024 on the details of the contract award made pursuant to the authority granted under Report TCHC:2023-67.

**VENDOR AWARD: WINDOW AND FAÇADE
RECONSTRUCTION AT 33 COATSWORTH
CRESCENT** TCHC:2023-68

The above-captioned report was circulated to the Board of Directors prior to the meeting.

Motion carried **ON MOTION DULY MADE** by Mr. Campbell, seconded by Ms. Douglas and carried, the Board of Directors unanimously:

1. Approved the award of work to Limen Group Const. (2019) Ltd. \$14,692,845.00 (exclusive of taxes) for window and façade reconstruction at 33 Coatsworth Crescent (Coatsworth Cr., Dev. 364) based on the outcome of Request for Proposal (“RFP”) 23045-PP; and
2. Authorized the appropriate staff to take the necessary actions to give effect to the above recommendation.

**VENDOR AWARD: COMPREHENSIVE DEEP
ENERGY RETROFIT AT 575 DANFORTH
ROAD** TCHC:2023-69

The above-captioned report was circulated to the Board of Directors prior to the meeting.

A verbal deputation was received from Catherine Wilkinson with respect to this item.

Mr. Murray was available to answer questions of the Board of Directors. Highlights of the discussion include:

- With estimated energy savings of \$10K per year and a spend of \$6.5M on this project, there is a 40-year payback on investment.
- The repairs contemplated as part of this project are necessary to bring the building into a state of good repair. The energy reductions that will be realized are a benefit of the work, but the necessary repairs are more central to the decision to proceed with this project to ensure the building remains part of TCHC’s housing stock for many years to come.

- It is significantly less expensive to refurbish rather than replace a building.
- The building is structurally safe, but has been identified as requiring repairs.
- When doing repairs, it makes sense to identify opportunities to reduce a building's energy consumption, which is part of the Canada Mortgage and Housing Corporation funding requirements.
- The Toronto Seniors Housing Corporation ("TSHC") is involved in Facilities Management's ("FM") capital prioritization exercises and are aware of this project proceeding.
- For projects of this size, the Planned Project Services team is engaged to provide additional support to tenants in the building.
- While work of this magnitude is disruptive, so would be having to relocate to another unit for the duration of the project. FM works with their partners in Operations and at TSHC to identify any vulnerable tenants and their needs, and if someone was identified as needing to relocate, FM would rely on those who know the tenants in the building to come to that determination.
- Some contractors who work with TCHC hire tenants to carry out elements of the project, but it was not a specific requirement for this RFP.
- Where possible, FM tries to employ companies that have a 50% tenant make-up in terms of their staff to provide additional services outside of the scope of work of a general contractor (e.g. assisting with packing, moving items, etc.).
- A social corporate policy should be in place by the end of Q1 2024 to support tenants who are skilled in certain areas to start their business or to get on the path to becoming a vendor of choice with TCHC. The procurement policy will be reviewed concurrently to integrate these elements into TCHC's procurement practices.
- A number of community economic development ("CED") packages are delivered through each revitalization project as committed to by developer partners in their agreements with TCHC. Each agreement is tracked on an individual basis based on the contract requirements and CED agreements in place. A report will come to the June or July Tenant Services Committee meeting that shares outcomes in relation to ongoing training, scholarships and jobs secured through those packages, and this will become an annualized report.

- A good portion of the Planned Project Services team in FM are tenants.
- The Board directed that this report be updated to reflect that the funding for this work is from the 2024 capital budget.

Motion carried **ON MOTION DULY MADE** by Mr. Campbell, seconded by Mr. Mr. Mansour and carried, the Board of Directors unanimously:

1. Approved the award of work to Joe Pace and Sons Contracting Inc. for \$6,517,386.00 (exclusive of taxes) for comprehensive deep energy retrofit construction at 575 Danforth Road based on the outcome of Request for Proposal (“RFP”) 22352-PP; and
2. Authorized the appropriate staff to take the necessary actions to give effect to the above recommendation.

**VENDOR AWARD: PREVENTIVE
MAINTENANCE/DEMAND SERVICES FOR
FIRE/ALARM SUPPRESSION SYSTEMS
AND FIRE HYDRANT TESTING,
INSPECTION AND MAINTENANCE**

ITEM 8F SERVICES – EAST REGION (GROUP 1) TCHC:2023-70

The above-captioned report was circulated to the Board of Directors prior to the meeting.

A verbal deputation was received from Catherine Wilkinson with respect to this item.

Mr. Murray was available to answer questions of the Board of Directors. Highlights of the discussion include:

- Based on historical issues at certain buildings, there is a practice to lock the fire cabinet. This is not a portfolio-wide practice.
- There have been extensive thefts of fire extinguishers and metal items in the fire cabinets at a significant cost to TCHC; management are trying to mitigate this issue.

- Action item: Management to provide a briefing note in relation to the practice of locking fire cabinets and the associated communication to tenants.

Motion carried **ON MOTION DULY MADE** by Mr. Macrae, seconded by Ms. Farah and carried, the Board of Directors unanimously:

1. Approved the award of work to Oak Ridge Building Solutions Inc. up to \$19,290,253.53 (exclusive of taxes) for fire/alarm suppression systems and fire hydrant testing, inspection and maintenance services in TCHC East Region (Group 1 Operating Units G, H, and I) at the rates established for a five year term based on the outcome of Request for Proposal (RFP) 23059 as follows:
 - a. up to \$2,790,253.53 (exclusive of taxes) for preventive maintenance as follows:
 - i. \$1,670,825.53 for three (3) years of the initial contract];
 - ii. \$1,119,428.00 for two (2) additional one-year terms at TCHC management's discretion;
 - b. up to 16,500,000 (exclusive of taxes) for demand repairs not in scope as follows:
 - i. \$9,900,000 for three (3) years of the initial contract;
 - ii. \$6,600,000 for two (2) additional optional one-year terms at TCHC management's discretion; and
2. Authorized the appropriate staff to take the necessary actions to give effect to the above recommendations.

**VENDOR AWARD: PREVENTIVE
MAINTENANCE/DEMAND SERVICES FOR
FIRE/ALARM SUPPRESSION SYSTEMS
AND FIRE HYDRANT TESTING,
INSPECTION AND MAINTENANCE**

ITEM 8G

SERVICES – WEST REGION (GROUP 3)

TCHC:2023-71

The above-captioned report was circulated to the Board of Directors prior to the meeting.

*Motion
carried*

ON MOTION DULY MADE by Mr. Campbell, seconded by Ms. Douglas and carried, the Board of Directors unanimously:

1. Approved the award of work to Oak Ridge Building Solutions Inc. up to \$18,321,787.50 (exclusive of taxes) for fire/alarm suppression systems and fire hydrant test, inspection and maintenance services in TCHC Central Region (Group 3 Operating Units C, D, E and F) at the rates established for a five year term based on the outcome of Request for Proposal (RFP) 23059 as follows:
 - a. up to \$2,821,787.50 (exclusive of taxes) for preventive maintenance as follows:
 - i. \$1,727,336.88 for three (3) years of the initial contract:
 1. Including Hydrostatic Testing in year 2 for \$96,200.00;
 2. Including Sprinkler Obstruction Testing in year 3 for \$96,200.00;
 - ii. \$1,094,450.62 for two (2) additional one-year terms at TCHC management's discretion:
 1. Including Hydrostatic Testing in year 5 for \$96,200.00;
 - b. up to \$15,500,000.00 (exclusive of taxes) for demand repairs not in scope as follows:
 - i. \$9,300,000.00 for three years of the initial contract;

- ii. \$6,200,000.00 for two (2) additional optional one-year terms at TCHC management's discretion; and

- 2. Authorized the appropriate staff to take the necessary actions to give effect to the above recommendation.

**VENDOR AWARD: PREVENTIVE
MAINTENANCE/DEMAND SERVICES FOR
FIRE/ALARM SUPPRESSION SYSTEMS
AND FIRE HYDRANT TESTING,
INSPECTION AND MAINTENANCE
SERVICES – SENIORS WEST REGION**

ITEM 8H (GROUP 5)

TCHC:2023-72

The above-captioned report was circulated to the Board of Directors prior to the meeting.

Motion carried **ON MOTION DULY MADE** by Mr. Campbell, seconded by Ms. Douglas and carried, the Board of Directors unanimously:

- 1. Approved the award of work to Greater Toronto Fire Protection up to \$7,876,581.30 (exclusive of taxes) exclusive of taxes) for fire/alarm suppression systems and fire hydrant test, inspection and maintenance services in TSCH Seniors West Region (Group 5 Operating Units O and Q) at the rates established for a five year term based on the outcome of Request for Proposal (RFP) 23059 as follows:
 - a. \$1,376,581.30 (exclusive of taxes) for preventive maintenance as follows:
 - i. \$821,328.78 for three (3) years of the initial contract:
 - 1. Including Hydrostatic Testing in year two for \$33,600.00;
 - 2. Including Sprinkler Obstruction Testing in year three for \$5,250.00;

- ii. \$555,252,52 for two (2) additional one-year terms at TCHC management's discretion:
 - 1. Including Hydrostatic Testing in year five for \$33,600.00;
- b. up to \$6,500,000.00 (exclusive of taxes) for demand repairs not in scope as follows:
 - i. \$3,900,000.00 for three years of the initial contract; and
 - ii. \$2,600,000 for two (2) additional optional one-year terms at TCHC management's discretion;
- 2. Authorized the appropriate staff to take the necessary actions to give effect to the above recommendations.

**VENDOR AWARD: PREVENTIVE
MAINTENANCE FOR FIRE/ALARM
SUPPRESSION SYSTEMS AND FIRE
HYDRANT TESTING, INSPECTION AND
MAINTENANCE SERVICES (GROUP 2)**

ITEM 8I

TCHC:2023-73

The above-captioned report was circulated to the Board of Directors prior to the meeting.

Motion carried **ON MOTION DULY MADE** by Mr. Campbell, seconded by Ms. Douglas and carried, the Board of Directors unanimously:

- 1. Approved the award of work to Eurotech Safety Inc. up to \$9,256,192.35 (exclusive of taxes) for fire/alarm suppression systems and fire hydrant testing, inspection and maintenance services – TCHC Central Region (Group 2 Operating Units J, K, L, and M) at the rates established based on the outcome of Request for Proposal (RFP) 23059 as follows:
 - a. \$2,056,192.35 (exclusive of taxes) for preventive maintenance (PM) as follows for the three years of the contract:
 - i. up to \$646,017.45 (annually) (exclusive of

OFFICE OF THE COMMISSIONER OF
ITEM 10A HOUSING EQUITY'S 2024 WORK PLAN TCHC:2023-75

The above-captioned report was circulated to the Board of Directors prior to the meeting.

Motion carried **ON MOTION DULY MADE** by Mr. Campbell, seconded by Ms. Douglas and carried, the Board of Directors unanimously approved the Office of the Commissioner of Housing Equity's ("OCHE") 2024 Work Plan, as set out in Attachment 1 to Report TCHC:2023-75.

ITEM 11 BI-ANNUAL UPDATE ON TENANTS FIRST TCHC:2023-76

The above-captioned report was circulated to the Board of Directors prior to the meeting.

Motion carried **ON MOTION DULY MADE** by Mr. Campbell, seconded by Ms. Douglas and carried, the Board of Directors received Report TCHC:2023-76, being the Bi-Annual Update on Tenants First, for its information.

TERMINATION

A motion to adjourn the meeting was moved by Mr. Campbell and seconded by Ms. Douglas. The Board of Directors resolved to terminate the public meeting at 12:36 p.m.

Secretary

Chair, Board of Directors