



THE BLUE MOUNTAINS  
Attainable Housing Corporation

# Agenda

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The Blue Mountains Attainable Housing Corporation

**Meeting Date:** Thursday, October 7, 2021 REVISED  
**Meeting Time:** 2:30 p.m.  
**Location:** Town Hall, Council Chambers  
**Prepared by** Melissa Pollock, Administrative Assistant BMAHC

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## A. Call to Order

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### **Traditional Territory Acknowledgement**

We would like to begin our meeting by recognizing the First Nations, Metis, and Inuit Peoples of Canada as traditional stewards of the land. The municipality is located within the boundary of Treaty 18 region of 1818 which is the traditional land of the Anishnaabek, Haudenosaunee, and Wendat-Wyandot-Wyandotte peoples.

### **Corporation Member Attendance**

### **Approval of Agenda**

**Recommended** (Moved by, Seconded by)

THAT the Agenda of October 7, 2021 be adopted as circulated, including any additions.

### **Declaration of Pecuniary Interest and general nature thereof**

NOTE: In accordance with the *Municipal Conflict of Interest Act* and the Town Procedural By-law 2021-76, Attainable Housing Corporation Members must file a written statement of the interest and its general nature with the Clerk for inclusion on the Registry.

### **Previous Minutes (September 2, 2021)**

**Recommended** (Moved by, Seconded by)

THAT the Board meeting minutes of September 2, 2021 be adopted as circulated, including any revisions to be made.

### **Previous Closed Session Minutes (September 2, 2021)**

**Recommended** (Moved by, Seconded by)

THAT the Closed Session Board meeting minutes of September 2, 2021 be adopted as previously circulated.

## **B. Staff Reports, Deputations, and Presentations**

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### **B.1 Deputations, if any**

None

#### **B.1.1 Eldon Theodore, MHBC**

**Re: Gateway Urban Design and Architectural Control Guidelines Report**

**Recommended** (Moved by, Seconded by)

THAT the Blue Mountain Attainable Housing Corporation receive and endorse Item B.1.1 Eldon Theodore, MHBC Re: Gateway Urban Design and Architectural Control Guidelines Report entitled "Urban Design and Architectural Control Guidelines".

### **B.2 Public Comment Period (each speaker is allotted three minutes)**

NOTE: In accordance with the Town Procedural By-law 2021-76 fifteen minutes is allotted at the Meeting to receive public comments regarding Attainable Housing Corporation matters included on the Agenda. The speaker shall provide their name and address, and shall address their comments to the Chair. Comments shall not refer to personnel, litigation or potential litigation matters, or matters that are a follow up to a Public Meeting.

**NOTE:** Board meetings are taking place virtually to assist with social distancing with respect to COVID-19. Comments received from the public that have not been included on the Agenda will be read at the meeting by the Executive Assistant.

### **B.3 Staff Reports, if any**

None

## **C. Matters for Discussion**

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### **C.1 Executive Director Vacancy Announcement and Future Regular Public Information sessions with the ED**

### **C.2 Residential and Commercial Space MOU's and Head Leases with Town Businesses/Organizations**

**Recommended** (Moved by, Seconded by)

THAT the Blue Mountain Attainable Housing Corporation initiate the process of obtaining Memorandum of Understandings or head leases or other rental agreements with local businesses and organizations for available space (market and attainable) at the Gateway Site.

### **C.3 BMAHC Purchasing Policy**

**Recommended** (Moved by, Seconded by)

WHEREAS The Blue Mountains Attainable Housing Corporation adopted a purchasing and development policy for the corporation; and whereas in accordance with that policy The Blue Mountains Attainable Housing Corporation finds it necessary to undertake a procurement process for the Design Build contract party for the Gateway Site;

NOW THEREFORE The Blue Mountains Attainable Housing Corporation appoints SHS Consulting to coordinate and manage the process to seek and engage the Design Build contract party for the Gateway Site.

### **C.4 19 Napier Street Lease Agreement**

**Recommended** (Moved by, Seconded by)

THAT the Blue Mountains Attainable Housing Corporation will enter a lease agreement with the Town of Blue Mountains substantially in the form presented to the Board and attached;

AND THAT the Blue Mountains Attainable Housing Corporation will select a tenant candidate from the list of those individuals who have already submitted their interest in 3 bedroom accommodation, and using the following process:

- **Determination of current level of interest, confirmation of other qualification criteria, and**
- **Ranking of current level of need with those in most dire need to rank first.**

## **D. Correspondence**

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None

## **E. New and Unfinished Business**

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### **E.1 Additions to the Agenda**

### **E.2 Items Identified for Discussion at the Next Meeting**

- Financial and Budget Variance
- Reporting Code of Conduct
- The Ontario Not-for-Profit Corporations Act (ONCA) will be proclaimed on October 19, 2021.

## **F. Closed Session**

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**Recommended** (Moved by, Seconded by)

THAT with regard to subsection 239 of the *Municipal Act, 2001*, The Blue Mountains Attainable Housing Corporation does now move into closed session in order to address:

- i. personal matters about an identifiable individual, including municipal or local board employees, and labour relations or employee negotiations, and with regard to the Board Vacancy;
- ii. a trade secret or scientific, technical, commercial or financial information that belongs to the municipality or local board and has monetary value or potential monetary value and with regard to financial information.

The Board went into closed session at (TIME) p.m.

The Board rose from closed session at (TIME) p.m.

**Closed Session Reporting Out Statement**

## **G. Notice of Meeting Dates**

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November 4, 2021 at 2:30 p.m.  
Town Hall, Council Chambers (Virtual)

## **H. Adjournment**

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**Recommended** (Moved by, Seconded by)

THAT The Blue Mountains Attainable Housing Corporation does now adjourn at (time) p.m. to meet again at the call of the Chair.