



Board of Directors Meeting Minutes
CCHC Boardroom – 100, 729 10 Street
September 12, 2024
03:00 p.m. – 05:00 p.m.

Board Members in Attendance:

Rob Murray	Todd Kunst
Wade Graham	Jeff Hilstad
Joanna McCallum	Jeff Mah
Jamie Findlay	Lisa de Soto
Jessie Fonseca	

Others in Attendance:

- Whitney Smithers, Town's representation
- Chelsea Gibbons, Town's representation
- Kristopher Mathieu, CCH
- Jeffry Chaves, CCH
- Courtney Schreiner, CCH

1. Call to Order

Jessie Fonseca called the meeting to order at 03:00 p.m.

2. Approval of Agenda and Previous Meeting Minutes

- The agenda for today's meeting and the minutes from the previous meeting were reviewed.
- **Motion 2024.053:** Moved by Jeff Mah to approve the agenda with amendments.

CARRIED

3. Project Updates

The board received updates on several ongoing housing projects:

- **205 Stewart Creek Rise Project:**
 - The project remains on schedule, with an expected launch in May/June 2025, barring any unforeseen construction delays.
 - The board members were invited to attend a Trades Appreciation BBQ on the project site next Monday to celebrate progress.
- **100 Palliser Lane Project:**
 - The project has encountered minor permitting issues, particularly related to offsite infrastructure upgrades for widening Palliser Trail. Solutions are being reviewed.
 - A second round of engineering comments will be submitted next week.
 - Two surface-level parking stalls will be designated for a future car-sharing program to support sustainable transit options for residents.

- A funding request of \$12 million will be submitted to Canmore Town Council in October to ensure project continuity.

4. New Applicant Fee

- The board discussed the introduction of a \$25 CAD application fee for all new applicants for rental or equity products.
- **Motion 2024.057:** Moved by Lisa de Soto to approve the \$25 CAD fee for new applicants.
CARRIED

5. Rental Rate Adjustments for 2025

- The board reviewed proposed rental rate adjustments for 2025, aiming to balance affordability for tenants while maintaining the financial sustainability of CCH properties.
- No final decision was made during the public session, but ongoing evaluations are being conducted.

6. General Updates

- The board briefly discussed various upcoming events and community partnerships, including CCH's participation in housing-related conferences.
- An update was given on the partnership with Canmore Residential Projects (CRPS) to secure 5 housing units for CCH through new development projects.

7. Summary of In-Camera Discussions

- **Motion 2024.054:** Moved by Rob Murray to move in-camera.

CARRIED

Without revealing any confidential details, the board is able to share that:

- **Tenant Relocation:** The board is evaluating flexible housing solutions for current tenants, allowing them the option to either rent another unit or explore ownership possibilities within CCH housing programs.
- **Future Funding:** CCH is actively working with CMHC (Canada Mortgage and Housing Corporation) to secure additional funding for current and future projects.
- **Rental Market Considerations:** The board continues to review strategies to ensure that rental rates remain affordable for tenants while balancing operational costs.
- **Motion 2024.055:** Moved by Jeff Hilstad to exit the in-camera session.

CARRIED

8. Meeting Adjournment

- **Motion 2024.058:** Moved by Joanna McCallum to adjourn the meeting at 5:10 PM.

CARRIED




Additional Notes for Public Awareness:

- CCH remains committed to developing housing solutions that align with the community's needs, and regular updates on key projects will continue to be provided.
- The board welcomes community feedback and participation in future discussions as we work toward addressing the growing demand for affordable housing in Canmore.



Executive Director



Chair

