



AFFORDABLE SENIOR HOUSING COMMITTEE

The minutes of the committee meeting of the Affordable Senior Housing Committee held Wednesday, September 1st, 2021 at 4:00 p.m. in the Dr. S. F. Monestime Council Chambers. The meeting was also available via teleconference.

Members Present: Francine Desormeau, CAO/Treasurer
Garry Thibert, Chair, Councillor of Town of Mattawa
Laura Ross, Councillor of Town of Mattawa
Vala Monestime Belter, Member at Large
Noella Burke, Member at Large
Kevin Bittner, Member at Large
Amy Leclerc, Clerk/Revenue Services Clerk

Development Team: John Demeis, Descon Construction Ltd
David Butler, Descon Construction Ltd
Keith Harriman, Descon Construction Ltd

Members Absent: Loren Mick, Councillor of Town of Mattawa

1. Call to Order

Chair Thibert called the meeting to order at 4:02 p.m. New member Kevin Bittner was welcomed by the committee.

2. Adoption of Minutes

Resolution Number ASH21-19
Moved by Councillor Laura Ross
Seconded by Noella Burke

BE IT RESOLVED THAT the minutes of the Affordable Senior Housing Meeting of Wednesday, August 4th, 2021 be adopted as circulated.

Carried

3. Update from Descon Construction

Mr. Demeis of Descon Construction provided the committee with an update on the construction to date. The committee was provided with the latest version of the site plans and drawings. Structural shoring has all been resolved and have moved along quickly.

Landscaping will be starting at the end of September beginning of October. The new pavilion pad has been poured.

Material delivery is coming along better then projected. Bathroom installations are now

happening after a slight delay due to COVID-19. The heating plant will be started and new boilers are being mounted.

Exterior of building is being cleaned up and the trees have been pruned. The island in the middle of the driveway has been cleared out. The new benches have been installed, sod is being installed and the new garbage enclosure at the back of the building is complete.

Roofing repairs are needed and will be sourced out to a contractor by Descon Construction. Temporary patching has been done for the meantime to prevent leaks.

Dimension lines put on areas for sizing of furniture & items for in the apartments. Majority of the units are barrier free but there are 5 accessible.

** Vala Monestime-Belter left meeting during the update from Descon Construction.

4. Signage for Project Rollout to Public

Rosemount Valley Suites signage going up on 9th & 10th Street after corrections are made to the sign, if approved by the committee.

Final signoff will be required, can have mockup done by mid-September. A draft will be sent out for circulation and could have it up on site by end of September.

5. Governance Models / Non-Profit Seniors Housing Corporation

Affordable Senior Housing Committee is established and would be able to continue this committee rather than seeking out for a nonprofit organization. Council would provide direction to the committee on this subject. Would have to provide permission to the property manager to take care of day to day operations and report back quarterly to the committee.

Council wanted to get this project running then provide everything to a non-profit agency. Would like this committee remain as owners of this project with Council backing. The committee will have to investigate further if it will be able to become Not For Profit.

Terms of Reference would have to be set up and approved by Council for the committee.

Descon Construction has been included in all documentation to provide one year of property management for new building. Proposal was requested by the committee for review.

6. New Business

Mr. Butler has sent in an application to the Rapid Housing Initiative through CMHC on behalf of Council and the Affordable Senior Housing Committee. The application has been chosen for the second round. Mr. Butler will provide CAO/Treasurer Francine Desormeau with a copy of the application.

This project was short listed DNSSAB as they liked the project. This provides a good opportunity to speak with our local MP concerning the project for support.

7. Next Steps

Descon Construction will provide all criteria for the units with dimensions.

A revised spreadsheet to begin phone calls to interested parties in the housing will be provided. This will be a more detailed list of questions for potential renters.

A draft terms of reference will be done by Mr. Butler and Francine Desormeau.

8. Adjourn Meeting (Next Meeting Date Wednesday, October 6th, 2021)

Resolution Number ASH21-20

Moved by Kevin Bittner

Seconded by Councillor Laura Ross

BE IT RESOLVED THAT the Affordable Senior Housing Committee adjourn the meeting at 6:20 p.m.

Carried

B. Thibest
Chair