

## Minutes – Public

Public Minutes of the Combined Meeting of the Board of Directors of Build Toronto Inc. (BTI) and the Toronto Port Lands Company (TPLC) (collectively, the “Board of Directors”)

Date: June 11, 2018

Time: 10:30 a.m. to 12:30 p.m.

Location: City Hall, 100 Queen Street West, Toronto ON M5H 2N2, Committee Room 2

### **Call to Order**

The Chairman of the Board of Directors confirmed that a quorum was present and called the meeting to order at 10:35 a.m.

### **Absence MOTION**

On motion duly made by Dino Chiesa and seconded by Dennis Fotinos, the Board of Directors excused the absence of any directors from the Board of Directors meeting.

### **Declarations of Interest under the Municipal Conflict of Interest Act and the Ontario Business Corporations Act**

Dennis Fotinos declared a potential conflict regarding Markham and Dunelm as it may involve the Low Carbon Thermal Energy Network (LCTEN) joint venture between Enwave and City of Toronto.

#### **1. Approval of Previous Board of Directors Public Minutes of April 18, 2018**

The Board of Directors received the public report from the Head, Legal and Corporate Secretary, CreateTO dated June 1, 2018.

**MOTION:** On motion by Marcie Zajdeman, seconded by Dino Chiesa, the Board of Directors approved the previous Board of Directors public minutes of April 18, 2018.

#### **2. Transition Lead Report - Public**

The Board of Directors received, for information, the public verbal report from the Transition Lead, CreateTO.

**3. Review reports of fraud, Code of Conduct non-compliance or other forms of non-compliance – BTI**

The Board of Directors received, for information, the public report from the CFO, CreateTO dated May 28, 2018 who stated that there are no issues of non-compliance known to date.

**4. Waterfront Toronto Presentation**

The Board of Directors received, for information, the public presentation entitled “Port Lands Flood Protection” from the President & CEO, Chief Project Officer and Vice President, Project Delivery, Waterfront Toronto dated June 11, 2018.

**In Camera MOTION**

On motion by Dennis Fotinos and seconded by Marcie Zajdeman, the Board of Directors resolved to close part of the meeting to the public to give consideration to confidential matters according to By-law No. 1 of the Corporations and the Companies’ Shareholder Direction at 11:25 a.m.

*During the in camera session, the Board of Directors discussed the following matters:*

**5. Approval of Previous Board of Directors Closed Session Minutes of April 18, 2018 [ACTION]**

**6. Combined CTO/BTI/TPLC Financials [Information]**

- a. 2018 First Quarter Financial Review
- b. 2018 Reforecast

**7. BTI Matters: 2018 Sales Program Update [Information]**

**8. TPLC Matters**

- a. Showline Transaction and RFP Update [Information] – deferred
- b. Relocation of ML Ready Mix – Approval [ACTION]
- c. Waterfront Toronto Master License Agreement [Information] – deferred
- d. Update on Impact of Flood Proofing on Rental Income [Information] – deferred

**9. Briefing Note: Progress Report on the New Consolidated Police Facility at 1627 Danforth Avenue**

[Information] – deferred

**10. Action Items [Information] – deferred**

**11. Transition Lead Report – Closed [Information] – deferred**

**12. Other Business**

- a. **Board Governance [Information] – deferred**
- b. **Strategic Planning Session [Information] – deferred**
- c. **Approval of APS Amendment - Markham and Dunelm - Ward 36 [ACTION]**

**Adjournment**

**MOTION:** On motion by Dino Chiesa and seconded by David Shiner, the Board of Directors resolved to adopt the recommendations from its closed session and direct that these matters remain confidential in accordance with By-law No. 1 of the Corporations and the Companies' Shareholder Direction. The Board of Directors resumed its public session at 1:12 p.m. and the meeting was adjourned at 1:12 p.m.

**Attendance:**

	10:35 to 11:25 a.m. Public Session	11:25 a.m. to 1:12 p.m. In-Camera Session	1:12 to 1:12 p.m. Public Session
Dino Chiesa, Chair	✓	✓	✓
David Shiner, Vice Chair	✓	✓	✓
Ana Bailão	✓	✓	x
Jane Beatty	✓	✓	✓
Ron Carinci	✓	✓	✓
Justin Di Ciano	✓	✓	✓
Dennis Fotinos	✓	✓	✓
Sandra Levy	✓	✓	x
Marcie Zajdeman	✓	✓	x

✓ Members were present for some or all of the time indicated.

**Also Present (at the invitation of the Board):**

William Bryck, Executive Advisory, Development & Property Management, CreateTO  
Joe Casali, Director, Strategic Initiatives, CreateTO

Nikhil Chatterjee, Head, Property Management, CreateTO  
Ryan Glenn, Head, Stakeholder & Client Relationship Management, CreateTO  
Robbie Grewal, Program Lead, City-Wide Real Estate Transformation, City of Toronto  
Jaspreet Hansra-Kulasingam, Chief Financial Officer, CreateTO  
Sarah Hughes, Property Management Clerk, CreateTO  
Michael Kraljevic, Executive Advisor, Asset & Portfolio Management & Major Projects, CreateTO  
Don Logie, Head, Development, CreateTO  
Hon Lu, Director, Environmental Services, CreateTO  
Susan O'Neill, Director, Communications & Marketing, CreateTO  
Mary Ormond, Legal Counsel, CreateTO  
Tim Park, Manager, Transaction Services, Real Estate Services Division, City of Toronto  
Ashutosh Sanghvi, Controller & Director of Procurement, CreateTO  
Josie Scioli, Deputy City Manager, City of Toronto  
Gabriella Sicheri, Director, Development, CreateTO  
Seamus Shanahan, Facilities Planning Specialist, Development & Portfolio Planning, Real Estate Services,  
City of Toronto  
Marina Sheehan, Development Planner, CreateTO  
Nicole Spina, Digital Communications Coordinator, CreateTO  
Kathryn Truman, Controller, CreateTO  
Steven Trumper, Head, Legal & Corporate Secretary, CreateTO  
Antoinette Tumillo, Transition Lead, CreateTO  
Michael Whelan, Head, Major Projects, CreateTO  
Winston Young, Head, Finance & Budget, CreateTO  
Recording Staff: Janice Paterson, Executive Assistant, CreateTO

(Signed by) "Dino Chiesa"

Board Chair

(Signed by) "Steven Trumper"

Head, Legal & Corporate Secretary, CreateTO