

**Minutes of the Board of Directors  
City of Toronto Economic Development Corporation  
o/a Toronto Port Lands Company**

**Meeting No. 4  
Tuesday, September 20, 2016**

The Board of Directors of City of Toronto Economic Development Corporation operating as Toronto Port Lands Company (TPLC), met at 11:00 a.m. on Tuesday, September 20, 2016, at Citigroup Place, 123 Front Street West, Suite 1610, Main Boardroom, Toronto

<b>*Member</b>	<b>September 20, 2016 11:00 a.m.</b>
Mike Williams, Chair	X
Josie Scioli	Via Teleconference
John Livey, Director	X
Joe Farag, Director	Absent

\* Members were present for part or all of the meeting.

**TPLC**

Michael Kraljevic      President & CEO  
Jerry Prypasniak      Corporate Secretary and General Counsel  
Winston Young      Chief Financial Officer  
Judith Nichols      Law Clerk/Recording Secretary

**\*ATTENDEES FROM NORDICITY GROUP**

Peter Lyman, Senior Partner  
Kristian Roberts, Partner  
Greg McClary, Intern

***\*Present only for In-Camera Item #20160920-7***

Mike Williams, Chair, called the meeting to order.

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

None declared.

**20160920-M      Confirmation of Minutes**

**On motion by Josie Scioli seconded by John Livey, the Board confirmed the minutes of the previous Toronto Port Lands Company Board meeting held on June 24, 2016.**

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**20160920-V President & CEO's Verbal Report**

The President & CEO gave a verbal update on the following:

**Waterfront Toronto Accounts:**

TPLC accepted payment of \$400,000.00 as full settlement of an outstanding receivables claim of \$742,747.19.

**On motion by John Livey, seconded by Josie Scioli, the Board received this verbal report for information purposes.**

**20160920-1 TPLC 2016 Q2 Financial Update**

The Board reviewed a report (September 15, 2016) from Winston Young, Chief Financial Officer and Ashutosh Sanghvi, Controller & Director of Procurement with confidential attachments of the Unaudited Financial Statements for the Six Months ended June 30, 2016 and Variance Report for the Six Months ended June 30, 2016 (with Budget Reforecast for fiscal 2016)

**Winston Young gave a brief presentation of the Q2 Financial and answered various queries from the Board**

**On motion by Josie Scioli, seconded by John Livey, the Board received this report for information purposes and requested that an expense of \$100,000 as reflected on the Variance Report for the Six Months ended June 30, 2016 be brought formally before the Board at the next meeting; the Chair also advised that City Council's decision regarding the dividends/grants process will determine funding of Toronto Global and will impact how TPLC proceeds in the future.**

**20160920-2 TPLC Spending Authority Limit Increase**

The Board considered a report (September 14, 2016) from Michael Kraljevic, President & CEO, Winston Young, Chief Financial, and Jerry Prypasniak, Corp. Sec. & General Counsel, recommending that the President's spending authority be increased from \$25,000 to \$50,000 on the terms set out in the report

**On motion by John Livey, seconded by Josie Scioli, the Board authorized that the President's spending authority be increased to \$50,000 on the terms set out in the report.**

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**20160920-8 New/Other Business – Walk-on Reports:**

**20160920-8A - Port Lands Street Cleaning - RFP #2016-017**

The Board considered a report (September 15, 2016) from Nik Chatterjee, Director, Property Management recommending that the Board authorize the awarding of the Port Lands Street Cleaning Contract RFP No. 2016-017 to A & G The Road Cleaners, being the lowest qualified bidder

**On motion by Josie Scioli, seconded by John Livey, the Board approved the staff recommendation and, in so doing authorized:**

- (i) the issuance of the Port Lands Street Cleaning Contract (RFP #2016-017) to A & G The Road Cleaners, being the successful bidder; and**
- (ii) any two (2) officers of TPLC to execute any and all necessary documents required to enter into the Contract.**

**20160920-8B - Roof Replacement at 55 Unwin Avenue, Toronto - RFP #2016-022**

The Board considered a report (September 15, 2016) from Nik Chatterjee, Director, Property Management recommending that the Board authorize the awarding of the Roof Replacement Contract (RFP No. 2016-022) to Nortex, being the lowest qualified bidder

**On motion by John Livey, seconded by Josie Scioli, the Board approved the staff recommendation and, in so doing authorized:**

- (i) the issuance of the Roof Replacement at 55 Unwin Avenue Contract (RFP #2016-022) to Nortex, being the successful bidder; and**
- (iii) any two (2) officers of TPLC to execute any and all necessary documents required to enter into the Contract.**

**20160920-8C - Roof Replacement at 29 Basin Street, Toronto, - RFP #2016-023**

The Board considered a report (September 15, 2016) from Nik Chatterjee, Director, Property Management recommending that the Board authorize the awarding of the Roof Replacement Contract (RFP No. 2016-023) to Sinclair, being the lowest qualified bidder

**On motion by Josie Scioli, seconded by John Livey, the Board approved the staff recommendation and, in so doing authorized:**

- (i) **the issuance of the Roof Replacement at 29 Basin Street Contract (RFP #2016-022) to Sinclair, being the successful bidder; and**
- (iv) **any two (2) officers of TPLC to execute any and all necessary documents required to enter into the Contract.**

**20160920-8D - Ship Channel Bridge Repairs and South Approach Emergency Repairs**

The Board received a report (September 16, 2016) from Michael Kraljevic, President & CEO, and Nik Chatterjee, Director, Property Management as an update of the final costs of the Ship Channel Bridge Repairs and South Approach emergency repairs as follows:

	<b>Board Approved Budget</b>	<b>Actual Expense</b>
<b>Bridge Repairs</b>	<b>\$690,000.00</b>	<b>\$650,302.00</b>
<b>South Approach</b>	<b><u>\$116,478.00</u></b>	<b><u>\$145,665.00</u></b>
	<b><u>\$806,478.00</u></b>	<b><u>\$795,967.00</u></b>

**The combined expenses were under budget by \$10,506.00.**

**On motion by Josie Scioli, seconded by John Livey, the Board received this report for information purposes.**

**Recess**

**On motion by John Livey, seconded by Josie Scioli, the Board recessed at 11:30 a.m. to meet in-camera to discuss the following matters:**

- M. [ACTION]  
**Approval of the In-Camera Minutes of the Board Meeting of June 24, 2016**  
*\*(Confidential – Security of the Corporation’s Property)*
- 3. [INFORMATION] (Verbal)  
**Film Activity Update**  
*\*(Confidential – Security of the Corporation’s Property)*
- 4. [ACTION]  
**Update on TPLC Office Lease**  
*\*(Confidential – Security of the Corporation’s Property)*
- 5. [ACTION]  
**Canroof Corporation Inc. Lease, 560 Commissioners Street, Toronto**

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*\*(Confidential – Security of the Corporation's Property)*

6. [ACTION]  
**Toromont Industries Ltd. c.o.b. Cimco Refrigeration lease extension, 65 Villiers Street, Toronto**  
*\*(Confidential – Security of the Corporation's Property)*
7. [INFORMATION]  
**Presentation - Economic Impacts of Film Development in the Port Lands**  
*\*(Confidential – Security of the Corporation's Property)*
8. **New/Other Business, if any. – See Public Items #s 8A, 8B, 8C, 8D, 8E above.**

#### **Confirmation of Minutes**

**On motion by Josie Scioli seconded by John Livey, the Board confirmed the minutes of the previous Toronto Port Lands Company Board meeting held on June 24, 2016.**

**20160920-3 Film Activity Update - Port Lands Potential & Existing Film Use Sites**  
The Board received a verbal presentation from Michael Kraljevic, President & CEO on various Port Lands potential and existing film use sites with hand-out maps indicating locations of:

1. Port Lands Potential & Existing Film Use Sites – Site Area
2. Port Lands Potential & Existing Film Use Sites – Aerial
3. Port Lands Potential & Existing Film Use Sites - Zoning
4. Port Lands Potential & Existing Film Use Sites - Land Uses
5. Port Lands Potential & Existing Film Use Sites – Major Street Network
6. Port Lands Potential & Existing Film Use Sites – Greenspace

TPLC is continuing to work with relocating tenants in the film industry and to expand film operations within the area of the film, media and innovation cluster.

TPLC's property at 29, 35 and 41 Basin Street is being considered for a potential new film related tenancy.

**On motion by John Livey seconded by Josie Scioli, the Board received this verbal presentation for information purposes.**

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**20160920-4 TPLC Office Lease**

The Board considered a confidential report (September 12, 2016) Michael Kraljevic, President & Chief Executive Officer and Winston Young, Chief Financial Officer requesting ratification of the TPLC Office Lease Extension on the terms set out in the report.

**On motion by Josie Scioli, seconded by John Livey, the Board confirmed and ratified the TPLC Lease Extension on the terms set out in the report.**

**20160920-5 Canroof Corporation Inc. Lease extension, 560 Commissioners Street, Toronto**

The Board considered a confidential report (July 27, 2016) from Nik Chatterjee, Director of Property Management recommending that the Board of TPLC approve the report and authorize finalization of a Lease extension with Canroof Corporation Inc. pursuant to the general terms and conditions contained in the report

**On motion by John Livey, seconded by Josie Scioli, the Board approved the report and authorized the Lease extension on the terms set out in the report.**

**20160920-6 Toromont Industries Ltd. c.o.b. Cimco Refrigeration lease extension, 65 Villiers Street, Toronto**

The Board considered a confidential report (August 24, 2016) from Nik Chatterjee, Director of Property Management recommending that the Board of TPLC approve the report and authorize finalization of a Lease extension on the terms and conditions contained in the report.

**On motion by Josie Scioli, seconded by John Livey, the Board approved the report and authorized the Lease Extension and Amending Agreement on the terms set out in the report.**

**20160920-7 Presentation - Economic Impacts of Film Development in the Port Lands**

The Nordicity Group Attendees (Peter Lyman and Kristian Roberts) delivered a presentation to the Board on the findings of Economic, Employment, and Fiscal Impact film development in the Port Lands

**On motion by John Livey, seconded by Josie Scioli, the Board received the presentation by Nordicity Group for information purposes.**

**20160920-8 New/Other Business –  
Public Walk-on reports - Public Items 8A, 8B, 8C, 8D.  
In-Camera items – None.**

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The Board resumed in public session at 12:10 p.m. to report on the actions taken at the in-camera session.

**Adjournment**

The meeting adjourned at 12:15 p.m.



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Chair



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President and Chief Executive Officer