



GRANDE SPIRIT FOUNDATION BOARD MINUTES
Lakeview, Clairmont
Friday April 28, 2023

Present:	Judy Kokotilo-Bekkerus	Town of Beaverlodge
	Joanne Chelick	Village of Rycroft
	Jonathan Siggelkow	Town of Sexsmith
	Elaine Garrow	MD of Spirit River
	Tom Burton	MD of Greenview
	Denise Skoworodko	Town of Spirit River - Virtual
	Chris Thiessen	City of Grande Prairie
	Alvin Hubert	Saddle Hills County
	Karen Rosvold	County of Grande Prairie
Absent:	Denise Joudrey	Birch Hills County
	Tanya Skinner	Town of Wembley
Administration:	Steve Madden	CAO
	Kelsey Edginton	Executive Assistant
	Hilary Head	Administration/Health and Safety
	Ryan Mysko	Director of Finance
	Shari Hrehoruk	Director of Operations
	Tracy Bussiere	Director of Human Resources
	Scott McFadyen	Project Manager

Guest:

1. CALL TO ORDER

J. Kokotilo-Bekkerus called the meeting to order at 9:31 am.

2. CHANGES AND OR ADDITIONS TO AGENDA:

Addition of 6.3 Spirit River PR and 6.4 Smith Lands

3. APPROVAL OF AGENDA

RESOLUTION # 1561 – Moved by J. Chelick to approve the agenda as presented.

CARRIED

4. APPROVAL OF MINUTES – March 24, 2023

Corrections to the spelling of “Resolution” and the date of 12.1 should be April 28, 2023.

RESOLUTION #1562 – Moved by T. Burton to approve the minutes as amended.

CARRIED

5. PUBLIC INPUT/PRESENTATIONS

6. NEW BUSINESS

6.1. RFD – Telus Proposal for Spirit River Lodge

This proposal was sent out by Administration through email to the board prior to the board meeting. This proposal is for the line installation and the discussed service provisions which is the selection of channels. The Director of Operations will be working with the residents on which channels will be chosen for the package. Administration is looking for the board to ratify this motion.

RESOLUTION # 1563 – Moved by D. Skoworodko to ratify the execution of a contract with TELUS for the amount of \$94,644.39 to provide a copper line and fibre optic line to the Spirit River Lodge with funds from the future development reserve and to proceed with a 5-year agreement for TV, internet and phone services in the building

CARRIED

6.2. RFD – Management Contract for Spirit River Seniors Apartments

This is the contract for Krawford Construction for the Social Housing Corporation apartments, Spirit River senior self-contained apartments. Typically, when doing a general contract, there is a lot that goes into the prime contractor's scope of work, but this is divided up and there is no contract with the prime contractor to help support us with certain items. Recommending the sole sourcing to Krawford which helps keep liability insurance under their umbrella as well. Standard construction contracts throughout the industry allow us to price scope of work individually and then review and accept those changes, and then add to contract. Normally when there are changes, it would need to go through different levels to get the changes approved but this will allow small changes to be approved in a faster amount of time. One of the first items to get priced back to Krawford is putting the parking stalls back to power, which would be \$39,000.

RESOLUTION # 1564 – Moved by J. Siggelkow to approve the execution of a contract with Krawford Construction to support FF&E installation and Grande Spirit Foundation requested changes as needed to fit out the lodge for normal operations. CARRIED

RESOLUTION # 1565 – Moved by J. Siggelkow to approve that the total value of the said contract does not exceed \$275,000 and that the individual scope of work to not exceed \$75,000 and that the costs do not exceed the FF&E budget. CARRIED

6.3. Spirit River PR

There have been a lot of questions from the public about the Spirit River project. There is not a lot of information going around about the status of the project or how people can help, which there could be more community support if there was better communication. Can look at providing updates as needed or requested from the G5 community board members and CAO, along with creating some articles for the newspaper and flyers.

RESOLUTION # 1566 – Moved by K. Rosvold to direct administration to develop and implement a public relations action plan for the Spirit River Projects. CARRIED

6.4. Smith Lands

Administration would like to thank those members who were able to show their support but coming to the City of Grande Prairie meeting where they were discussing the Smith Lands. There was a big win to come out of that meeting, with the council deciding to have that land for Grande Spirit Foundation. Need to start with plans going forward, with a letter from Grande Spirit Foundation to secure the land, which will help with getting developers. P3 Partners met with city staff and went over the outcome of the meeting and what the city is seeing going forward, with a MOU being generated and sent to Grande Spirit Foundation.

RESOLUTION # 1567 – Moved by A. Hubert to approve administration to write a letter to the City of Grande Prairie for the title of the Smith Lands, LOT BLOCK PLAN, to come to Grande Spirit Foundation. CARRIED

7. UNFINISHED BUSINESS:

8. CORRESPONDENCE:

8.1 Letter of Support from City of Grande Prairie re: Regional Housing Needs Assessment

Last year there were letters sent out to all municipalities asking for support for a needs assessment. When administration was discussing smith lands with the city, this letter was mentioned, and it was found that the letter was received but a reply was never sent out. Have now received the City's support for the needs assessment, which is currently underway with the 2021 census information.

8.2 2023 Approved Provincial Capital Maintenance Renewal (CMR) Budget

This is a listing of capital maintenance projects that have been approved by the province. There is not much of a change from 2022 to 2023. There is a large list of items administration is looking to get approved, and with such a small approval list it is disheartening for Grande Spirit Foundation. There will be work done to strengthen what we need for the future. Hoping that with the upcoming election, this can change the amount of funding we will be receiving. Need to advocate to the election candidates that the provincial properties are falling to the wayside when it comes to renovation and housing management bodies need to get the information out there.

8.3 Senior Income Amount April – June 2023

This is the quarterly senior's income amount that comes from the province. No change since the last quarter to these amounts. There is a minimum income that needs to be left after rent, \$344, and Grande Spirit Foundation can leave seniors with \$656 income after rent.

RESOLUTION #1568 – Moved by C. Thiessen to accept items 8.1 to 8.3 as information.

CARRIED

9. REPORTS

9.1 CAO Report

Many staff and board members attended the ASCHA conference. It was a very good experience for everyone, including lodges tours and getting to connect with others. Thank you to the board members who supported those who have never gone to a conference like this and for taking the time to get to know them.

9.2 Portfolio Report

Vacancies are going down and things are starting to balance out with move ins and outs. Total approved applications for households is sitting at 700 on the waitlist. Biggest challenge for applications coming in for the lodges are the ones that require a higher level of care than we can support.

9.3 Finance Report

No questions or concerns regarding the financial report. Trending on par for this time of year. Over on things that are early on in the year, but they do end up balancing out later on.

9.4 Maintenance Report

No questions or concerns with the maintenance report. The maintenance group is doing a great job. Staff are getting ready to engage in getting the memory garden started at Lakeview, where residents were able to have a voice in the design of the garden. Will be looking at a communication plan for progress on the garden.

Break at 10:49 am

Returned at 11:01am

9.7 Project Manager Report

DeBolt is done with the first draft and revisions to the options which has been reviewed by administration. Any changes will be made and then there will be a meeting with the Seniors Association in DeBolt. Pioneer air conditioner tender is out for bid right now. May 9th is the bid opening, will not be signing a contract until there is a loan agreement and business case in place with CMHC. Review of this will take place May 16, with CMHC aware of the timelines on when documents will be coming in.

Scott left at 11:36 am

9.5 Director of Human Resources Report

No questions or concerns about the human resources report. WCB report included in this month's report to the board. Sitting lower than year currently, which is a good trend. This is just a snapshot of what is happening and can provide a report on what we are paying compared to others in the same industry. Most of the injuries are back injuries.

RESOLUTION # 1569 – Moved by C. Thiessen to accept the WCB Report as information. CARRIED

9.6 Director of Operations Report

Would like to say thank you for the opportunity to attend the ASCHA conference. Met a lot of new people and made a lot of new connections. The lodge tours were very educational and opened a lot of eyes when it came to different levels of care. Need to remember that we are here for the residents and want them to live their best lives.

RESOLUTION # 1570 – Moved by C. Thiessen to accept 9.1 to 9.8 as information. CARRIED

9.8 Action List

No questions or concerns.

RESOLUTION # 1571 – Moved by A. Hubert to accept the action list as information. CARRIED

10. ROUND TABLE

K. Rosvold – Thank you for giving me the opportunity of attending the ASCHA conference. It was a pleasure getting to know the staff better.

J. Siggelkow – Would like to know that is happening with truck that was replaced and approved at the last meeting. This was missing in the board package as it was not ready in time, but it was decided that maintenance would not be interested in keeping the old truck.

RESOLUTION # 1572 – Moved by K. Rosvold to approve any proceeds from the sale of the aged out Unit 03 truck to go to designated reserve for capital equipment. CARRIED

T. Bussiere – Would like to note that the CAO and Director of Operations took a health and safety course on the OHS systems and they both passed.

T. Burton – Found ASCHA very educational and good networking. There was a sod turning in Grande Cache for the new elder's lodge, which is history in the making as this is the first lodge for indigenous status that is being built off a reservation. There were around 80 people in attendance, which is a very good turnout. Grande Spirit Foundation CAO and City of Grande Prairie board member attended.

C. Thiessen – Thank you for the opportunity to attend the sod turning in Grande Cache and to the CAO for the office tour before had. The elder's lodge is going to be a great project.

R. Mysko – Enjoyed the ASCHA conference and being able to meet everyone. There were a lot of interesting discussions about existing properties and good contacts from different organizations.

J. Kokotilo-Bekkerus – Beaverlodge hospital replacement update, there was a lease agreement with AHS, but it was not signed. The Premier has assured us that this will be signed by the summer. Closer to getting this project than before but still believing there will be an announcement this summer regarding it.

11. CLOSED SESSION

RESOLUTION # 1573 – Moved by A. Hubert to move into closed session at 12:02 pm. CARRIED

RESOLUTION # 1574 – Moved by A. Hubert to move out of closed session at 12:25 pm. CARRIED

11.1 Employee Item

12. NEXT MEETING:

12.1 Board Meeting – May 26, 2023

13. ADJOURNMENT: Adjourned at 12:27 pm

Judy Kokotilo-Bekkerus, Board Chair

Date

Steve Madden, General Manager