



GRANDE SPIRIT FOUNDATION BOARD MINUTES

Lakeview, Clairmont 9:30 am

Friday October 25, 2024

Present:	Judy Kokotilo-Bekkerus	Town of Beaverlodge
	Jonathan Siggelkow	Town of Sexsmith
	Tom Burton	MD of Greenview
	Denise Skoworodko	Town of Spirit River
	Joanne Chelick	Village of Rycroft
	Albert Poetker	Birch Hills County
	Karen Rosvold	County of Grande Prairie - Virtual
	Alvin Hubert	Saddle Hills County – Virtual
	Tony Van Rootselaar	MD of Spirit River
	Tanya Skinner	Town of Wembley
	Chris Thiessen	City of Grande Prairie - Virtual
Administration:	Steve Madden	CAO
	Kelsey Edginton	Executive Assistant
	Ryan Mysko	Director of Finance
	Shari Hrehoruk	Director of Operations
	Tracy Bussiere	Director of Human Resources
	John Steward	Director of Projects and Maintenance Management
	Hilary Head	Administrative Coordinator
Guest:	Rick Ewasiuk	RMRF – Virtual
	Burke Atkinson	BA Holdings/BA Leasing - Virtual

1. CALL TO ORDER

J. Kokotilo-Bekkerus called the meeting to order at 9:30am

2. CHANGES AND OR ADDITIONS TO AGENDA

Look at moving 8.1 Smith Lands USA to presentation for those who are attending virtually to 5. Presentations; add a page to 8.2 Old Pleasant View Lodge.

3. APPROVAL OF AGENDA

RESOLUTION # 1807 – Moved by D. Skoworodko to approve the agenda with amendments. CARRIED

4. APPROVAL OF MINUTES – September 20, 2024

There is one small spelling correction to be made and clarification on a motion.

RESOLUTION # 1808 – Moved by T. Burton to approve the minutes as amended. CARRIED

5. PUBLIC INPUT/PRESENTATIONS

8.1 Unanimous Shareholder Agreement

There have been some amendments made to the USA after some work with the City of Grande Prairie and CMHC this summer. The agreement went to the building committee where they recommended it move to the board for approval.

RESOLUTION # 1809 – Moved by T. Burton to move into closed session at 9:37 am. CARRIED

RESOLUTION # 1810 – Moved by J. Siggelkow to move out of closed session at 9:47 am. CARRIED

6. REPORTS

6.1. CAO Report

There is not a lot to update outside of the report. CAO Madden attended the ACCA conference which had a lot of legislative members in attendance, including the Premier who talked about moving continuing care from Alberta Health to Seniors, Community and Social Services. The movement from Alberta Health would be beneficial as it would be one Minister to speak on the continuing care side. There was a brief conversation with the Minister in passing about the Smith Lands Sod Turning and how Grande Spirit Foundation would like them in attendance. RMA is coming up at the end of the month and there was discussion about the resolution that was put forward about affordable housing. The County of Grande Prairie is having discussions about affordable housing in Clairmont with a multi-council meeting coming up on November 20, 2024, where this will be discussed. The affordable housing that is needed in Clairmont would be for all tenants and not just seniors. The Grande Spirit Foundation wait list has over 900 applicants with the family side being the highest need. Congratulations to C. Thiessen on being reelected as Director for the ASCHA North Zone. The DeBolt project is wrapping up, however the old property where the buildings were removed, the land focus may need to be changed. The DeBolt Pioneer Seniors has an agreement with the owner of land across from the old building location, but it has been put up for sale, so it could be a good partnership to change the empty land from the old building as a parking lot for the seniors. With strategic planning coming up Grovedale has been a discussion again. The community knows what they would like but does not have the means to make it happen. The MD of Greenview is getting pressure from councilors in that area about getting something built. When the open houses were done to get feedback from the community, it was decided that Grande Spirit Foundation might not be the best fit to have something in that area. This potential project will be discussed more at the strategic planning session and on the business plan. When looking at potential projects, land is the trigger point of discussions as land will be needed for any type of housing.

6.1.a Grand Opening Committee

Planning will start in the new year for the 65th anniversary. Will need to update the Terms of Reference, which will be ready for the Organizational meeting in December.

6.1.b. Building Committee

The minutes in the package are from the August meeting. There are some quick updates from the last meeting. There was a meeting on October 18, 2025, and there was discussion on the USA with the updates being brought here as well as discussion on appraisal tracing on shares. There was discussion on the CMHC application with legal going over timing Things with Smith Lands are moving in the right direction but there is a risk if the funding is not approved. There was discussion on the land transfer as well as the old Pleasant View Lodge.

6.1.c Policy Committee

Meeting was canceled in September, looking at booking in January or February 2025.

6.2. Portfolio Report

The board would like to see the continuing care vacancies on the portfolio report going forward. The current waitlist on the continuing care side has 13 applicants and they will all be on the first floor first. North zone placement team is getting calls everyday about the units in Spirit River. The webpage is about to be revamped, and the continuing care bed will be on the website as advertising. DeBolt is now full of resident feedback being good and that they are really enjoying the units.

6.3. Finance Report

Update since the report, had a meeting with Fire and Form to go over all the reports with one more meeting needed to complete the review, once completed the selection for CMHC projects starts from there. The Harvest Dinner was a success and the numbers show a \$48,276 surplus for the event. This is the highest amount yet. Salary costs are the primary driver for being better than budget with Pleasant View lodge being the reason things are better. There was discussion around the reserves being invested as long-term investments. Grande Spirit Foundation does have long-term investments, and they are performing better than expected.

6.3.a. Finance Committee

Have not had a meeting in a few months but there should be a policy created for administration on investments. Will be trying to schedule a meeting soon.

6.4. Maintenance Report

Pioneer Lodge HVAC project is almost done, just waiting on a few parts to finish things. The Heritage Lodge boilers are waiting for installation of the part which should be done by the end of the month. Lakeview hot water heater has been replaced. The budget items in the report came from Fire and Form BCA's and from recommendations. Heritage Lodge and Wild Rose Manor window replacements were originally budgeted for just getting the panes replaced but the BCA recommended the frames should also be replaced. Have not moved forward with this until it is

both panes and frames getting replaced. Concrete work for Heritage Lodge, Pioneer Lodge and Wild Rose Manor is being held due to the first estimate was for fair weather but not the estimate has doubles. Will be holding until the weather is better so get it back to the original quote. All tripping hazards have been addressed and preventative measures have been set up, but maintenance will keep these under observation during the winter months to watch for heaves.

6.5. Project Management Report

6.6. Director of Human Resources Report

No questions or concerns with the report. Just a highlight from the report, Grande Spirit Foundation received an award from EmployAbilities with the DEAM Inclusive Employer Award 2024 for the work we have done with them. A big thank you to administration for the work that they put in with working with EmployAbilities and their placements.

6.7. Director of operations Report

Spirit River is starting placements for continuing care next month. Orientations have been done for Alberta Health Services staff and Grande Spirit Foundation staff for the continuing care levels. Staff are getting excited to get the residents into their new homes. There are two move ins scheduled for November 6, 2024. Once those residents are in, they will be staggering the move ins until they are all in their units. The items on the wish list for the new Pleasant View Lodge are to make sure that the lodge is homey for the people who are living there. There is flu shot clinics starting in the lodges. These are only available for lodge residents, not for those who are in self-contained apartments. If there is any feedback to the board from seniors, please remind them to contact the Director of Operations or their Site Assistant Managers. Looking to find ways to get the word out that there are units in Spirit River for continuing care as people are coming out of the hospital not knowing that there are units available.

K. Rosvold left at 11:26 am

6.8. Action Listing

No questions or concerns with the action listing.

RESOLUTION # 1811 – Moved by T. Burton to accept 6.1 to 6.8 as information. CARRIED

Break at 11:34 am

Back from break at 11:44 am

7. NEW BUSINESS

7.1 RFD – Asset Transfer

The province is looking at transferring the 9 units to Grande Spirit Foundation that are in the City of Grande Prairie. These units are in various locations across the city. These units have been in the business plan for the last few years and the province has finally recognized the transfer. The province is also incorporating capital maintenance money to help with renovations on the units. The finance department has a plan to see what could be done with the units when they are transferred over. There are no concerns on the administration side about the transfer of these units. Some mistakes were noted in the agreement with the addresses of the units, showing that the units are in Calgary instead of Grande Prairie. Administration will reach out to the province to get this corrected in the agreement. These units will stay under the provincial operating budget even after the transfer has taken place.

RESOLUTION # 1812 – Moved by J. Siggelkow to accept the transfer of nine (9) family housing assets in the City of Grande Prairie as amended from the Alberta Social Housing Corporation by entering not the required agreements with Alberta Social Housing Corporation to complete the sale and approve the CA to sign the documentation required. CARRIED

7.2 RFD – 2024 Rent Ceilings

Some changes were needed to the rent ceilings. This is a larger item to pay attention to as CMHC definition to ensure that tenants are under a certain percentage. Finance looked at the rent surveys for the region for senior housing and updated the sheet to reflect that. The limits in Eaglesham and La Glace have been brought up to match the rest of the locations on the list. The effective date for these amounts would be January 1, 2025.

RESOLUTION # 1813 – Moved by A. Poetker to approve the Seniors Apartment Rent Ceilings as presented effective January 1, 2025. CARRIED

8. UNFINISHED BUSINESS

8.1 RFD – Smith Lands USA

RESOLUTION # 1814 – Moved by A. Hubert to accept the recommended amendments to the Unanimous Shareholders Agreement Grande Spirit Foundation holds together with BA Holdings/BA Leasing with the Board Chair and CAO to sign. CARRIED

8.2 RFD – Old Pleasant View Lodge

RESOLUTION # 1815 – Moved by T. Burton to move into closed session at 12:17 pm.

RESOLUTION # 1816 – Moved by C. Thiessen to move out of closed session at 12:34 pm.

RESOLUTION # 1817 – Moved by A. Hubert to approve the sale of the old Pleasant View Lodge into the Town of Spirit River, as is where is, to the MD of Spirit River for one dollar (\$1). CARRIED

RESOLUTION # 1818 – Moved by T. Burton to approve Grande Spirit Foundation provide a one-time grant to the purchaser of the old Pleasant View Lodge in the Town of Spirit River of \$200,777.17 to assist with asbestos abatement upon the transfer of title. CARRIED

A. Hubert and C. Thiessen left at 12:42 pm.

Break for lunch at 12:42 pm

Back from lunch at 1:11 pm

9. CORRESPONDENCE

9.1 2025 Strategic Planning Session

It is time to gather the executive team and the board together for strategic planning. There is a current plan up to 2026 but would like to regroup and make sure everyone is moving in the right direction. The proposed dates are January 30, 2025, to February 1, 2025, but administration can look at moving it so that it is during the week and doesn't go into the weekend.

RESOLUTION # 1819 – Moved by T. Burton to approve proceeding with the scheduled strategic planning session as discussed. CARRIED

10. ROUND TABLE

J. Chelick – Paving has been completed for most of the streets in Rycroft.

T. Skinner – It is budget time for the Town of Wembley.

T. Van Rootselaar – The MD of Spirit River acquired 110 acres to the south of the Town of Spirit River with the idea of helping with the housing issues in the area as well as some put aside for future G5 projects. Looking at partnering with the college for the day care.

J. Siggelkow – Budget talks coming soon for the Town of Sexsmith.

D. Skoworodko – Budget is starting and there is a craft show on November 1 and 2, at the Centennial Hall in Spirit River. The town is also looking at developing the CN land that is in the middle of the town.

A. Poetker – The water and sewer project in Wanham is almost completed with paving to be done next year. The County worked with Peace Wapiti School Division to get the new principal into housing. There is a need for housing in the community of Eaglesham and hoping that Grande Spirit Foundation can help. A byelection happened and a new councilor has been appointed.

T. Burton – There is a farmers' market in DeBolt on November 30.

J. Kokotilo-Bekkerus – Waiting for Alberta Health Services for more on the health complex in Beaverlodge. No announcements for this yet.

11. CLOSED SESSION

12. NEXT MEETING DATE – December 6, 2024 – Location TBD

13. ADJOURNMENT: Adjourned at 1:33 pm.

Judy Kokotilo-Bekkerus, Chair

Date

Steve Madden, CAO