



Minutes
RePlan Open Forum

Meeting Date: Monday, November 30, 2015, 7:00 – 8:30 pm

Location: False Creek Housing Co-op Communal Space

Purpose: Subcommittee Updates

Present: Richard Vallee, Trudy Sandland, Peer-Daniel Krause, Wendy Herdin, Val Embree, Jerry Roy, Josef Skala, Sharon Yandle, Hans van der Slagt, John Goulka, Herb Barbolet, Sucha Gill, Robert Boyd, Graham McGarva, David McCann, Richard Evans, Mats Tholin;

Regrets: Nathan Edelson, Jay Bancroft, Anne Kaye, Dennis McCann, Jim Woodward;

Meeting Agenda

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- **Co-op Subcommittee**

- Richard Vallee updated the group that over the last year the co-op working group was active **(1)** setting up the joint co-op board committee and **(2)** advocating for co-op lease renewal with the City and in collaboration with CHF and **(3)** reaching out to each co-op to consult on their values for lease renewal as basis for a joint negotiation position;
- He said that the committee discussed the need for active stewardship of strategic relationships at the RePlan level and asked the group to initiate such work.
- Val Embree reported that she has initiated outreach presentations with each co-op. These will conclude in January.

- **Strata Leaseholder Subcommittee**

- Lisa updated the group that the key area of work was to reach out to each strata development on leased land. Another big area of discussion was the 2016 budget as we are preparing to ask stratas for funding to support the work of RePlan.
- Three presentations have taken place to date at Marine Mews, Spruce Village, Fountain Terrace & the Lagoons.
- (see City Liaison for Meetings with the Real Estate Department)

- **Finance**

- David said that all co-ops have committed to provide funding to RePlan. Five co-ops have paid at this point. We have a balanced budget at the moment.
- Jerry said that over the last months he has engaged with the Strata Leaseholder Subcommittee to develop a budget. This budget has been revised several times and will be finalized with a working group on December 3.
- David said that the City has to be approached as soon as possible in order to ensure that funding that was approved for RePlan for the 2015 budget will be carried over into the 2016 budget and new funding allocated to the initiative.

- **Strategy Group**

- Richard Evans reported that the work is getting more complex. As issues get more specific we risk to get siloed in our thinking. The role of the strategy group is to maintain oversight and to ensure a comprehensive approach.
- Lisa added that a focus of discussions was **(1)** developing our position on changes to the Strata Property Act (incl. approaching the BC Law Institute for joint discussions) and **(2)** our application to the Real Estate Foundation.

- **City Liaison**

- **Real Estate Department and Facilities Management**

- Over the years the uncertainty around lease end valuation was identified as the first issue for the City to address. In a recent meeting with REFM, the department introduced its preferred methodology for lease end valuation.
 - Sharon said that the strategic discussion on how we will respond to the proposed changes has not taken place yet. One strategic approach may be to ensure that the discussion of termination valuation must be inseparable from lease renewal.
 - **Acting City Manager Sadhu Johnson**
 - The City liaison team met with Sadhu Johnson, Acting City Manager, Jane Pickering, Acting City Planner, and Bill Ajula, Manager of Real Estate and Facilities Management. At the meeting RePlan updated the heads on previous work. As a result of the meeting Sadhu asked staff to prepare a council motion that will instruct staff to work on resolving the lease end issues and plan for the future of the community. The motion will provide for staff to obtain the necessary resources to undertake the work.
- **Communications**
 - Peer-Daniel reported that the new website will likely be up and running by the end of the week.
- **Action Tasks:**
 - Richard to promote work on strategic relationship development through *Friends of False Creek South*
 - PD/Lisa to get information from Josef and ensure his perspective on the SPA changes is shared
 - Sharon/Nathan to initiate request for funding from the city
 - Lisa/PD to ensure that information on the strata property act is shared with SLS at upcoming meeting
- **Future Meetings**
 - The next meeting is set for January 11, 2015