

CO-OP AUTHORIZED WORKING GROUP

Minutes

Time: 7:00- 8:30pm

Date: Thursday, Nov 2, 2017

Location: False Creek Co-op, Enclave 6, Committee Room, 1092 Sitka Square

1. Roll Call

Co-op	Attendees
Alder Bay	Peter Morgan
Creekview	Clara Salamanca, Wendy Murphy
False Creek	Val Embree (Chairing), Richard Evans, Marc White, Marta Goodwin
Spruce Harbour	Rhonda Schueller
Marina	Bob Lewis
Heritage	Erin Gilchrist, Carol Sutton
<u>Other *RePlan attendees</u>	Nathan Edelson, *RePlan Project Manager; Norma-Jean McLaren; Daniel Ward, *RePlan Community Planning Assistant

2. Approval of Agenda

Approved.

3. Approval of Minutes

There were two sets of minutes to approve: Oct. 5 and Oct. 19. Both were approved.

4. Discussion on Waitlist Coordination

Following the City co-op report, approved in Feb. 2017, which included a key lease term requesting that “co-ops work towards a coordinated access system for new applicants”, False Creek Co-op held a meeting to explore the prospect of a shared and coordinated waitlist system among False Creek South co-ops. False Creek Co-op delegates shared a summary of their internal conversation to the co-op Authorized Working Group in advance of this meeting.

Attendees expressed interest in exploring this topic further noting that it was complex due to major differences between each co-op.

MOTION by FCCHA delegate (seconded by Heritage delegate): Motion to convene relevant co-op representatives and to explore initial ideas and thinking around a prospective shared waitlist system and assess next steps.

Action 4.1: AWG to convene workshop in early January with relevant co-op representatives

Action 4.2: Daniel to confirm appropriate date

Action 4.3: Daniel to prepare 1 page summary of 2016 census info pertinent to this discussion in advance of the January

5. Financial Planning and Modelling for FCS Co-ops

Attendees agreed that upcoming lease extensions and a draft lease proposal warrant a focused discussion amongst co-op treasurers and other informed board members regarding the potential financial implications.

False Creek Co-op noted that they are exploring a green energy initiative (solar microgrid) for their co-op. It was highlighted as an example of the sort of projects False Creek South co-ops could partner on as they look to reduce their ecological footprint and support City policy objectives.

MOTION by FCCHA delegate (Seconded by Alder Bay delegate): Motion to convene treasurer's and/or relevant co-op representatives to better understand the financial needs and outlooks of FCS co-ops and address prospective implications of lease renewal discussions

Members discussed the motion and supported the idea in principal. Some delegates were unsure to what extent their treasurers would be interested in participating in a long term financial planning exercise.

Action 5.1: Daniel to confirm appropriate date

6. Meeting with CHF BC regarding Draft Lease

In October, co-op Authorized Working Group (AWG) delegates met with Darren Kitchen of the Co-op Housing Federation of BC (CHF BC). Darren presented elements of a draft lease proposal and addressed questions from AWG delegates.

Detailed notes from this meeting are available upon request.

6.1 Next Steps

Meeting with Mike and Thom

There is still further discussion regarding the draft CHF BC lease that will need to occur.

MOTION by FCCHA delegate (seconded by Alder Bay delegate): Request for AWG delegates to meet with CHF BC and *RePlan's legal advisor in November to further discuss the draft lease proposal and engage in facilitated discussion to understand consensus points among FCS co-ops regarding the draft lease.

Action 6.1: Nathan Edelson to inquire into Thom Armstrong and Mike Walker’s availability

Action 6.2: Nancy Hannum to inquire on availability of Kevin Stewart

Joint Co-op Board Committee

Authorized Working Group delegates will prepare a summary of discussions concerning the draft lease, among other items.

7. *RePlan Updates

Community Planning

Following advice from *RePlan, engagement on the Resident Protection and Retention Plan (RPRP) and the planning program at large has been delayed to support progress on lease resolution discussions across all tenure groups.

The City is hosting the first engagement event, False Creek South Conversations, on Tuesday, November 7 at the False Creek Community Centre. Confirmation and details regarding other community-planning related events and activities will be announced soon.

Strata Lease Resolution

*RePlan strata delegates continue to participate in discussions with City of Vancouver Real Estate staff. The two parties have begun to address substantive issues that are informing the development of options.

At the next meeting, strata delegates will be presenting their thinking and positions on key prospective terms.

Action 7.1: Daniel to find out whether the SLS presentation can be shared to the AWG

Alternative Governance

In January 2017, city council directed staff to research and assess alternative governance options for False Creek South. This work is done and will be received by council at an in-camera meeting over the coming weeks.

Nonprofits

The *RePlan nonprofit subcommittee (NPS) met in early October and shared information and opinions on upcoming lease renewal and community planning engagement activities.

Update from Marina Co-op

Marina provided an update concerning their ongoing lease renewal discussions with the City of Vancouver.

8. New Business

Guest observer

Delegate requested approval for a student interested in community planning to sit-in on future meetings where appropriate and asked if anyone had concerns about this.

All attendees approved.

Commendation

*RePlan Committee Chair expressed gratitude to delegates for the vision and creativity they bring to these discussions and the skillful and comprehensive efforts undertaken by members to advance lease renewal.

9. Next Meeting(s)

Nov. 9: AWG Meeting with Allison Dunnet

Nov. 16: AWG Meeting with Mike W., Thom A. & Kevin S.

Nov. 30: AWG Meeting

Dec. 7: JCBC meeting

Jan/Feb: Financial Modelling and Waitlist Coordination workshops