



North Peace Housing Foundation

6780 – 103 Ave., Peace River, AB, T8S 0B6

Tel: (780) 624-2055 Fax: (780) 624-2065

Email: tammy.menssa@nphf.ca

North Peace Housing Foundation Board Meeting Synopsis – March 4, 2020

Resident and Tenant Levels:

As of January 2020, we had a total of 197 lodge residents, up 2 from the month of December. Our lodge unit occupancy at the end of January was 88% occupied of the 224 lodge units.

We had 119 occupied senior apartment suites at the end of January, down 2 from the month of December. Our occupancy rate at the end of January was 92%. Garden Court Seniors Apartments had 58 out of 63 units occupied at the end of January; our occupancy rate was 92%.

We had 6 out of the 8 trailers in Cadotte occupied at the end of January. The Family Housing program had 88 of the 123 units occupied, consistent with the month of December, and 25 of the 40 R&N units occupied, up 1 from the month of December, with an overall occupancy of 69%.

We continued to have 39 Rent Supplement recipients in the month of January. No new applications for rent supplements are being accepted at this time while the existing programs are being reviewed for consistency of benefits and to ensure households that need assistance most are prioritized

Administration:

The first week of February was very exciting as the Foundation planned for the announcement of the \$8.2 million approved toward the redevelopment of the Del Air Lodge in Manning, to accommodate 16 designated supportive living and 37 lodge spaces, expanding into higher level care. February 6th was the Provincial announcement in Edmonton with the Honorable Josephine Pon Minister of Seniors and Housing, and the Honorable Tyler Shandro, Minister of Health, and Peace River MLA, Dan Williams.

Our Executive Director attended the event with the Mayor of Manning, The Reeve of the MD of Northern Lights, Terry Ungarian, NPHF Board Member and Mayor of Manning, Greg Rycroft, and Board Chair, Hazel Reintjes.

At the local announcement, held February 7th at the Manning Del Air Lodge, were residents, several Board members, Administration, MLA Dan Williams, as well as the Mayor of Manning and the Reeve of the MD of Northern Lights. We would like to thank all who attended this very exciting event.

Agenda Items:

Council Visits:

The Board directed Administration to respond to the Invitation by Northern Sunrise County to attend their Council on June 23, 2020. There was also direction to schedule meetings with our other regional partner municipalities. These will likely take place after our 2020 Board Retreat, which is being held in late April, as new information and direction will result from this meeting.

Housing Disposition Strategy:

The Board directed administration to forward our Housing Disposition Strategy, to the Province for its approval. Details of our proposed strategy can be viewed at:

http://weebly-file/1/2/3/4/123483327/housing_disposition_strategy_2020_updated.pdf

Autumn Lodge RFP for Demolition:

At the March 4, 2020 Board Meeting of the North Peace Housing Foundation the Board directed administration to award the tender for the demolition of the Autumn Lodge. There will be more details to follow once the contracts are finalized and signed.

First of all, the Foundation would like to express our sincere thanks to the individuals and community members who brought ideas for consideration and we would also like to thank the Province of Alberta, The MD of Peace, the Village of Berwyn and the Lac Cardinal Economic Development Board for the hard work they put forth in their mutual endeavour to find alternative uses for the facility.

This decision to proceed with the demolition of the Lodge was a difficult but necessary one, following two years of attempting to find parties interested, and well-funded enough to take on the existing structure and have the capital to refurbish the building to acceptable standards, plus the ability to sustain the continuing operating costs that would be incurred depending on its future use.

A short history of these efforts includes the following:

In March of 2018, the Foundation advertised a Request for Proposals (RFP) regarding the repurposing of the Autumn Lodge. No proposals were received from this process.

Also, in May of 2018, the Board formed an Autumn Lodge Disposition Committee to look for further options for the Lodge. No alternative uses were forthcoming from these discussions.

Further, in September of 2018, the Foundation listed the Lodge, with a local Real Estate agent, for sale at the price of \$1.00 with the condition that offers had to include “a vision and viable plan.” No offers resulted from this listing.

In February of 2019, the MD of Peace and the Lac Cardinal Regional Economic Development Board received a matching grant of \$10,000.00 from the Province to find ways to repurpose the Lodge. The Foundation received reports outlining a variety of potential future uses of the facility from the Lac Cardinal Regional Economic Development Board, however, again, no proposals resulted from this process.

In September of 2019 a public notice was advertised stating that the Board, at its October 2nd meeting would be discussing a motion to proceed with the demolition of the Lodge if no offers were forthcoming. All interested parties were invited to attend. At that meeting, after considerable discussion and as a result of there being no proposals presented, the Board directed administration to tender an RFP for the demolition of the Autumn Lodge and that it be advertised effective January 1st, 2020 and ending at noon on February 28, 2020.

The decision to delay the start of the RFP process from October to January 2020 was to allow time for any last-minute proposals and, unfortunately, none were received. As a result, the RFP was tendered as scheduled.

Board Meeting Synopsis – March 4, 2020

Page 3

At times over the past two years, potentially interested parties brought up ideas, in basic form, for re-purposing the Lodge, however none included the required viable business plan or demonstrated the needed capitalization to progress from the idea stage to an acceptable proposal.

As the decision to award the tender for the for the demolition of the Autumn Lodge has been made, there will be no further consideration of alternative options for the use of the facility.