

Supplemental Meeting with PHC

March 20, 2021

1. **Opening of the meeting**

Dale called the Zoom meeting to order @ 10:05

Present for GSCA: Ken Manninen and Dale Stohn

Present for PHC Board: Lynette Jackson and Diane Cornish

2. **Agenda:**

This meeting was convened to continue discussing the proposal about partnering with People for a Healthy Community to lease to them space on the Rollo property to construct a building for PHC's needs and was timed to ensure the GSCA board had the latest information in preparation for their AGM.

3. **Business:**

- 1) PHC board discussions continue and no decision has been made about the possible location of a structure on the Rollo site
- 2) The geotech report for the Rollo site is pending
- 3) PHC is considering a 25 to 30 year with an option to renew
- 4) PHC suggested a formal termination clause is needed to give either party the right to terminate the lease
- 5) PHC bylaws require that in the event of dissolution that assets be distributed to another charitable organization and inquired why GSCA did not have charitable status. GSCA advised that GSCA's application for charitable status has been submitted and it is awaiting a decision from the Canadian Revenue Agency. Transfer of ownership of PHC buildings needs to be addressed in the lease.
- 6) PHC inquired if there were any covenants on the gifting of the property to GSCA. GSCA will check and get back to PHC.
- 7) PHC were considering a monthly lease payment to GSCA of \$500 with an annual indexed adjustment (ie. indexed to something like the cost of living).
- 8) GSCA is to advise PHC what its bylaws specify for dispersement of assets should GSCA dissolve.

9) The 2 visions for PHC expansion that are under consideration by the PHC board are: (1) a centralized PHC structure with satellite locations across Gabriola and (2) a single PHC structure to house all PHC activities

10) GSCA noted that while Rollo has not run short of water, their well is not new and that PHC would undoubtedly be drawing from the same aquifer. This could possibly result in water shortages in future for Rollo and since Rollo does not have a cistern system that this could pose a risk to operations that would need to be considered in the agreement

11) Lynette will be attending the GSCA AGM and will be available to support the Board in addressing questions that may arise about the discussions with PHC

4. Meeting adjourned at 10:30