

Toronto Community Housing Corporation
BUILDING INVESTMENT, FINANCE AND AUDIT COMMITTEE

IN-CAMERA SESSION

8:30 a.m. – 9:10 a.m.
11:20 a.m. – 12:45 p.m.

Date: November 20, 2025

Location: Webex / Committee Room 1, City Hall

Time	Description	Action	Pre-read	Presenter
In-Camera Agenda (Revised)				
8:30	1. Chair's Remarks	Information	Verbal Report <i>5 minutes</i>	Chair
8:35	2. Approval of In-Camera Meeting Agenda	Approval	Agenda <i>2 minutes</i>	Chair
8:37	3. Chair's Poll re: Conflict of Interest	Declaration	Agenda and Conflict of Interest Policy	Chair
8:38	4. Confirmation of the In-Camera Meeting Minutes of September 11, 2025	Approval	Minutes <i>1 minute</i>	Chair
8:39	5. Business Arising from the Confidential and In-Camera Meeting Minutes and Action Items Update	Information	Action Item List <i>5 minutes</i>	Chair
8:40	6. Confidential Reading Materials a) Confidential Attachment 1 to Public Item 7B – Integrated Project Delivery: Deep Retrofit of the Scarlettwood Complex b) Confidential Attachment 2 to Public Item 7B – Integrated Project Delivery: Deep Retrofit of the Scarlettwood Complex	Information	Reading Materials <i>30 minutes</i>	All

Time	Description	Action	Pre-read	Presenter
	c) Confidential Attachment 1 to Public Item 7C – Vendor Award: State of Good Repair Interiors Program and Roster d) Confidential Attachment 1 to Public Item 7D – Vendor Award: Construction Manager at Risk at 300 Dufferin Street e) Confidential Attachment 2 to Public Item 7D – Vendor Award: Construction Manager at Risk at 300 Dufferin Street f) Confidential Attachment 1 to Public Item 8A – Review of Q3 2025 Financial Results g) Confidential Attachment 1 to Public Item 9 – Q3 2025 Delegated Real Estate Property Transactions			
Second In-Camera Session				
11:45	7. Confidential report dealing with matters involving the security of the property of the Corporation, matters that are a trade secret or scientific, technical, commercial, or financial information that belongs to Toronto Community Housing Corporation and has monetary value or potential monetary value and matters that are a position, plan, procedure, criteria, or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of Toronto Community Housing Corporation.	BIFAC & Board Approval	BIFAC:C2025-86 <i>10 minutes</i>	General Counsel & Corporate Secretary
11:55	8A Confidential report dealing with matters that are not required to be disclosed under the <i>Municipal Freedom of Information</i> and Protection of Privacy Act, including but not limited to, technical and	BIFAC & Board Approval	BIFAC:C2025-87 <i>15 minutes</i>	Chief Financial Officer & Treasurer

Time	Description	Action	Pre-read	Presenter
	financial information, supplied in confidence to TCHC, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization and financial information that belongs to TCHC and that has monetary value or potential monetary value.			
11:55	8B Confidential report dealing with matters that are not required to be disclosed under the <i>Municipal Freedom of Information and Protection of Privacy Act</i> , including but not limited to personal matters about identifiable individuals, a proposed or pending transaction with a third party, and recommendations of proposed policy or processes.	BIFAC & Board Approval	BIFAC:C2025-105 10 minutes	Chief Financial Officer & Treasurer
11:55	9. Confidential report dealing with matters involving the security of the property of the Corporation.	BIFAC & Board Approval	BIFAC:C2025-89 10 minutes	Chief Financial Officer & Treasurer
	10. Confidential report dealing with matters involving the security of the property of the Corporation.	BIFAC & Board Presentation	BIFAC:C2025-90 20 minutes	Vice President, Information Technology Services

Time	Description	Action	Pre-read	Presenter
	11. Confidential report dealing with matters that are not required to be disclosed under the <i>Municipal Freedom of Information and Protection of Privacy Act</i> , including but not limited to personal matters about identifiable properties, a proposed or pending transaction with a third party, and recommendations of proposed policy or processes.	BIFAC & Board Information	BIFAC:C2025-88 <i>10 minutes</i>	Vice President, Facilities Management
	12. Confidential report dealing with matters that are not required to be disclosed under the <i>Municipal Freedom of Information and Protection of Privacy Act</i> , including but not limited to personal matters about identifiable properties, a proposed or pending transaction with a third party, and recommendations of proposed policy or processes.	Information	BIFAC:C2025-91 <i>10 minutes</i>	General Counsel & Corporate Secretary

TERMINATION