



True North Hostelling Association
O/A Hostelling International –
Canada – Pacific Mountain Region

BOARD OF DIRECTORS
MEETING SUMMARY

DATE & TIME: December 9, 2020, 6:00pm – 7:30pm

PLACE: Zoom Call

PRESENT:	Peter Nietresta	Chair
	David Bentley	1 st Vice Chair
	John Harrop	2 nd Vice Chair
	Krystal Kehoe	Director
	Kit Keener	Director
	Ivan Somlai	Director
	Victoria Oppenlander	Director
	Steve Ahluwalia	Director

REGRETS:

GUESTS:

RECORDER:	Robb Cryder	Acting CEO
------------------	-------------	------------

1. Call meeting to Order

- P. Nietresta called the meeting to order at 6:04 pm PST

2. Adoption of Agenda

- P. Nietresta reviewed the proposed agenda. There were no changes.

ON A MOTION DULY MADE:

BE IT RESOLVED THAT: The Board approves the board meeting agenda for the December 9, 2020 meeting as presented, is hereby acknowledged and ratified by the Directors of the Association.

Status: Passed

3. Adoption of minutes

- October 13, 2020 Board Meeting Minutes
 - P. Nietresta asked if there were any concerns with the Minutes for the October 13 Board Meeting. There was none.

ON A MOTION DULY MADE:

BE IT RESOLVED THAT: The October 13, 2020 Board Meeting Minutes be approved as presented, is hereby acknowledged and ratified by the Directors of the Association.

Status: Passed

- b. October 17&18, 2020 Board Meeting Minutes
 - P. Nietresta asked if there were any concerns with the Minutes for the October 17 & 18 Board Meeting. There was none.
 - P. Nietresta to receive and review version before posting.

ON A MOTION DULY MADE:

BE IT RESOLVED THAT: The October 17 & 18, 2020 Board Meeting Minutes be approved as presented, is hereby acknowledged and ratified by the Directors of the Association.

Status: Passed

- c. Hostel Leases & Potential Sale of HI Vancouver Central
 - i. Amendment to HI Calgary Lease Motion
 - R. Cryder explained the change to the agency sub-leasing HI Calgary and the need for an amendment to the Motion passed on October 12, 2020.
 - There was no discussion and the Motion passed.
 - P. Nietresta abstained.

ON A MOTION DULY MADE:

BE IT RESOLVED THAT: The Board amends the motion to approve Management to finalize a lease agreement with Alberta Infrastructure for the lease of HI Calgary as outlined in the document entitled HI Calgary Lease Proposal dated October 12, 2020. The amendment approves the Calgary Drop-In Centre as the sub-tenant in place of The Alex, is hereby acknowledged and ratified by the Directors of the Association.

Status: Passed

- ii. Motion to approve lease extension of HI Vancouver Downtown
 - R. Cryder introduced the topic and the option to extend the lease of HI Vancouver Downtown to BC Housing.
 - The proposal was put to a Motion and passed.

ON A MOTION DULY MADE

BE IT RESOLVED THAT: The Board approves Management to extend the lease of HI Vancouver Downtown to BC Housing from January 31, 2021 to March 31, 2021, is hereby acknowledged and ratified by the Directors of the Association.

Status: Passed

-
- iii. Proposal to lease HI Vancouver Jericho Beach to the City of Vancouver
- R. Cryder introduced the topic and reviewed key points in the written proposal to sub-lease HI Vancouver Jericho Beach to the City of Vancouver.
 - The proposal was put to a Motion and passed.

ON A MOTION DULY MADE:

BE IT RESOLVED THAT: the Board approves Management to finalize a lease agreement with the City of Vancouver for the lease of HI Vancouver Jericho Beach as outlined in the document entitled HI Vancouver Jericho Beach Lease Proposal dated December 5, 2020, is hereby acknowledged and ratified by the Directors of the Association.

Status: Passed

- iv. BC Housing offer to purchase HI Vancouver Central
- R. Cryder introduced the topic and reviewed key points in the written proposal for BC Housing to purchase HI Vancouver Central (HI VC).
 - The proposal was discussed.
 - V. Oppenlander, S. Ahluwalia, and J. Harrop voiced concerns about losing the income generated by HI VC. R. Cryder responded that in the medium-term the association will not be able to generate comparable Net Surpluses to the recent past and that tax-exempt income from the invested capital will partially offset any shortfall. The financial impact of selling HI VC was discussed.
 - D. Bentley raised concerns about the capital required to upgrade HI VC and when it may be available. Expressed his support of the sale.
 - R. Cryder mentioned that a strategic goal of the association is to have one flagship hostel in Vancouver.
 - P. Nietresta said he was comfortable with the association only operating one hostel for the 2021 summer due to the low anticipated demand.
 - P. Nietresta asked each Director if they support the sale of HI VC to BC Housing. Each Director expressed their support for the sale.

ON A MOTION DULY MADE

BE IT RESOLVED THAT: The Board supports the sale of HI Vancouver Central to BC Housing for \$15 million, is hereby acknowledged and ratified by the Directors of the Association.

Status: Passed

4. Preparation for joint HI C & HI C PM Region Meeting
- P. Nietresta introduced the topic and gave an overview of the upcoming joint meeting of the HI C & HI C- PM Region Boards. The Zoom meeting will take place on Saturday, December 12 from 9:00am 11:00am PST.
 - HI C proposed the meeting and will lead it.

-
- P. Nietresta summarized some of the key topics to be discussed. Referring to the backgrounder document, there will be a discussion of the next steps and some of the issues for the PM - Atlantic merger. A second topic is the status of the HI C Governance Review process and the future of the HI C partnership.
 - P. Nietresta reviewed the role of the Council of Executive Directors (CED) and the position of Chair, which is occupied by Q&O's Executive Director, Jacques Perreault. It was mentioned that PM's former CEO Chaired the CED for 4 years and that PM's current management structure does not allow for PM to fulfil this role.
 - R. Cryder confirmed that the CRM project was a national initiative.
 - I. Somlai asked if the PM Board could be provided with the names of the HI C Directors. R. Cryder will provide and arrange for a Zoom link to be sent.

5. Other Business

- There was none.

6. Adjournment

- P. Nietresta adjourned the meeting at 8:10pm PST.

Chair

Secretary