

**Mayor Sean Carnahan**  
**Council Report January – April 2025**

In addition to regular council meetings, Special council meetings and various correspondence and administration duties

**January 6th – Subdivision Authority Meeting** – meet with members to review subdivision plan for 5022 50<sup>th</sup> Street. The plan submitted was to subdivide into 3 residential lots for development and building. This meeting was opened to the public to allow for residents in the area to meet the authority and the developer to discuss all concerns raised. Concerns with traffic congestion and safety were the major concerns. A traffic analysis was completed by administration to determine the extent of the traffic and suggestions related to prohibiting parking on 1 or both sides of the street along with increased pedestrian signage on all related roads. The subdivision authority approved the development with conditions.

**January 23<sup>rd</sup> – Leduc Regional Housing Foundation** – Chaired the foundation board meeting where the board received leadership presentations related to infrastructure, finances, and operations. The finance committee presented results up to November 2024 with large variances relating to higher interest rates and increased occupancy. The 2024 COR Maintenance audit was presented with a 96% a 4% improvement over prior year. The waiting list was presented to the board and although some progress has been made the lists continue to grow.

**February 7<sup>th</sup> & 8<sup>th</sup> – Leduc Regional Housing Foundation** – Attended the annual strategic review and planning session held at The Inn on the Lake at Pigeon Lake. This year the board was tasked with reviewing the strategic plan that ended in 2025 and creating the strategic plan that will govern the board and foundation for the next 4 years. The new strategic plan will focus on financial opportunities, development & growth of our infrastructure, partnerships & collaboration and advocacy & awareness.

**February 20th – Leduc Regional Housing Foundation** – attended the finance committee meeting where the committee reviewed adjusted November results and unaudited December results, reviewed and approved allowance for doubtful accounts and request to proceed with write off of uncollectible accounts. The committee reviewed and proposed change to the Reserve accounts with some transfers out of accounts deem over funded into the capital infrastructure fund to increase future capacities. Review of an asset transfer agreement between LRHF and GOA for the possible transfer of Goldage Apartments from GOA to LRHF and made recommendations to request an extension and further negotiations

**February 25<sup>th</sup> – Calmar Library Board** – attended library board meeting where reports related to library operations were received. The board had discussion related to if joining The Alberta Library (TAL) would help improve library operations. Council members were asked about discussions held on changing the funding options for the library from a budget approval to a simple grant funded model. This would allow for the library to be more in control of its funding strategies and revenue sources. The board asked the director to complete some analysis and fact finding to determine what this would look like.

**March 20<sup>th</sup> – Leduc Regional Housing Foundation** - attended the finance committee meeting where the committee received the audited financial results of the foundation. The audit was completed with no additional findings. The 2024 surplus allocation was reviewed and recommendations were passed onto the board. 2024 dispositions and prior year adjustments were reviewed and passed onto the board as information. The committee reviewed financial results for all portfolios as of February 2025 and moved them onto the board. A revised asset transfer agreement for Goldage apartments was reviewed with all requested items agreed to by the GOA. Recommendation to present to the board with acceptance.

**March 27<sup>th</sup> – Leduc Regional Housing Foundation** – attend foundation board meeting. The board received the audited financial results for 2024 and accepted them as presented. Finance chair presented 2024 adjustments and write offs, the surplus allocation recommendation, financial snapshots for portfolios as of February 2025 and the Goldage apartment transfer recommendation between GOA and LRHF. Governance committee presented revisions to the board terms of reference with minor changes, proposed board governance self review tool. Executive director presented the finalized version of the 2025-2029 Strategic plan for acceptance by the board, along with the recommendation for the foundation to hire a COO to assist with the operational needs of the expanding foundation. I have attached the February waitlist for those that would like to see.

**March 31<sup>st</sup> – April 2<sup>nd</sup> – Alberta Seniors & Community Housing Association** – attended the annual ASCHA conference in Edmonton, with keynote speaker Daniel Lewis. Took part in breakout educational session All things capital to learn about asset transfers to housing foundations and discussion on integrating continuing care capital into the housing portfolios. Heard commentary from Minister Jason Nixon Minister of Seniors, community and social services on the current government has expanded his portfolio to include a broader range of housing options and support options for all Albertans. Attended an interactive roundtable for housing foundation board members where it was apparent that many foundations are single portfolio focused and lack understanding with multiple portfolio foundations such as LRHF. Attended the 2025 annual general meeting. Attend educational breakout session A new mixed use rental calculator & using technology for cost estimation and design. This was neat session where we learned about using new tools funded by CMHC to lower soft costs and develop due diligence to assist with future construction concepts and plans to improve over all costing models. Attended informative panel discussion that shed light on the housing sector's aligned goals with community and support services offered to residents across the entire housing continuum, with representatives from FCSSAA, Healthy Aging Alberta and the ministry of Mental Health & Addiction.

**April 25<sup>th</sup> – Subdivision Authority Meeting** - met with members virtually to review subdivision applications for Hi-Way 39 industrial park to create 5 new industrial lots and 1 public utility lot, Pals Geomatics ( Built with Passion) for 5022 50<sup>th</sup> street for 3 residential lots and Select Engineering (Southbridge Stage 4) for the creation of 21 new residential lots and 1 public utility lot. All applications were endorsed.