BOARD MEETING
Wednesday, September 23, 2026 – 6:00 pm
WBH Boardroom/MS Teams

AGENDA

Our Vision

Wood Buffalo is a region where everyone has the opportunity to access safe and affordable housing

Our Mission

We collaborate with our stakeholders to provide safe and sustainable housing solutions for the peoples of our region

I humbly acknowledge that the land on which we live, learn, work and play is Treaty 8 Territory, the traditional lands of the Cree, Dene, and Métis people. We make this acknowledgement as an act of reconciliation and gratitude to those whose territory we reside on or are visiting.

			Attachment
1.	**CALL TO ORDER**	A. McKenzie	
2.	**PROPERTY SHOWCASE:** Venture Terrace, Delta, Creekside	P. Scantlebury-MacInnis	
3.	**AGENDA APPROVAL, DECLARATIONS AND BOARD CHAIR REPORT**		
	3.1. Approval of Agenda: *motion to approve the agenda*	All	3.1
	3.2. Declaration of Conflict of Interest		
	3.3. Declaration of Knowledge of Fraudulent Activities		
	3.4. Board Chair Report	A. McKenzie	3.4
4.	**APPROVAL OF THE CONSENT AGENDA ITEMS:** *(motion to approve the Consent agenda as presented)*	A. McKenzie	
	4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 4.8, 4.9, 4.10, 4.11, 4.12, 4.13, 4.14, and 4.15		
	4.1. **Board Meeting Minutes of June 17, 2026:** (*for approval)*		4.1
	4.2. **AGM Meeting Minutes of June 17, 2026:** (for approval)		4.2

DISTRIBUTION:			
	A. McKenzie (chair)	N. Karamujic	K. MacIntyre
	S. Schaffer	T. Lawrence	K. Myers
	C. Roques	J. Hammond-Wall	C. Ezeh
	K. Cardinal	P. Scantlebury-MacInnis	J. Folsom
	C. MacKay	Melonie Matthews-Ryan	

4.3. **Committee Meeting Minutes:** *(accept for information)*

4.3.1 Governance Committee Minutes (June 8, 2026) 4.3.1

4.3.2 Audit Finance Committee Minutes (June 10, 2026) 4.3.2

4.4. **Corporate Update:** (*for approval)* 4.4

4.5. **Executive Limitation Monitoring Reports**:

(motion to approve, as recommended by the Governance Committee)

4.5.1. EL2 Treatment of Staff 4.5.1

4.5.2. EL6 President Succession Planning 4.5.2

4.5.3. EL9 Public Image of Corporation 4.5.3

4.5.4. ELG Global Executive Committee 4.5.4

4.6. **Terms of Reference 2: Executive Committee** 4.6

(motion to approve, as recommended by the Governance Committee)

4.7. **President and CEO Compliance Certificate Q2 2026:** 4.7

(for information as, recommended by the Governance Committee

4.8. **Q2 2026 Investment Report** 4.8

(for information, as recommended by the Audit Finance Committee)

4.9. **Q2 2026 WBH Expenses**

(for information as, recommended by the Audit Finance Committee)

4.9.1. President and CEO's Expenses 4.9.1

4.9.2. Board Chair Expenses 4.9.2

4.10. **Q2 2026 Remittances & GST Letter** 4.10

(for information, as recommended by the Audit Finance Committee)

4.11. **BN - Asset Management Plan:** *for information* 4.11

(for information, as recommended by the Audit Finance Committee)

4.12. **BN – Capital Projects Update:** *for information* 4.12

(for information, as recommended by the Audit Finance Committee)

4.13. **Top Risks and Risk Register Update:** *for information* 4.13

(for information, as recommended by the Audit Finance Committee)

4.14. **Opportunities Register:** *for information* 4.14

(for information, as recommended by the Audit Finance Committee)

4.15. **Long- and Short-Term Property Goals:** *for information* 4.15

DISTRIBUTION:			
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	S. Schaffer	T. Lawrence	K. Myers
	C. Roques	J. Hammond-Wall	C. Ezeh
	K. Cardinal	P. Scantlebury-MacInnis	J. Folsom
	C. MacKay	Melonie Matthews-Ryan	

(for information, as recommended by the Audit Finance Committee)

5. **WBH BOARD COMMITTEE UPDATES**

5.1. **Governance Committee** S. Schaffer

Chair Summary of September 14, 2028, meeting discussions

5.1.1. **WBH 2026 Operational Review and Action Plan**

(for information as, recommended by the Governance Committee)

5.1.1.1. WBH 2026 Operational Review Results 5.1.1.1

5.1.1.2. WBH 2026 Operational Action Plan 5.1.1.2

(motion to approve the WBH 2026 Operational Action Plan and authorize the President and CEO to sign the Instructions Tab of the Action Plan and return to the province.

5.1.2. **2026 Capital Projects Grant Compliance Review** 5.1.2

(for information as, recommended by the Governance Committee)

5.1.3. **Strategic Plan and Strategic Pillars – September 2026**

5.1.3.1. 2026-2028 Strategic Pillars 5.1.3.1

5.1.3.2. 2026-2028 Strategic Plan 5.1.3.2

(motion to approve the 2026 – 2028 Strategic Plan, as recommended by the Governance Committee)

5.1.4. **Board Chair and Member Evaluations**

(for information as, recommended by the Governance Committee)

5.1.4.1. Board Chair Evaluation Results 5.1.4.1

5.1.4.2. Board Director Self Evaluation Results 5.1.4.2

5.2. **Audit Finance Committee** K. MacIntyre

Chair summary of September 16, 2026, meeting discussions

5.2.1. **Q2 2026 Unaudited Quarterly Financial Report** K. MacIntyre 5.2.1

(motion to approve the Q2 2026 Unaudited Quarterly Financial report, as recommended by the Audit Finance Committee)

5.2.2. **BN – Cleaning Services** P. Scantlebury-MacInnis 5.2.2

*(motion to approve that, the President and CEO is authorized to sign a three-year contract with the Contractor for up to a total cost of **$230,212.00** per annum **($230,484.00 during a leap year**), which equals a total of **$690,908.00** over the three-year contract, as recommended by the Audit Finance Committee)*

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	C. Roques	J. Hammond-Wall	C. Ezeh
	K. Cardinal	P. Scantlebury-MacInnis	J. Folsom
	C. MacKay	Melonie Matthews-Ryan	

6. **ITEMS FOR DISCUSSION, DECISION OR UPDATE**

6.1. **Board Chair 1:1 with Board members: update** A. McKenzie
(for information, as recommended by Governance and Audit Finance Meetings)

6.2. **Board and Audit Finance Meeting Schedules** A. McKenzie

6.2.1. Board Meeting Schedule 6.2.1

6.2.2. Audit Finance Meeting Schedule 6.2.2

(motion to approve the Board meeting and Audit Finance meeting schedules, as recommended by the Governance and Audit Finance Committee)

7. **COMMUNICATION** A. McKenzie

7.1. Operational Review and Action Plan letter received from the province. 7.1

7.2. GOA approval letter: reallocate previously approved provincial funding toward balcony repair and building envelope remediation projects. 7.2

8. **NEXT MEETINGS**

8.1. **Governance Committee meeting – November 2nd, 2026**

8.2. **Audit Finance Committee meeting – November 4th, 2026**

8.3. **Audit Finance Committee meeting – November 12th, 2026** ***(if required)***

8.4. **Executive Committee meeting – November 16th, 2026**

8.5. **WBH Board Meeting – November 18th, 2026**

9. **ADJOURNMENT** A. McKenzie

We value:

Respect
Integrity
Innovation
Collaboration
Service

DISTRIBUTION:

A. McKenzie (chair)	N. Karamujic	K. MacIntyre
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