



NIAGARA REGIONAL HOUSING

Campbell East, 3rd Floor
2201 St. David's Road, P.O. Box 344
Thorold, ON L2V 3Z3
Phone: (905) 682-9201 Fax: (905) 687-4844

Minutes

Directors:

Shirley Cordiner, Chair
Public-at-Large, Welland

Henry D'Angela, Vice-Chair
Councillor, Thorold

Karen Blackley, Secretary
Stakeholder, Thorold

Patrick O'Neill, Treasurer
Stakeholder,
Niagara-on-the-Lake

Linda Allen
Tenant, St. Catharines

Barbara Carroll
Public-at-Large, St. Catharines

Ken Goka
Stakeholder, Welland

Paul Grenier,
Councillor, Welland

James Hyatt
Stakeholder, St. Catharines

Kelly Kendrick
Stakeholder, Fort Erie

John Osczytko
Public-at-Large, St. Catharines

Andrew Petrowski
Councillor, St. Catharines

Walter Sendzik
Councillor St. Catharines

Selina Volpatti
Councillor, Niagara Falls

NIAGARA REGIONAL HOUSING Board of Directors Meeting

#144 – 2015

NRH Boardroom
Campbell East, 3rd Floor
2201 St. David's Road
Thorold, ON

August 21, 2015 – 9:00 A.M. – 12:00 P.M.

Attendees

Directors/ Members:

S. Cordiner, H. D'Angela, K. Blackley, P. O'Neil,
J. Hyatt, W. Sendzik, J. Osczytko, K Goka
P. Grenier till 10:10 AM, S. Volpatti till 10:23 AM

Regrets: K. Kendrick, B. Carroll

Absent: L. Allen, A. Petrowski

NRH Staff: E. Balmain, W. Thompson, D. Woiceshyn,
V. Amato, T. Jeffray for Capital Budget items

Regional Staff: K. Chislett Commissioner Community Services
For item 3.:
H. Schlange, CAO
C. McQueen, Dir. Org. Performance
F. Marcella, Business Consultant, Org. Performance

A quorum being present, the meeting was called to order at 9:05 A.M.

1. Adoption of Agenda/Declaration of Conflict

Consider 4.3. Capital Budget before 4.2. Operating Budget

*Moved by: J. Hyatt
Seconded by: P. O'Neill*

That the agenda be ADOPTED as amended.

CARRIED

A conflict of interest was declared by J. Osczytko with items 15-142-3.2 and 15-142-3.3. from the May 29, 2015 meeting at which he was not in attendance; his organization submitted a proposal to the IAH-E program.

2. Approval of Minutes

2.1. Minutes of the June 26, 2015 Meeting

*Moved by K. Blackley
Seconded by P. O'Neill*

That the minutes of the June 26, 2015 meeting be ADOPTED.

CARRIED

2.2. Business Arising

There was no business arising.

3. Value for Money Audit

Harry Schlange, CAO, Niagara Region, Chris McQueen, Director of Organizational Performance, Niagara Region and Frank Marcella, Business Consultant, Organizational Performance, Niagara Region, were present to answer any questions the Board might have regarding the Value for Money Audits of the Broadoak, Niagara Falls and Fitch St. Welland projects.

The report is expected to be completed in October. Management will have the opportunity to review for factual errors and then to respond to any findings; similar to a financial audit.

It was suggested that MNP share findings and best practices with the Housing Provider Developers for the projects currently in progress through the IAH-E.

4. Staff Reports

4.1. Reappointment of Directors – Report 15-144-4.1.

The Chair was handed to H. D'Angela. W. Thompson and D. Woiceshyn, left the meeting to sort and count the performance/selection ballots. The results provided

to the Chair were announced: that S. Cordiner, P. O'Neill and J. Osczyko be reappointed.

*Moved by K. Blackley
Seconded by J. Hyatt*

That the NRH Board, having reviewed the performance of its Directors, RECOMMENDS to Council for APPROVAL, the reappointment of those Directors whose terms expire in September 2015. Specifically that:

- 1. Shirley Cordiner be reappointed for a term ending September 26, 2019***
- 2. Patrick O'Neill be reappointed for a term ending January 25, 2019***
- 3. John Osczyko be reappointed for a term ending September 26, 2019***

CARRIED

The Chair was handed back to S. Cordiner.

4.3. Proposed 2016 Capital Budget

Cover report was distributed. Directors were asked to correct the year on spreadsheet that went out in package to Draft "2016" Capital Plan.

Travis Jeffray, Capital Works Manager, joined the meeting to answer technical questions. Staff presented the proposed Capital budget, highlighting NRH energy savings to date and energy saving jobs planned for the future. Directors were advised that some accessibility issues could not be addressed without changing the building footprint.

*Moved by J. Hyatt
Seconded by S. Volpatti*

That Niagara Regional Housing Board of Directors APPROVE the 2016 Proposed Capital Budget as presented.

CARRIED

Considering the increasing cost of utilities, staff was directed to do a long term Cost Benefit Analysis of alternate energy sources such as installing solar panels on NRH buildings, in order to develop an Energy Management Plan.

Staff will investigate contracting a consultant to draft strategy to achieve long term savings.

Action by: T. Jeffray

4.3.a.

Moved by S. Volpatti

Seconded by J. Osczytko

That the Niagara Regional Housing Board of Directors APPROVE the addition of one FTE to the Capital Works Department to maintain the 2,758 units for which NRH is responsible.

CARRIED

4.2. Proposed 2016 Operating Budget

Cover report and revised spreadsheet were distributed. Staff presented the 2016 budget, which was prepared by reviewing line by line increases and decreases along with cause and effect items, such as End of Operating Agreements with Housing Providers and loss of the 10% Green Energy Benefit for electricity.

Staff answered questions to help clarify budget:

- The 4.7 M in Indirect Allocations or Below the Line costs from the Region are not yet available.
- 91% of NRH budget is non-discretionary
- NRH returns millions of dollars to Niagara through property taxes and contractor services purchased locally.
- Finance staff will be presenting the 2016 budget in the new EFMS format at the next meeting.

P. Grenier left at 10:10 A.M.

- The new EFMS is proposing that debt and principle on debentures be lumped into one; this will not promote transparency. There is a direct correlation between debentures and federal subsidy, as debentures decrease the federal subsidy which is tied to Service Agreements also decreases.
- NRH repays funds received from the Region for the Capital Budget.

Moved by J. Hyatt

Seconded by K. Goka

1. *That Niagara Regional Housing Board of Directors APPROVE the Proposed 2016 Operating Budget excluding allocated costs.*
2. And further, that the NRH Board of Directors, requests Niagara Region staff to attend the next NRH Board meeting to present a breakdown of Regional Indirect Allocations for 2016 and explain changes to the budget line descriptions.

CARRIED

Action by: D. Woiceshyn

S. Volpatti left the meeting at 10:23 A.M.

4.4. Multi-Year Operating Budget Forecast for 2017 and 2018

The Multi-Year Operating Budget Forecast for 2017-2018 was distributed and presented by staff. It does not include Indirect Allocations from the Region.

Moved by P. O'Neill

Seconded by K. Blackley

That Niagara Regional Housing Board of Directors APPROVE the 2016 Proposed 2017-2018 Multi-Year Operating Budget as presented.

CARRIED

4.5. Proposed 10-Year Capital Plan

The cover report to the 10-Year Capital Budget was distributed and presented by staff.

Moved by J. Hyatt

Seconded by P. O'Neill

That Niagara Regional Housing Board of Directors APPROVE the 2016 Proposed 10-Year Capital Budget as presented.

CARRIED

5. New Business

There was no New Business.

6. General Manager's Report

6.1. Financial Statements

Moved by K. Blackley

Seconded by K. Goka

That the Niagara Regional Housing Board of Directors APPROVE the financial statements as at June 30, 2015.

CARRIED

6.2 Staffing

6.2.1. Manager Housing Programs

Referencing emails of July 23rd, the General Manager advised that the Manager of Housing Programs, M. Fearnside resigned two days after the Manager of Housing

Operations went off with a broken shoulder. She apologized for not letting the Board know sooner, it was an oversight in the midst of much chaos.

Interviews for the Manager of Housing Programs position will be held next Wednesday. Directors were asked if they were available to attend. P. O'Neill volunteered.

6.2.2. Manager Housing Operations

Submission deadline for the Manager Housing Operations position is August 26th.

6.2.3. Affordable Housing Analyst

The General Manager advised that NRH staffing needs have been considered by the Executive Committee, the entire housing sector is experiencing retirements and that additional support is needed.

Senior Management Team meetings have now been expanded to include middle managers. In addition, training is being promoted to the full extent allowable in the budget.

Staff have identified Federal Provincial administrative funding availability to cover a Affordable Housing Analyst Position for the 1 year Pilot Program.

Moved by J. Osczytko

Seconded by P. O'Neill

That the NRH Board of Directors APPROVE the reinstatement of the Affordable Housing Analyst position for a 1 year Pilot Program.

CARRIED

7. Closed Session – Not required

8. Committee Reports

8.1. Executive Committee

Minutes of the May 12, June 23 and July 28, 2015 meetings were provided for Directors information.

8.4. Appeal Hearings

Minutes of the July 7 and 21, 2015 hearings were provided for Directors information.

Moved by P. O'Neill

Seconded by K. Blackley

THAT the Niagara Regional Housing Board of Directors RECEIVE the minutes of the above noted meetings for information.

CARRIED

8.a.

The Chair called attention to the minutes of the June 23rd Executive Committee meeting, item 4.2., General Manager Title.

Moved by H. D'Angela

Seconded by J. Osczytko

That the Niagara Regional Housing Board of Directors APPROVE changing the title of NRH's General Manager to "Chief Executive Officer" (CEO), to clarify responsibilities and reporting structure of the position.

CARRIED

9. For Information

9.1. Action Items from Previous Meetings

Correspondence/Media

9.2. Letter dated July 24, 2015 from Harry Schlange, CAO, Niagara Region to Ellen Balmain, General Manager, NRH re: Value for Money Audit

9.3. Invitation to Grand Opening of Niagara Peninsula Homes & Niagara Women's Enterprise Centre in Welland, Sept. 18, 2015

10. Other Business

There was no Other Business

11. Next Meetings

Friday, October 2 & October 30 at 9:00 A.M.
CE308 - NRH Board Room
Campbell East, 3rd Floor
2201 St. David's Road
Thorold

12. Adjournment

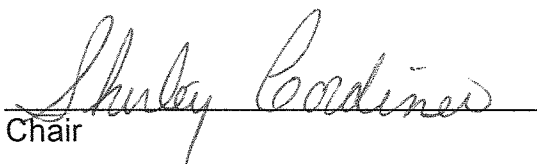
Motion to ADJOURN at 10:45 A.M.

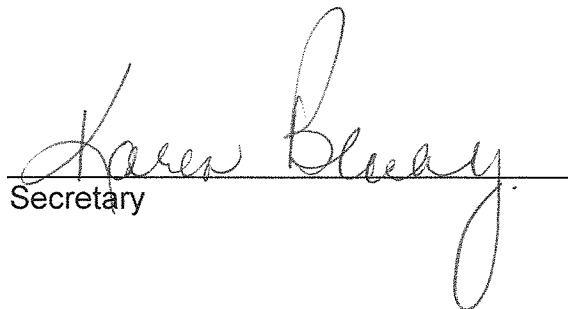
Moved by W. Sendzik

Seconded by H. D'Angela

CARRIED

Minutes Approved:


Chair


Secretary