



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

NIAGARA REGIONAL HOUSING Board of Directors Meeting

#145 – 2015

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

October 2, 2015 – 9:00 A.M.

Attendees

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

Directors/ Members:

S. Cordiner, H. D'Angela, J. Hyatt, J. Osczytko,
K Goka, P. Grenier, S. Volpatti, K. Kendrick,
B. Carroll, L. Allen, W. Sendzik till 10:35 A.M.,
K. Blackley till 11:15 A.M.

Regrets: P. O'Neill, A. Petrowski

NRH Staff: E. Balmain, W. Thompson, D. Woiceshyn,
V. Amato,

Regional Staff: K. Chislett Commissioner Community Services
H. Chamberlain, Director Financial Management &
Planning

A quorum being present, the meeting was called to order at 9:00 A.M.

1. Adoption of Agenda/Declaration of Conflict

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

That the agenda be ADOPTED.

CARRIED

There were no conflicts of interest declared.

2. Approval of Minutes

2.1. Minutes of the August 21, 2015 Meeting

Moved by K. Goka

Seconded by J. Osczytko

That the minutes of the August 21, 2015 meeting be ADOPTED.

CARRIED

2.2. Business Arising

There was no business arising.

3. Indirect Budget Allocations

H. Chamberlain, Director of Financial Management and Planning for Niagara Region, explained that indirect allocations are calculated by consolidating all program support costs (Legal – including insurance claims, search and titles, IT, financial, etc.) and allocating a portion/percentage across all cost centres. This year there is an increase of ½%. The Region's Corporate Administration budget has not yet been received by the Budget Committee.

NRH funds 6.0 FTE financial staff resources who report to Niagara Region's Corporate Services Department and have been relocated to Corporate Services offices.

H. Chamberlain was asked to provide a report to NRH on Legal hours and how it translates to 3%

Action by: H. Chamberlain

4. Staff Reports

4.1. Final 2016 Operating Budget with Indirect Allocation Items – Report 15-145-4.1.

Subsequent to the August 21, 2015 Board meeting, the Region has provided 2016 Indirect Allocation charges which have now been incorporated into the NRH operating budget as circulated.

Staff explained that this is the first time accounts are being displayed in the new regional accounting software format with new account numbers and names.

Line items without account numbers are displayed as a roll up due to the sheer volume of accounts needed for NRH business. For example, NRH has various repair and maintenance accounts to enable accurate tracking per property and analysis of electrical, plumbing, flooring, and HVAC costs to name a few. Phone line includes elevator phones, security enter phones at buildings, etc...

D. Woiceshyn advised that there were three changes from the operating budget the Board approved in August:

- Expense Decrease: Property tax for Broadoak decreased,
- Revenue Decrease: Federal Section 95 – reduction in Federal subsidy for housing providers due to the expiry of another End of Operating Agreement
- Expense Increase: An in-depth analysis conducted to the Non-Profit and Co-Op subsidy has determined an increase from \$428,200 (2%) to \$542,200 (2.5%) is required to accommodate changes to the legislated indices imposed by the Ministry as well as increases to property taxes charged to providers. The analysis was based on the 2016 legislated changes to the cost factors, market rent indices by area and unit type issued by the Province.

The bulk of NRH budget supports provincially legislated services and processes. Since housing was devolved to municipalities, the Federal/Provincial subsidies have been decreasing and the Regional portion of costs increasing. This was part of the Province's original transfer plan.

The 2016 budget includes \$4.9 mil for property taxes charged to owned units.

The 2016 budget approved in August was prepared as per Board direction to present the budget necessary to conduct NRH business without service loss.

Staff was directed to present the Board with a comparison zero increase operating budget and explain the impact it would have on operations; include previous year actuals.

Action by: Financial Staff

*Moved by W. Sendzik
Seconded by S Volpatti*

That approval of the revised 2016 NRH Operating Budget be DEFERRED to the next meeting.

CARRIED

4.2. 2016 Revised Capital Budget – Report 15-145-4.2.

A capital project was added to the 2016 Capital Budget as a placeholder for the \$8.7 million IAH-E funding for New Development. Additional gross budget is \$11.6 million for a total 2016 Capital Budget of \$17.4 million. Final project(s) or decisions regarding IAH-E funding for new development will be subject to Board and Council approval. Staff advised that certain funding is paid out to proponents as milestones are reached for the IAH-E new development capital project(s).

*Moved by B. Carroll
Seconded by J. Osczytko*

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

CARRIED

4.3. 2nd Quarter 2015 Report to Board and Council – Report 15-145-4.3.

*Moved by J. Hyatt
Seconded by P. Grenier*

That Niagara Regional Housing Board of Directors APPROVE the 2015 2nd Quarter Report.

CARRIED

Discussion ensued regarding roll-out and communications regarding market rent tenants.

W. Sendzik left the meeting at 10:35 A.M.

5. New Business

5.1. 2016 Proposed Board Meeting Dates – 15-145-5.1.

The date of the August 2016 Board meeting was changed to August 26.

*Moved by B. Carroll
Seconded by L. Allen*

That the NRH Board of Directors APPROVE the 2016 Board meeting schedule as amended.

CARRIED

6. General Manager's Report

6.1. Financial Statements as at August 31, 2015 - Report 15-145-5.1.

*Moved by P. Grenier
Seconded by K. Blackley*

That the Niagara Regional Housing Board of Directors RECEIVE the financial statements as at August 31, 2015.

CARRIED

6.2 Monthly Media Summary Preference – 15-145-6.2. a & b

6.2.a. Short

6.2.b. Long

Directors were asked if they would prefer to receive electronic media releases monthly or weekly. The first section would be NRH only; second section would apply to the broader Social Housing sector.

It was agreed that staff will email media releases on a weekly basis.

6.3. Presentation Dates to Area Councils – 15-145-6.3.

Directors were asked if they would like to attend any of the NRH presentations to local councils.

P. Grenier will attend Welland and Port Colborne; S. Volpatti will attend in Niagara Falls.

Staff was directed to change the proposed date for St. Catharines as neither Chair Vice-Chair were available for that date.

6.4. Projects in Difficulty – Remuneration for Appointed External Board Members – Report 15-145-6.4.

Staff advised that MMAH expressed their appreciation for NRH efforts to save projects in difficulty.

K. Blackley left the meeting at 11:15 A.M.

Moved by H. D'Angela

Seconded by K. Goka

That the Niagara Regional Housing Board of Directors APPROVES:

- 1. a \$50 Honorarium be paid to volunteers, appointed by NRH to be External Board Members on boards of Social Housing providers, per meeting attended, in addition to reasonable expenses incurred in the performance of the director's duties.***
- 2. NRH will incur the honorarium costs for External Board Members appointed to Social Housing Providers by NRH.***

CARRIED

7. Closed Session not required

8. Committee Reports

8.1. Appeals Hearings

Minutes of the August 4, 18 and September 1, 2015 hearings were provided for information.

8.2. Investment Committee

Minutes of the August 11, 2015 meeting were provided for Directors information.

Moved by K. Kendrick

Seconded by B. Carroll

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

CARRIED

9. For Information

9.1. Action Items from Previous Meetings

10. Other Business

10.1. New Manager Housing Operations

The CEO announced that Kelly Black has been selected to fill the position of Manager Housing Operations. Kelly is currently the Manager of Social Housing in the Timiskaming DSSAB and is responsible for all social housing including the Local Housing Corporation portfolio.

10.2. NRH Director Re-appointments

Council has reappointed S. Cordiner, P. O'Neill and J. Oscypko to the NRH Board for one year.

10.3. Restructuring

P. Grenier advised that he will be tabling a motion at the October 22 Council meeting with the goal of clarifying/ensuring NRH's authority on matters and ability to function as a corporation with a governing Board of Directors.

11. Next Meeting

Friday, 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 11:45 A.M.

Moved by P. Grenier
Seconded by K. Goka

CARRIED

Minutes Approved:


Chair


Secretary
per Karen Blackley