



NIAGARA REGIONAL HOUSING

Campbell East, 3rd Floor
1815 Sir Isaac Brock Way, P.O. Box 344
Thorold, ON L2V 3Z3
Phone: (905) 682-9201 Fax: (905) 687-4844

Minutes

NIAGARA REGIONAL HOUSING Board of Directors Meeting

#153 – 2016

Committee Room 4
Campbell West
1815 Sir Isaac Brock Way
Thorold, ON

June 17, 2016 - 9:00 A.M. -12:00 P.M.

Attendees

Directors:

Paul Grenier, Chair
Councillor, Welland

Patrick O'Neill, Vice-Chair
Stakeholder,
Niagara-on-the-Lake

Henry D'Angela, Secretary
Councillor, Thorold

Karen Blackley, Treasurer
Stakeholder, Thorold

Linda Allen
Tenant, St. Catharines

Vacant
Public-at-Large,

Shirley Cordiner
Public-at-Large, Welland

Ken Goka
Stakeholder, 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:

P. Grenier, P. O'Neill, H. D'Angela, J. Hyatt,
S. Cordiner, K. Kendrick, L. Allen, J. Osczytko
S. Volpatti, A. Petrowski

Regrets: K. Goka, W. Sendzik, K. Blackley

NRH Staff: D. Woiceshyn, D. White, W. Thompson,
K. Ankunda, V. Amato

Regional Staff: A. Jugley, Commissioner Community Services
V. Duru, Programs Financial Analyst

A quorum being present, the meeting was called to order at 9:12 A.M.

1. Adoption of Agenda/Declaration of Conflict

Items 4.2. Market Rents and 6.1. Financial Statements will
be deferred till the August meeting.

*Moved by J. Osczytko
Seconded by J. Hyatt*

That the agenda be ADOPTED as amended.

CARRIED

There were no conflicts of interest declared.

2. Approval of Minutes

2.1. Minutes of the May 20, 2016 Meeting

*Moved by H. D'Angela
Seconded by P. O'Neill*

That the minutes of the May 20, 2016 meeting be ADOPTED as presented.

CARRIED

2.3. Business Arising

There was no business arising

3. Presentation – not scheduled

4. Staff Reports

4.1. NRH 1st Quarter 2016 Report to Board and Council – Report 16-153-4.1.

*Moved by S. Volpatti
Seconded by P. O'Neill*

That Niagara Regional Housing Quarterly Report January 1 to March 31, 2016 be APPROVED and FORWARDED to the Public Health and Social Services Committee and subsequently to Regional and Municipal Councils for information.

CARRIED

Staff advised that additional revisions were made to the format.

Staff was directed to put back quarter to quarter wait list stats instead of only providing the 4th Quarter of the previous year. Directors wish to see quarterly trending; resend page 3 to the Board only.

Action by: W. Thompson

4.2. 2016 Market Rents – Report 16-153-4.2.

Deferred till next meeting.

4.3. Foundation Repair or Reconstruction Decision – Report 16-153-4.3.

Moved by J. Hyatt

Seconded by J. Osczytko

That the NRH Board of Directors provide DIRECTION and APPROVAL for foundation repair requirements at 211/213 Roach Ave., Welland or, Demolition & Rebuild.

Staff suggested hiring a designer (\$6,500) to tailor a structure to the site so staff would be able to provide a firm cost estimate.

A lengthy discussion ensued:

- Use funding for 8 plex elsewhere
- May have to repair prior to sale
- Need to advise the Ministry of intentions to redevelop
- New build better than repair to 50 year old structure to comply with the potential ASD early recommendation as per last ASD meeting comments
- Incrementally add units to land we own
- Direction from last meeting was not to rebuild; investigate repair, versus additional cost of demolishing and rebuild

Staff were directed to

- Consult with Regional staff to see if there is an architect on staff to assist instead of hiring one at the proposed \$6,500.00 estimated
- Visit site with architect to evaluate the property
- What is market value of street and market value of land?
- Provide overview of location on map
- Include assessment cost to bring up to top value
- Address in long term business plan – Sept/October

Moved by S. Volpatti

Seconded by S. Cordiner

That the Niagara Regional Housing Board of Directors DEFER report 16-153-4.3. Foundation Repair or Reconstruction Decision till the September meeting.

CARRIED

Action by D. White

4.4. Performance Management & Pay for Performance System – Report 16-153-4.4.

Moved by S. Volpatti

Seconded by J. Osczytko

That the NRH Board of Directors RECEIVES report 16-153-4.4. Performance Management & Pay for Performance System for information.

CARRIED

4.5. NRH Starting Salaries for New Hires – Report REV 16-153-4.5.

*Moved by H. D'Angela
Seconded by S. Volpatti*

- 1. That the NRH Board of Directors APPROVE NRH aligning employee compensation with the Region's practice of starting new hires at a minimum of 85% of their position's respective salary range.**
- 2. That the NRH Board of Directors APPROVE changes to the Salary Compensation Policy - #D-1, necessary to align the policy with approved changes.**
- 3. That the NRH Board of Directors APPROVE increasing salaries to the 85% level for all NRH employees currently receiving compensation below 85% of their respective salary band.**

CARRIED

5. New Business

5.1. Discussion Re: Director Code of Conduct

The Chair advised that the Executive Committee is working on a Code of Conduct and plans to bring it to the Board later this year for implementation.

6. Chief Executive Officer's Report

6.1. Financial Statements as at April 30, 2016 – 16-153-6.1.

Deferred till August meeting due to technical issues with EFMS.

7. Closed Session –Not required

8. Committee/Advisory Group Meeting Minutes

8.1. Executive Committee

Minutes of the May 16, 2016 meeting were provided for information.

*Moved by H. D'Angela
Seconded by J. Osczytko*

That the NRH Board of Directors RECEIVE the Executive Committee minutes of May 16, 2016 for information.

CARRIED

9. For Information

9.1. Action Items from Previous Meetings – not provided for this meeting

Correspondence/Media

9.2. Media Announcement Save the Date June 27th in the A.M.

The Chair advised that he expected the purchase of land for new development to close today at noon and that Directors should save the morning of June 27th to attend an announcement to the media from the site.

10. Other Business

10.1 Eligibility Review Officer (ERO) Report

In response to a question regarding a report from the Eligibility Review Officer, staff advised that the position has not been posted yet.

10.2 Motion from S. Volpatti

S. Volpatti distributed a motion that she wished to table:

Moved by S. Volpatti
Seconded by A. Petrowski

GOVERNANCE MOTION RE NIAGARA REGIONAL HOUSING

Whereas Niagara Regional Housing (NRH) is a non-share capital corporation wholly owned by the Region of Niagara; and

Whereas NRH is responsible for the management of social housing within Niagara; and

Whereas the current governance structure of the NRH board does not balance the views of providers and tenants; and

Whereas the Niagara Region, as the major funding provider, does not appoint board members;

Now therefore be it resolved that:

1) The NRH board recommend that the Board composition be altered as follows:

9 members in total

5 of whom are Regional Councillors

2 of whom are lay members appointed by Regional Council

1 member who is a tenant Co-Chair of the Tenant Issue Sub-Committee, or their designate

1 member who is a provider Co-Chair of the Provider Issue Sub-Committee, or their designate

2) The NRH board create a Tenant Issue Sub-Committee made up of tenants of all forms of housing and co-chaired by a NRH board member who is also a Regional Councillor; and

3) The NRH board create a Provider Issue Sub-Committee made up of housing providers, contractors and suppliers of all forms of housing and co-chaired by a NRH board member who is also a Regional Councillor; and

4) The NRH governing by-laws be amended to represent the new governance structure; and

5) The new governance structure take effect January 1st, 2017 and the appointments be in effect until December 31st, 2018; and

6) The NRH request that the Niagara Region approve the amended governance structure and make appointments accordingly to ensure continuity of services

There was very brief discussion noting:

- That there are inaccuracies in the statements
- That such a motion prior to the completion of the Organizational Structure Review being conducted by legal at the request of the Chair would be inappropriate
- That such a motion prior to completion of the Alternate Service Delivery Task Force work would be inappropriate

Moved by H. D'Angela

Seconded by S. Cordiner

That the NRH Board of Directors DEFER this motion regarding Governance till December 2016.

A recorded vote was requested, the Directors voted as follows:

Voting FOR the motion (7): H. D'Angela, S. Cordiner, K. Kendrick, L. Allen, J. Hyatt, P. O'Neill, J. Osczytko

Voting AGAINST the motion (2): S. Volpatti, A. Petrowski

The Chair declared it

CARRIED

11. Next Meeting

Friday, August 26, 2016 - 9:00 A.M.
Committee Room 4
Campbell West, 1st Floor
1815 Sir Isaac Brock Way
Thorold

12. Adjournment

There being no further business, the meeting adjourned at 10:20 A.M.

Minutes Approved:

Chair

Secretary