



# NIAGARA REGIONAL HOUSING

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

18-172-2.1.  
May 25, 2018  
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## Directors:

Henry D'Angela, Chair  
Councillor, Thorold

James Hyatt, Vice-Chair  
Community, St. Catharines

Karen Blackley, Treasurer  
Community, Thorold

Betty Ann Baker, Secretary  
Community, Welland

Paul Grenier,  
Councillor, Welland

Tim Rigby  
Councillor, St. Catharines

Walter Sendzik  
Councillor, St. Catharines

Selina Volpatti  
Councillor, Niagara Falls

## Minutes

### NIAGARA REGIONAL HOUSING Board of Directors Meeting

**#171 – 2018**

NRH Board Room  
Campbell East, 3rd Floor  
1815 Sir Isaac Brock Way  
Thorold, ON

April 20, 2018 - 9:00 A.M. -12:00 P.M.

## Attendees

Directors/Members: H. D'Angela, J. Hyatt, B. Baker,  
Tim Rigby, S. Volpatti,  
P. Grenier at 10:17 A.M.

Regrets: K. Blackley, W. Sendzik

NRH Staff: D. Woiceshyn, C. Banach, W. Thompson,  
D. White, S. Upton, V. Amato

Regional Staff: A. Jugley, Commissioner, Community  
Services  
V. Duru, Program Financial Analyst  
Melanie Steele, Assoc. Dir Reporting &  
Analysis till 10:14 A.M.  
Beth Brens, Mgr. Program Financial  
Support till 10:14 A.M.

Guests: T. Ferguson, Partner, Deloitte  
till 10:14 A.M.  
J. Hansler, Manager, Deloitte  
till 10:14 A.M.

A quorum being present, the meeting was called to order at 9:50 A.M.

## 1. Adoption of Agenda/Declaration of Conflict

Due to time constraints, the following items will be deferred:

- 4.3. Public Housing Eviction Prevention Policies
- 4.4. Welcome Home Niagara Homeownership Program Update
- 4.6. Strategic Plan Roadmap
- 4.7. Collections

Add:

- Letter from Charles Contech, Brock University, re: Ernst & Young Report on ASD as 9.1.
- Roach St. Welland Intensification as 9.2.

*Moved by S. Volpatti*

*Seconded by T. Rigby*

***That the agenda be ADOPTED as amended.***

CARRIED

Declarations of conflict:

- J. Hyatt, declared a conflict with item 8.2. Memo re: Luther Manor; he is a director on the Board of Luther Manor
- B.Baker, declared a conflict with item 4.5. Green Ontario Fund; she has submitted applications to this program for clients.
- *(See also, item 9.3.)*

## 2. Approval of Minutes

### 2.1. Minutes of the March 9, 2018 Meeting

*Moved by J. Hyatt*

*Seconded by B. Baker*

***That the minutes of the March 9, 2018 meeting be ADOPTED.***

CARRIED

### 2.2. Business Arising

2.2.1. Carlton Street Development Update #10-Apr 6, 2018 – 18-171-2.2.1.

2.2.2. Budget Snapshot of Carlton St. New Development – 18-171-2.2.2.

*Moved by T. Rigby*

*Seconded by S. Volpatti*

***That the NRH Board of Directors RECEIVE 18-171-2.2.1., Carlton Street Development Update #10 and 2.2.2. Budget Snapshot of Carlton St. New Development, for information.***

CARRIED

### 2.2.3. Tenant Advisory Group Representative

S. Volpatti volunteered to serve as the Board representative to the Tenant Advisory Group.

### 3. Presentation – NRH 2017 Financial Statements

T. Ferguson, J. Hansler both from Deloitte and M. Steele, B. Brens both from Niagara Region Finance were in attendance to answer questions.

V. Duru presented a slideshow of the 2017 Draft Financial Statement Highlights.

*Moved by S. Volpatti*

*Seconded by J. Hyatt*

***That the NRH Board of Directors RECEIVE, presentation 18-171-3., entitled 2017 Draft Financial Statement Highlights, for information.***

CARRIED

### 4. Reports

#### 4.1. NRH 2017 Audited Financial Statements – Report 18-171-4.1.

Directors were advised that this was a clean unqualified report.

*Moved by J. Hyatt*

*Seconded by T. Rigby*

***1) That the Niagara Regional Housing Board of Directors APPROVES the audited financial statements for Niagara Regional Housing as attached in Appendix A, for the year ended December 31, 2017.***

***2) That the Niagara Regional Housing Board of Directors RECEIVES the audit findings report pertaining to the audited consolidated financial statement as attached in Appendix B.***

CARRIED

Due to a complaint received by S. Volpatti it was

#### 4.1.a.

*Moved by S. Volpatti*

*Seconded by B. Baker*

***That the Chair FORWARD a letter, accompanied by the 2017 Audited Financial statements, to MP's and MPP's, once the statements have been approved as final at the AGM.***

CARRIED

Action by: H. D'Angela

With the exception of V. Duru, the Auditors and Region's financial staff left the meeting.

4.2. Portable Housing Benefit Special Priority Status (PHB-SPP) – Report 18-171-4.2.

*Moved by J. Hyatt  
Seconded by B. Baker*

***That the Niagara Regional Housing Board of Directors RECOMMENDS to Regional Council the Execution of the Transfer Payment Agreement for the Portable Housing Benefit Special Priority Policy program when received.***

CARRIED

P. Grenier joined the meeting at 10:17 A.M.

4.3. Public Housing Eviction Prevention Policies – Report 18-171-4.3. - Deferred

4.4. Welcome Home Niagara Homeownership Program Update – Report 18-171-4.4.  
- Deferred

4.5. Green Ontario Fund-GreenON Social Housing Program – Report 18-171-4.5.

*Moved by S. Volpatti  
Seconded by T. Rigby*

- 1) That the Niagara Regional Housing Board of Directors RECOMMENDS to Regional Council the Execution of the Transfer Payment Agreement for the GreenON Social Housing program when received; and,***
- 2) That the Niagara Regional Housing Board of Directors DIRECTS staff to proceed with the determination of the administrative requirements for the delivery of the programs.***

CARRIED

4.6. Strategic Plan Roadmap – Report 18-171-4.6. - Deferred

4.7. Collections - Deferred

**5. New Business**

There was no new business

**6. Chief Executive Officers Report**

No report

## 7. Committee/Advisory Group Meeting Minutes

No Meetings

## 8. For Information

- 8.1. Letter to CMHC, from NRH Chair, in support of Parkhill development in Pelham - 18-171-8.1.

*Moved by J. Hyatt*

*Seconded by S. Volpatti*

***That the NRH Board of Directors RECEIVE item 18-171-8.1., Letter to CMHC, from NRH Chair, in support of Parkhill development in Pelham, items 18-171-8.3. and 18-171-8.4., the Housing Herald Newsletters for NRH Families and Adults/Seniors, for information.***

CARRIED

- 8.2. NRH Memo re: Luther Manor Letter from President, Frank Parkhouse to NRH Chair and Board regarding NRH support for construction of additional affordable housing for seniors, in St. Catharines – Memo 18-171-8.2.

*Moved by S. Volpatti*

*Seconded by B. Baker*

***That the NRH Board of Directors RECEIVE memo 18-171-8.2 Luther Manor, for information.***

CARRIED

- 8.3. Housing Herald Newsletter for NRH Families – Item 18-171-8.3.

- 8.4. Housing Herald Newsletter for NRH Adults/Seniors – Item 18-171-8.4.

## 9. Other Business

- 9.1. Letter from Charles Contech, Brock University, re: Ernst & Young Report on ASD

*Moved by S. Volpatti*

*Seconded by T. Rigby*

***That the NRH Board of Directors RECEIVE item 9.1. Letter from Charles Contech, Brock University re: Ernst & Young Report on ASD.***

CARRIED

9.2. Roach St., Welland Intensification

The Chair advised that a “sign unveiling” will be held at the Roach St. intensification site on May 11, 2018, sometime between 9 A.M. and 12:00 P.M., more details to follow.

9.3. Declaration of potential Conflict of Interest

P. Grenier advised that he has a potential conflict of interest. EarthBin, a supplier of in-ground garbage containers, is attempting to recruit him as an employee. EarthBin may compete for NRH business re: Carlton St.

10. Closed Session – 10:26 A.M.

With the exception of the Interim CEO and EA all others left the meeting.

*Moved by S. Volpatti*

*Seconded by J. Hyatt*

***That the NRH Board of Directors MOVE INTO closed session to receive information of a confidential nature regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – Stamford Kiwanis Update, and regarding personal matters about identifiable individuals including municipal or local board employees – Staffing & CEO Recruitment.***

*CARRIED*

10.1. Stamford Kiwanis Update – IC 18-171-10.1.

10.2. Staffing

V. Amato left the meeting at 10:50 A.M.

10.3. CEO Recruitment

11:25 A.M. – V. Amato returned to the meeting.

*Moved by P. Grenier*

*Seconded by S. Volpatti*

***That the NRH Board of Directors RISE with report.***

*CARRIED*

10.3.a.

*Moved by T. Rigby*

*Seconded by S. Volpatti*

***That the Chair and Interim CEO EXECUTE Directions provided in Closed Session.***

*CARRIED*

11. Next Meeting(s)

AGM and Regular meeting

Friday, May 25, 2018 at 9:00 A.M.

NRH Board Room

Campbell East, 3rd floor

1815 Sir Isaac Brock Way

Thorold, ON

12. **Adjournment**

***Motion to ADJOURN at 11 30 A.M.***

*Moved by T. Rigby*

*Seconded by J. Hyatt*

Minutes Approved:

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Chair

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Secretary