



NIAGARA REGIONAL HOUSING

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

18-175-2.1.
Sept. 21, 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

#174 – 2018

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

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

Attendees

Directors/Members: H. D'Angela, J. Hyatt, B. Baker,
K. Blackley, Tim Rigby, S. Volpatti,
W. Sendzik, P. Grenier till 10:28 A.M.,
B. Souter – by teleconference

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

Regional Staff: V. Duru, Program Financial Analyst

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

1. Adoption of Agenda/Declaration of Conflict

Moved by K. Blackley

Seconded by J. Hyatt

That the agenda be ADOPTED.

CARRIED

No conflicts were declared.

2. Approval of Minutes

2.1. Minutes of the June 15, 2018 Meeting

2.1.1. Minutes of the July 10, 2018 Special Meeting

Moved by T. Rigby

Seconded by W. Sendzik

That the minutes of the June 15, and July 10, 2018 meetings be ADOPTED.

CARRIED

2.2. Business Arising

2.2.1. Carlton Street Development Update #13- July 6, 2018 – 18-174-2.2.1.

2.2.2. Budget Snapshot of Carlton St. New Development as of July 11, 2018
– 18-174-2.2.2.

Moved by W. Sendzik

Seconded by T. Rigby

That the NRH Board of Directors RECEIVE 18-174-2.2.1., Carlton Street Development Update #13 and 18-174-2.2.2. Budget Snapshot of Carlton St. New Development as of July 11, 2018, for information.

CARRIED

3. Presentation – provided with item 4.2. Proposed NRH 2019 Capital Budget

4. Reports

4.1. Cancellation of Cap and Trade Program – Report 18-174-4.1.

Staff provided an update to the report:

Cap and Trade effected both the Social Housing Apartment Improvement Program (SHAIP) and the Green Ontario Social Housing Fund (GreenON); SHAIP funding

for future years has been cancelled. And, on July 13th NRH was advised by email from Howie Wong, CEO, Housing Services Corporation, that the Ontario Transfer Payment Agreement re: GreenON Social Housing Program between The Regional Municipality of Niagara and Housing Services Corporation will be terminated in August 2018.

Moved by W. Sendzik

Seconded by K. Blackley

*That the Niagara Regional Housing Board of Directors **RECEIVES** the report on Cancellation of the Cap and Trade Program, for information.*

CARRIED

Staff was advised to track jobs that were scheduled to be funded by these programs and proceed with the replacement of those assets through the yearly Capital Budget.

Action by: C. Banach

4.2. Proposed Niagara Regional Housing 2019 Capital Budget Submission – Report 18-174-4.2.

Moved by J. Hyatt

Seconded by B. Baker

- 1) That the Niagara Regional Housing (NRH) Board of Directors APPROVES the proposed NRH 2019 Capital Budget Submission as presented in Appendix A**
- 2) That the NRH Board of Directors RECEIVES the Proposed 10-Year Capital Plan as presented in Appendix B.**

CARRIED

V. Duru distributed a hard copy of her 2019 Capital Budget & 10-Year Capital Plan slideshow presentation.

Highlights:

- Development of new units contingent on federal/provincial funding announcements and Regional financing capacity
- Most NRH units in very good condition, proposed jobs based on Building Condition Assessments to preserve assets & save on utility costs – NRH did well compared to other Service Manager areas
- Review of owned-units portfolio; consideration for right-sizing asset mix through further development, intensification, and/or sale or disposal
- NRH Contribution to the owned units reserves was reduced in past years to meet Regional Budget Guidelines.

Information requests: Provide cost of Carlton St. per square foot, plus square foot cost for LEEDS improvements. – S. Volpatti

Action by: C. Banach

5. New Business

There was no new business

6. Chief Executive Officers Report

6.1. Financial Statements as at May 31, 2018

*Moved by T. Rigby
Seconded by J. Hyatt*

That the NRH Board of Directors APPROVE the Financial Statements as at May 31, 2018.

CARRIED

*Moved by W. Sendzik
Seconded by T. Rigby*

That staff be directed to bring back report regarding possibility of, and process to access, NRH provider reserve, to fund a Provider emergency.

CARRIED

Action by: S. Upton & V. Duru

7. Committee/Advisory Group Meeting Minutes

7.1. Minutes of Executive Committee July 6, 2018 Meeting

*Moved by T. Rigby
Seconded by K. Blackley*

That the minutes of the July 6, 2018 Executive Committee meeting be RECEIVED for information.

CARRIED

Question was asked regarding status of the Housing Provider Advisory Group (PAG) meetings. B. Baker is the Board representative to this group. In an effort to make best use of provider and NRH staff time, meetings are usually held when provider input is

needed as new policies or processes are being developed that will affect housing providers. B. Baker will work with staff to arrange a meeting with housing providers in the Fall and reconvene PAG.

8. For Information

No Correspondence/media items.

9. Other Business

There was no other business.

P. Grenier left the meeting at 10:28 A.M.

With the exception of The CEO, Manager Housing Operations and EA all other staff left the meeting.

10. Closed Session – 10:28 A.M.

Moved by J. Hyatt

Seconded by K. Blackley

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 personal matters about identifiable individuals including municipal or local board employees –Staffing Update; and, that update on Carlton St. litigation be added to the agenda.

CARRIED

10.1. Stamford Kiwanis Update

10.2. Carlton Street Legal Update

C. Banach left the meeting at 10:32 A.M.

10.3. Staffing Update

10.a. 10:32 A.M.

Moved by T. Rigby

Seconded by S. Volpatti

That the NRH Board of Directors RISE without report.

CARRIED

11. Next Meeting

Friday, September 21, 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 10:33 A.M.

*Moved by S. Volpatti
Seconded by W. Sendzik*

Minutes Approved:

Chair

Secretary