



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*

19-177-2.1.
Jan 11, 2019
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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

Betty-Lou Souter
Community,
St. Catharines & Thorold

Selina Volpatti
Councillor, Niagara Falls

Minutes

NIAGARA REGIONAL HOUSING Board of Directors Meeting

#176 – 2018

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

November 16, 2018 - 9:00 A.M. -12:00 P.M.

Attendees

Directors/Members: H. D'Angela, J. Hyatt, B. Baker,
Tim Rigby, S. Volpatti, K. Blackley,
W. Sendzik, P. Grenier

Regrets: B. Souter

Absent:

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

Regional Staff: A. Jugley, Commissioner, Community
Services
D. Ane, Mgr Program Financial Support
V. Duru, Program Financial Analyst
S. Muhic, Corporate Reporting Supervisor

A quorum being present, the meeting was called to order at 9:08 A.M.

1. Adoption of Agenda/Declaration of Conflict

Moved by P. Grenier

Seconded by J. Hyatt

That the agenda be ADOPTED.

CARRIED

K. Blackley declared a potential conflict of interest with Closed Session item 10.4 but could not be certain without further information.

2. Approval of Minutes

2.1. Minutes of the September 21, 2018 Meeting

Moved by T. Rigby

Seconded by K. Blackley

That the minutes of the September 21, 2018 meeting be ADOPTED.

CARRIED

2.2. Business Arising

2.2.1. Carlton Street Development Update #18 – October 25, 2018 – 18-176-2.2.1.

2.2.2. Budget Snapshot of Carlton St. New Development as of Nov. 2, 2018
– 18-176-2.2.2.

Moved by W. Sendzik

Seconded by B. Baker

That the NRH Board of Directors RECEIVE 18-176-2.2.1., Carlton Street Development Update #18 and 18-176-2.2.2. Budget Snapshot of Carlton St. New Development as of Nov. 2, 2018, for information.

CARRIED

3. Presentation – not scheduled

4. Reports

4.1. Proposed 2019 NRH Board Meeting Schedule – 18-176-4.1.

Moved by T. Rigby

Seconded by W. Sendzik

That Niagara Regional Housing Board of Directors ADOPT the Proposed 2019 NRH Board Meeting Schedule as presented in 18-176-4.1.

CARRIED

4.2. NRH 3rd Quarter Report July 1 to September 30, 2018 – Report 18-176-4.2.

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

That Niagara Regional Housing Quarterly Report July 1 to September 30, 2018 be APPROVED and FORWARDED to the Public Health and Social Services Committee and subsequently to Regional and Municipal Councils for information.

CARRIED

4.3. Updates to By-Law #3-Records Retention Schedule – Report 18-176-4.3.

*Moved by K. Blackley
Seconded by B. Baker*

That the Niagara Regional Housing Board of Directors APPROVE updated By-Law #3, a by-law to provide for the classification, retention and destruction of records of the corporation.

CARRIED

4.4. Reappointment of Directors/Members 2019 – Report 18-176-4.4.

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

That the NRH Board of Directors RECOMMEND to Council for APPROVAL, the REAPPOINTMENT of James Hyatt, Betty Ann Baker and Karen Blackley, for another year, until March 30, 2020.

CARRIED

5. New Business

There was no new business

6. Chief Executive Officers Report

6.1. Financial Statements as at September 30, 2018 – 18-176-6.1.

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

That the NRH Board of Directors APPROVE the Financial Statements as at September 30, 2018.

CARRIED

Victoria introduced Dan Ane, Manager, Program Financial Support & Stephanie Muhic, currently Corporate Reporting Supervisor. Dan will take over for Victoria during the interim, until Stephanie replaces Victoria in January.

Housing provider projections were off, as Provincial indices were not received until after the 2018 budget was submitted.

Additionally, NRH may not receive Provincial funding in 2019 as originally expected, due to changes at the Provincial level.

Directors were advised that NRH is holding a forum next week for National Housing Day, encouraging Providers with a proven track record, to develop/build.

B. Baker requested Board (in addition to ONPHA and CHF) support to correct a flaw in the Provinces Retrofit program. Requirements are appropriate for new builds as opposed to retrofits, making funding extremely difficult to access.

Information Request: Provide Multi-Residential tax index; staff will forward to S. Volpatti

Action by: V. Duru

7. Committee/Advisory Meeting Minutes

7.1. Provider Advisory Committee Meeting Report

B. Baker reported that there was an overwhelming response to the call for Housing Provider volunteers to sit on this Committee. They want to be part of the process for change and participate in HHAP.

*Moved by B. Baker
Seconded by K. Blackley*

***That the NRH Board of Directors RECEIVE the verbal report on the Provider Advisory Committee; and,
That the Terms of Reference for the Committee be UPDATED and brought to the next meeting for Board approval.***

CARRIED

8. For Information

8.1. NRH 2017 Annual Report

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

That the NRH Board of Directors RECEIVE the NRH 2017 Annual Report.

CARRIED

8.2. NRH letter to Roach Avenue Neighbours, November 2, 2018

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

That the NRH Board of Directors RECEIVE the NRH letter to Roach Avenue Neighbours dated November 2, 2018.

CARRIED

9. Other Business

There was no other business.

10. Closed Session – 9:51 A.M.

With the exception the CEO, Manager Housing Operations and the Executive Assistant all staff left the meeting.

*Moved by W. Sendzik
Seconded by P. Grenier*

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 and Carlton St. updates and proposed or pending acquisition or disposition of land by the municipality or local board – Land and Property Acquisitions.

CARRIED

10.1. Stamford Kiwanis Update

10.2. Carlton Street Legal Update

10.3. Land Acquisition

10.4. Land and Property Acquisition

K. Blackley declared a conflict of interest as she is related to one of the owners; she immediately left the room.

10.a. 10:10 A.M.

*Moved by B. Baker
Seconded by P. Grenier*

That the NRH Board of Directors RISE with report.

CARRIED

*Moved by T. Rigby
Seconded by P. Grenier*

That the NRH Board of Directors RECEIVE the verbal reports regarding Carlton St. Legal & Stamford Kiwanis Issues, for information.

That reports IC 18-176-10.3. regarding Land Acquisition and IC 18-176-10.4. regarding Acquisition of Land and Property, be received and the recommendations contained therein be APPROVED.

CARRIED

K. Blackley returned to the meeting.

11. Social Infrastructure Fund (SIF) – NRH Acquisition (2019 Capital Budget)

*Moved by T. Rigby
Seconded by P. Grenier*

- 1. That the Niagara Regional Housing Board of Directors AUTHORIZES an increase to the 2019 Capital Budget of \$1,101,260 to be funded from Social Infrastructure Funds (SIF Yr-3) \$825,945 (75%)/Reserves \$275,319 (25%).***
- 2. That the Niagara Regional Housing Board of Directors REFERS the Capital Project for acquisition of apartment building and land identified in Closed Session Report IC 18-176-10.4 as part of the 2019 budget process.***
- 3. That the Niagara Regional Housing Board of Directors AUTHORIZES the CEO to negotiate the terms and conditions and execute an agreement of purchase and sale on behalf of NRH subject to 2019 capital budget approval by Council.***

CARRIED

12. Next Meeting(s)

Friday, January 11, 2018 at 9:00 A.M.
General & Regular Meetings
Election of Directors and Officers
NRH Board Room
Campbell East, 3rd floor
1815 Sir Isaac Brock Way
Thorold, ON

13. Adjournment

Motion to ADJOURN at 10:15 A.M.

Moved by W. Sendzik

Seconded by K. Blackley

Minutes Approved:

Chair

Secretary