



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*

19-178-2.1.
Feb. 15, 2019
Page 1 of 8

Directors:

Walter Sendzik, Chair
Councillor, St. Catharines

James Hyatt, Vice-Chair
Community, St. Catharines

Karen Blackley, Secretary
Community, Thorold

Gary Zalepa, Treasurer
Councillor, NOTL

Betty Ann Baker,
Community, Welland

Barbara Butters,
Councillor, Port Colborne

Tom Insinna
Councillor, Fort Erie

Betty-Lou Souter
Community,
St. Catharines & Thorold

Leanna Villella
Councillor, Welland

Minutes

NIAGARA REGIONAL HOUSING Board of Directors Meeting

#177 – 2019

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

January 11, 2019 - 9:30 A.M. -12:00 P.M.

Attendees

Directors/Members: W. Sendzik J. Hyatt, K. Blackley,
G. Zalepa, B. Baker, B. Butters
B. Souter, T. Insinna, L. Villella,

Regrets:

Absent:

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

Regional Staff: S. Wood, Legal Counsel
D. Ane, Mgr Program Financial Support
S. Muhic, Corporate Reporting Supervisor
J. Sinclair, Homelessness Action Plan
Advisor

A quorum being present, the meeting was called to order at 9:17 A.M.

1. Adoption of Agenda/Declaration of Conflict

The CEO requested that Closed Session items be considered 1st in the following order: 10.1., 10.2., 10.4., 10.5., 10.3., this would allow appropriate staff to present reports, then leave the meeting.

Moved by G. Zalepa

Seconded by L. Vilella

That the agenda be ADOPTED as amended.

CARRIED

Closed Session – Item 10. – 9:20 A.M.

With the exception the D. Woiceshyn, C. Banach, S. Wood, D. Ane and V. Amato, all staff left the meeting.

Moved by J. Hyatt

Seconded by B. Souter

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, labour relation and employee negotiations – Proposed New Pay Structure, proposed or pending acquisition or disposition of land by the municipality or local board Budget Adjustment – Acquisition of Apartment Building and Land and, advice that is subject to solicitor-client privilege, including communications necessary for that purpose – By-Law #1.

CARRIED

Item 10.1. Stamford Kiwanis Update

Item 10.2. Carlton Street Legal Update

C. Banach left the meeting.

Item 10.4. Budget Adjustment – Acquisition of Apartment Building and Land –
Report IC 19-177-10.4.

K. Blackley declared a conflict of interest as she is related to one of the owners. She did not leave the room; this item had been decided at a previous meeting, and was simply a housekeeping item required to move funds in a timely manor. She did not speak or vote.

D. Ane left the meeting.

Item 10.5. Reappointment/Rotation of Directors & By-Law #1 – Report IC 10-177-10.5.
S. Wood left the meeting.

Item 10.3. 2019 Proposed NRH New Pay Structure and Rate Tables –
Report IC 19-177-10.3.

10.a. 10:20 A.M.

Moved by J. Hyatt

Seconded by B. Baker

That the NRH Board of Directors RISE with report.

CARRIED

10.b.

Moved by G. Zalepa

Seconded by B. Butters

- 1. That the NRH Board of Directors RECEIVE the verbal reports regarding Carlton St. Legal & Stamford Kiwanis Issues, for information.***
- 2. That report IC 19-177-10.3., 2019 Proposed NRH New Pay Structure and Rate Tables, be RECEIVED and the recommendations contained therein be APPROVED.***
- 3. That report IC 19-177-10.5. be RECEIVED and staff be DIRECTED to bring draft By-Law#1 to next Board meeting in favour of Option # 1***

CARRIED

10.c.

Moved by B. Baker

Seconded by B. Souter

That report IC 19-177-10.4. Budget Adjustment – Acquisition of Apartment Building and Land be RECEIVED and the recommendations contained therein be APPROVED.

CARRIED

OPEN SESSION

With the exception of S. Wood and A Jugley NRH and Regional staff returned to the meeting.

2. Approval of Minutes

2.1. Minutes of the November 16, 2018 Meeting

Moved by K. Blackley

Seconded by J. Hyatt

That the minutes of the November 16, 2018 meeting be ADOPTED.

CARRIED

2.2. Business Arising

2.2.1. Carlton Street Development Update #20 – December 17, 2018 – 19-177-2.2.1.

2.2.2. Budget Snapshot of Carlton St. New Development as of December 20, 2018
– 19-177-2.2.2.

2.2.3. Roach Ave., Welland Intensification Update #4 – as of December 17, 2018
– 19-177-2.2.3.

2.2.4. Budget Snapshot of Roach Ave., Welland Project as of December 20, 2018
- 19-177-2.2.4.

Moved by L. Villella

Seconded by T. Insinna

That the NRH Board of Directors RECEIVE 19-177-2.2.1., Carlton Street Development Update #20, 19-177-2.2.2. Budget Snapshot of Carlton St. New Development, 19-177-2.2.3. Roach Ave., Welland Intensification Update #4 and 19-177-2.2.4. Budget Snapshot of Roach Ave., Welland Project, for information.

CARRIED

3. Presentation – not scheduled

4. Reports

4.1. Committee Representation – 19-177-4.1.

Moved by L. Villella

Seconded by T. Insinna

**That Niagara Regional Housing Board of Directors APPROVE
Committee ASSIGNMENTS as follows:**

Committee/ Advisory Group	Director
Tender Awards	Co-Chairs: J. Hyatt & T. Insinna
Appeals	All Directors as per sign up sheet
Tenant Advisory (TAC) 1 Director + Backup	B. Butters
Provider Advisory (PAC)	B. Baker - Chair
Development	J. Hyatt – Chair B. Souter T. Insinna
Governance	Duties assigned to the Executive Committee

CARRIED

4.2. Terms of Reference - Provider Advisory Committee (PAC) –19-177-4.2.

*Moved by T. Insinna
Seconded by G. Zalepa*

That Niagara Regional Housing Board of Directors APPROVE the revised Terms of Reference for the Provider Advisory Committee, as presented in 19-177-4.2.

CARRIED

Staff was directed to include/note Indigenous with Co-operatives and Non-Profits

Action by: J. Shickluna

4.3. Budget Adjustment – Social Housing Apartment Improvement Program (SHAIP) – Report 19-177-4.3.

*Moved by B. Butters
Seconded by B. Baker*

That the Niagara Regional Housing Board of Directors **RECOMMENDS** to Regional Council:

- (i) That a gross capital budget adjustment in the amount of \$1,075,475 gross and \$0 net **BE RECEIVED** (and **INITIATED**) for the Social Housing

Apartment Improvement Program and that the adjustment **BE FUNDED** by Ministry of Housing - SHAIP grant.

CARRIED

5. New Business

There was no new business

6. Chief Executive Officers Report

6.1. Financial Statements as at November 30, 2018 – 19-177-6.1.

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

That the NRH Board of Directors RECEIVE the Financial Statements as at November 30, 2018.

CARRIED

6.2. NRH Orientation Tour – 19-177-6.2.

*Moved by G. Zalepa
Seconded by L. Villella*

That the NRH Board of Directors RECEIVE Memorandum 19-177-6.2. regarding the additional NRH Orientation Tour dates for Regional Councillors, for information.

CARRIED

6.2.a.

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

That the NRH Board of Directors SELECT February 5, 2019 as the date for the next NRH Orientation Tour.

CARRIED

7. Committee Meeting Minutes

No minutes.

8. For Information

8.1. NRH and Region 2019 Meeting Schedules at a glance – 19-177-8.1.

9. Other Business

There was no other business.

10. Closed Session – held earlier in the meeting.

11. Policy D-1 Salary Administration Update – 19-177-11.

Moved by B. Butters

Seconded by K. Blackley

That Niagara Regional Housing Board of Directors APPROVE the revised Policy D-1 Salary Administration, as presented in 19-177-11.

CARRIED

W. Thompson reviewed updates required.

12. Board Strategic Direction

J. Hyatt believes that the road to building more affordable housing will have to include municipalities, developers and housing providers and that NRH should move ahead with Strategic Planning even though the future of NRH is uncertain (re ASD). NRH has developed a Strategic Planning Road Map that needs to be completed.

Staff was directed to allocate sufficient time at the next meeting for Strategic Planning discussion.

B. Butters brought up smoke free buildings, or supplying air filters. The Board has considered this in the past and designated all new builds as smoke free. To designate all NRH buildings smoke free would be more difficult now, due to the legalization of cannabis and its use for medical purposes. Air filters would be impossible to fund.

Add to Strategic Planning discussion list.

Action by: D. Woiceshyn

13. Next Meeting

Friday, February 15, 2019 at 9:00 A.M.
NRH Board Room
Campbell East, 3rd floor
1815 Sir Isaac Brock Way
Thorold, ON

14. Adjournment

Motion to ADJOURN at 11:05 A.M.

*Moved by J. Hyatt
Seconded by G. Zalepa*

Minutes Approved:

Chair

Secretary