



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

20-188-3.1.
March 20, 2020
Page 1 of 6

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 Vilella
Councillor, Welland

UNAPPROVED MINUTES

NIAGARA REGIONAL HOUSING Board of Directors Meeting

#187 – 2020

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

Friday, February 14, 2020 – 9:00 a.m. – noon

Attendees

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

Regrets:

Absent:

NRH Staff: D. Woiceshyn, C. Banach, J. Shickluna, M. Barton
Regional A. Jugley, Commissioner Community Services
Staff: S. Wood, Legal Counsel
F. Meffe, Director, Human Resources
M. Trennum, Deputy Regional Clerk
D. Ane, Manager Program Financial Support
D. D'Amboise, Program Financial Specialist

Guests: Mark Antidormi, Speaker

A quorum being present, the meeting was called to order at
9:05 a.m.

1. Adoption of Agenda/Declaration of Conflict

Moved by J. Hyatt

Seconded by B-L. Souter

That the agenda be ADOPTED.

CARRIED

No Conflicts of Interest were declared.

Due to time constraints, a request was made to hold the In Camera session following the training session.

2. TRAINING SESSION – Privacy and Consent – Mark Antidormi

J. Shickluna introduced Matthew Trennum and Mark Antidormi.

M. Antidormi informed the Board about the use of proper channels, in order to avoid a breach of confidentiality, with the obtaining of a signed consent form.

B. Butters arrived at the meeting.

It was recommended to secure a signed consent form vs. email consent, which must be worded carefully. M. Trennum noted there is a different role for councillors compared to operations.

W. Thompson informed the Board that staff are trained, policies are in place, and consent forms are included with the application and other forms. If a grey area still exists, the issue should be referred to M. Antidormi for resolution and/or clarification.

W. Thompson advised that the FAQs include a consent form, that staff have a form with them at all times, and will forward the consent form to the Board for their use.

W. Sendzik recommended the Board not to become involved in the operations side of the business and simply forward the information to NRH. Notify the caller that someone from NRH will address their issue. Callers may not necessarily have a computer. Should a witness be present, use judgement, however best practice is to use a consent form.

The Board thanked Mark Antidormi and Matthew Trennum for their information.

Moved by B. Butters

Seconded by B.A. Baker

That the Niagara Regional Housing Board of Directors RECEIVE the presentation.

CARRIED

3. Consent Items

A request was made to pull Consent Item 3.5. HSA – New Regulations Update, and forward to Regional Council.

Moved by G. Zalepa

Seconded by J. Hyatt

That the following items be RECEIVED and/or APPROVED as stated:

3.1. Minutes of the January 17, 2020 Meeting be APPROVED.

3.2. Development Updates

3.2.1. Hawkins St., Niagara Falls New Development Budget Snapshot as of January 31, 2020 – 20-187-3.2.1. be RECEIVED for information.

3.2.2. Hawkins St. - Dell Ave., Niagara Falls Planning Report #4 – as of January 24, 2020 – 20-187-3.2.2. be RECEIVED for information.

3.3. Operating Statements as at December 31, 2019 – 20-187-3.3. be RECEIVED for information.

3.4. 4th Quarter Report to Board and Council October 1-December 31, 2019 – 20-187-3.4.

That Niagara Regional Housing Quarterly Report October 1 to December 31, 2019 be APPROVED and FORWARDED to the Public Health and Social Services Committee and subsequently to Regional and Municipal Councils for information.

3.6. Manchester Enhancement Update – 20-187-3.6. be RECEIVED for information and APPROVED.

3.7. Affordable Housing Master Plan Team Meeting Minutes – 20-187-3.7. be RECEIVED for information.

CARRIED

6. Closed Session – 9:40 a.m.

With the exception of D. Woiceshyn, S. Wood, F. Meffe and M. Barton all staff left the meeting.

*Moved by G. Zalepa
Seconded by K. Blackley*

That the NRH Board of Directors MOVE INTO Closed Session to receive information of a confidential nature on the Alternative Service Delivery pertaining to Shared Services and Legal matters.

CARRIED

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

That the NRH Board of Directors RISE with reports.

CARRIED

6.1.a.

Moved by G. Zalepa

Seconded by T. Insinna

That the NRH Board of Directors APPROVES the Motions contained therein as presented.

CARRIED

6.1.b.

Moved by J. Hyatt

Seconded by B-L. Souter

That the NRH Board of Directors APPROVES the Motions contained therein as presented.

CARRIED

W. Sendzik thanked all for their time and support.

Staff were asked to return to the the room during the break.

4. Discussion Items

4.1. New Development Strategies and Funding Opportunities

C. Banach advised NRH is aware of all housing providers with seed funding. The onus is on NRH regarding environmental responsibility. KPMG did an analysis comparing the funding and assets for all providers.

4.2. End of Mortgage Updates

J. Shickluna cautioned that NRH could undergo a potential loss of 250 units at RGI on the Federal side, however the Provincial agreements are in perpetuity and will continue.

4.3. Year End Transfer Report/surplus request

Moved by T. Insinna

Seconded by B-L. Souter

That the NRH Board of Directors APPROVE the following recommendations:

- 1. That the unaudited summarized results for Niagara Regional Housing as detailed in Appendix 1, BE RECEIVED.***
- 2. That the following 2019 year-end operating surplus transfers of \$1,185,178 BE APPROVED as follows:***

- a) **\$580,000 transfer to the NRH Owned Units Reserve to fund heat control system upgrades in owned units to be completed in 2020**
- b) **\$250,000 transfer to the Niagara Regional Housing Reserve to fund the Affordable Housing Master Plan to be completed in 2020**
- c) **\$355,178 remaining surplus to be transferred to the Niagara Regional Housing Reserve to be utilized for new capital development opportunities to reduce the housing wait list**

3. **That this report be REFERRED to the March 11, 2020 Corporate Services Committee (CSC) meeting.**

CARRIED

4.4. Letter to the Ombudsman

*Moved by L. Villella
Seconded by B.A. Baker*

That the NRH Board of Directors APPROVE the letter to the Ombudsman and forward a copy to Council and local Members of Provincial Parliament.

CARRIED

4.5. Assessments on Available Properties

C. Baker advised this information will be brought before the Board as a standing agenda item.

D. Woiceshyn mentioned a development in Thorold that will be scrutinized for housing usage.

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

That the NRH Board of Directors RECEIVE the report on Surplus Land / Potential Development Site Review Process.

CARRIED

5. Other Business

K. Blackley thanked D. Woiceshyn for giving a presentation at the housing forum, which was very well received.

Discussion took place on costs pertaining to housing development. Information will be provided at the March Board Meeting.

7. Next Meeting

Friday, March 20, 2020 – 9 a.m. to noon
Board of Directors Meeting
NRH Board Room
1815 Sir Isaac Brock Way
Thorold, ON

8. Termination

Motion to Terminate at 11:05 a.m.

Moved by J. Hyatt

Seconded by K. Blackley

Minutes Approved:

Chair

Secretary