



NIAGARA REGIONAL HOUSING

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2201 St. David's Road, P.O. Box 344
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Minutes

NIAGARA REGIONAL HOUSING Board of Directors Meeting

#93 – 2010

NRH Board Room
Campbell East, 3rd Floor
2201 St. David's Road
Thorold, ON

Friday, September 24, 2010 – 9:00 A.M.

Attendees

Directors/

Members: K. Murray, C. Forster, C. Jolliffe, B. Timms, J. Osczytko,
P. O'Neill, B. Hannah, S. Cordiner, A. King,
B. Baker at 9:26 A.M., H. D'Angela at 10:40 A.M.

Regrets: G. Marshall, K. Blackley, D. Eke

NRH Staff: L. Beckwith, M. Fearnside, V. Amato

Regional

Staff: D. Mino, Programs Financial Analyst, M. Trojan, CAO

Guests: Carolyn Kearns, The Randolph Group

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

1. Adoption of Agenda/Declaration of Conflict

Changes to the agenda:

- ◆ Add Housing Provider Update as IC 3.2.
- ◆ Add Salary Business Case as item 4.5
- ◆ Defer item 4.3, Enterprise Risk Management Framework to the next meeting due to time constraints

Members/Directors:

Karen Murray, Chair
Public-at-large,
St. Catharines

Cindy Forster, Vice-Chair
Councillor, Welland

Betty Ann Baker, Secretary
Stakeholder, Welland

Catherine Jolliffe, Treasurer
Stakeholder, Welland

George Marshall
Councillor, Welland

Shirley Cordiner
Councillor Fort Erie

Henry D'Angela
Councillor, Thorold

David Eke
Public-at-Large, NOTL

Barbara Hannah
Tenant, Niagara Falls

Alan King
Stakeholder, Welland

Patrick O'Neill
Stakeholder,
Niagara-on-the-Lake

John Osczytko
Public-at-Large, Welland

Karen Blackley
Stakeholder, Thorold

Bruce Timms
Councillor, St. Catharines

*Moved by B. Hannah
Seconded by C. Jolliffe*

That, the agenda be adopted as amended.

CARRIED

2. Approval of Minutes

2.1. Minutes of August 27th General Members Meeting

A majority of Members being present who were in attendance at the August 27, 2010 General Members meeting, it was

*Moved by A. King
Seconded by J. Osczytko*

That, the minutes of the August 27, 2010 General Members meeting be adopted.

CARRIED

2.2. Minutes of the August 27th Board of Directors Meeting

*Moved by C. Jolliffe
Seconded by B. Timms*

That, the minutes of the August 27, 2010 Board of Directors meeting be adopted.

CARRIED

Business Arising

2.3. Governance Consultant Carolyn Kearns

Earlier this week six Directors interviewed an alternate consultant. The alternate consultant's philosophy aligns with that of the Board; a governance model should be determined from the bottom up starting with stakeholder input. Additionally, the alternate consultant is well respected by the provincial government and is very familiar with social housing.

9:17 A.M. – M. Trojan and C. Kearns were welcomed to the meeting.

C. Kearns has experience working with the District Social Services Administration Boards in northern Ontario, the Region of Peel and on several projects for Niagara Region.

B. Baker joined the meeting at 9:26 A.M.

Directors asked C. Kearns the same list of questions they asked the alternate consultant interviewed earlier this week. Ms. Kearns indicated that when advised of this project she did not necessarily consider consultation with Co-op and Non-Profit stakeholders would be required but could do so if asked.

M. Trojan advised that C. Kearns will be reporting to the OASC and that a report is scheduled to go to the new Council in January 2011.

9:55 A.M. - M. Trojan and C. Kearns left the meeting.

*Moved by S. Cordiner
Seconded by B. Hannah*

That the NRH Board of Directors, in the spirit of cooperation and leadership, agree to accept the Region's recommended consultant, Carolyn Kearns of the Randolph Group with the understanding and agreement that the review will include, and be based upon, a stakeholder / consumer upward model, taking into consideration direct input from this population.

CARRIED

3. Closed Session – 10:29 A.M.

*Moved by P. O'Neill
Seconded by S. Cordiner*

That the meeting move into closed session to consider information of a confidential nature relating to:

- 1. Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board re: Alternate Proponent Canada Ontario AHP – Wave 1***
- 2. Proposed or pending acquisition of land by the municipality or local board-update regarding a Housing Provider***

CARRIED

3.1. Alternate Proponent Canada Ontario AHP – Wave 1 – Report IC 10-93-3.1.

Alan King declared a conflict of interest as he has an association with one of the proponents.

*Moved by C. Forster
Seconded by J. Osczytko*

That, the Niagara Regional Housing Board of Directors approves the staff recommendation in Report IC 10-93-3.1.

CARRIED

3.2. Update Acquisition of Land - Housing Provider

H. D'Angela joined the meeting at 10:40 A.M.

10:45 A.M.

Moved by C. Jolliffe

Seconded by C. Forster

That the Board rise with report.

CARRIED

New Business**4.1. Proposed 2011 Meeting Schedule - Report 10-93-4.1.**

Councillors are finding it difficult to attend a 9:00 A.M. meeting the morning after a Council meeting has run into the early hours of the morning.

Moved by S. Cordiner

Seconded by C. Forster

That the NRH Board of Directors defers approval of the 2011 Meeting Schedule till the Regional Council meeting schedule has been finalized.

CARRIED

4.2. Short-Term Rent Support Program (STRSP) – Report REV 10-93-4.2.

Revised copies of report 10-93-4.2 were distributed. M. Fearnside reviewed the report with Directors. Staff is still waiting for details on this 3 year program and will be working with Community Services to determine recipients.

Moved by H. D'Angela

Seconded by B. Baker

That Niagara Regional Housing Board of Directors recommends to the PHSS Committee and subsequently to Regional Council that:

- 1. Niagara Regional Housing, administer the Short-Term Rent Support Program; and,***
- 2. That Niagara Region as the Service Manager executes the agreement.***

CARRIED

4.3. Enterprise Risk Management Framework – Report 10-93-4.3.

Deferred to next meeting.

4.4. 2011 Proposed Operating Budget - Report 10-93-4.4.

Staff reviewed the budget that remained within the 1.4% increase guideline (exclusive of salary line where there was no increase). This is a lean budget with only \$26,000 left for building repairs when this account needs at least \$400,000 to break even. Close monitoring and deferral of work will be required to stay within budget.

*Moved by A. King
Seconded by C. Forster*

That, Niagara Regional Housing Board of Directors approves the proposed 2011 Operating Budget.

CARRIED

4.5. Business Case on Salaries

At the April 2010 meeting staff was directed to forward Report IC 09-84-3.2 Business Case 6.1 Comprehensive Review of Corporation's Non-Union Terms and Conditions of Employment, to the OASC, PHSS and Council.

*Moved by C. Forster
Seconded by S. Cordiner*

That the NRH Board of Directors approve reconsideration of direction in 10-88-4.5., and that the Salary Business Case stay at the OASC level as opposed to going to PHSS and Council to at this time.

CARRIED

5. General Manager's Report**5.1. Financial Statement, August 31, 2010 - Report 10-93-5.1.**

Staff advised that NRH is currently projecting a slight over expenditure at year end, these accounts will be closely monitored.

*Moved by S. Cordiner
Seconded by C. Jolliffe*

That the Niagara Regional Housing Board of Directors approves the Financial Statements as at August 31, 2010.

CARRIED

5.a. Investment Account

Frank Mete from RBC is recommending that NRH switch funds from Dundee to the Bank of Montreal (BMO) as there is a 30 day GIC at 10 basis points higher than NRH is currently receiving.

Moved by C. Jolliffe

Seconded by H. D'Angela

That the NRH Board of Directors approve moving funds from Dundee to BMO to take advantage of higher interest rates.

CARRIED

5.b. Public Information

As requested by the Board at the last meeting, staff prepared an NRH Backgrounder which contains public information on decisions and documents related to the impending NRH Governance Model review. The document was marked draft and confidential because was not complete, rather, it is an outline pulled together mainly from other public documents over the years. If this is the type of information the Board wants, staff will now go back and finalize it.

Staff was directed to complete the backgrounder, update to today, and redistribute as soon as possible.

Action by: L Beckwith

6. Chair's Report

The Chairs comments were included in 5.b above.

7. Committee Reports

7.1. Executive Committee, Karen Murray, Chair

No minutes.

7.2. Governance Committee

No minutes.

7.3. Investment Committee, H. D'Angela, Chair

No minutes.

7.4. Applicant/Tenant Appeals Committee

Minutes of the August 24, 2010 appeal hearings, provided for information.

7.5. Tender Awards Committee, A. King, Chair

No minutes.

7.6. Operating Agreement Steering Committee

No minutes.

7.7. Tenant Advisory Group, B. Hannah

No minutes.

7.8. Housing Provider Advisory Group, C. Jolliffe, Chair

No minutes.

7.9. Community Advisory Group, B. Baker, Chair

No Minutes.

8. For information

8.1. Action Items from Previous Meetings

Correspondence/Media

9. BREAK – not required

10. Presentation – see 2.3.

11. Other Business

There was no other business.

12. Schedule of Meetings for Balance of Year

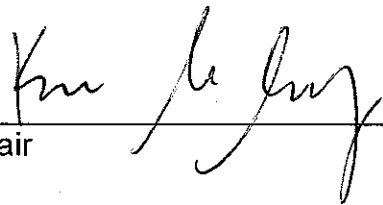
- Thursday, October 21 @ 9:00 A.M.
Campbell East, **3rd Floor**
2201 St. David's Road, Thorold, ON
- AGM – Monday, November 22, 2010 at 4:00 P.M.
Campbell East, **Cafeteria & Atrium**
2201 St. David's Road, Thorold, ON
- Friday, November 26, 2010 at 9:00 A.M.
Campbell East, **3rd Floor**
2201 St. David's Road, Thorold, ON

13. Adjournment

Motion to Adjourn at 11:40 A.M.

*Moved by S. Cordiner
Seconded by P. O'Neill*

Minutes Approved:


Chair


Secretary