



## **NIAGARA REGIONAL HOUSING**

*Campbell East, 3<sup>rd</sup> Floor  
1815 Sir Isaac Brock Way, P.O. Box 344  
Thorold, ON L2V 3Z3  
Phone: (905) 682-9201 Fax: (905) 687-4844*

17-167-2.1.  
Dec. 15, 2017  
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### **Directors:**

Henry D'Angela, Chair  
Councillor, Thorold

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

Karen Blackley, Secretary  
Stakeholder, Thorold

James Hyatt, Treasurer  
Stakeholder, St. Catharines

Ken Goka  
Stakeholder, Welland

Paul Grenier,  
Councillor, Welland

Kelly Kendrick  
Stakeholder, Fort Erie

John Osczytko  
Public-at-Large, St. Catharines

Andy Petrowski  
Councillor, St. Catharines

Walter Sendzik  
Councillor, St. Catharines

Selina Volpatti  
Councillor, Niagara Falls

## **Minutes**

### **NIAGARA REGIONAL HOUSING Board of Directors Meeting**

**#166 – 2017**

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

November 17, 2017 - 9:00 A.M. -12:00 P.M.

## **Attendees**

Directors/Members: H. D'Angela, J. Hyatt, K. Blackley,  
P. Grenier, S. Volpatti, J. Osczytko,  
K. Kendrick, K. Goka, A. Petrowski

Regrets: P. O'Neill, W. Sendzik

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

Regional Staff: V. Duru, Program Financial Analyst

A quorum being present, the meeting was called to order at 9:10 A.M.

**1. Adoption of Agenda/Declaration of Conflict**

- Add Cladding Investigation as 4.5.
- Add National Housing Day under Other Business

*Moved by J. Hyatt*

*Seconded by K. Blackley*

***That the revised agenda be ADOPTED.***

CARRIED

No conflicts were declared.

**2. Approval of Minutes**

2.1. Minutes of the October 20, 2017 Meeting

*Moved by S. Volpatti*

*Seconded by K. Goka*

***That the revised minutes of the October 20, 2017 meeting be ADOPTED.***

CARRIED

2.2. Business Arising

2.2.1. Carlton Street Development Update – 17-166-2.2.1.

2.2.2. Budget Snapshot of Carlton St. new Development – 17-166-2.2.2.

*Moved by A. Petrowski*

*Seconded by S. Volpatti*

***That the NRH Board of Directors RECEIVE, reports 17-166-2.2.1., Carlton Street Development Update and 17-166-2.2.2., Budget Snapshot of Carlton St. new Development, for information.***

CARRIED

In future updates, staff was requested to include project timeline to date.

Action by: W. Pankratz

**3. Presentation – not scheduled**

#### 4. Staff Reports

- 4.1. NRH 3<sup>rd</sup> Quarter Report to Board & Council July 1 to Sept. 1, 2017 – Report 17-166-4.1.

*Moved by P. Grenier*

*Seconded by K. Kendrick*

***That Niagara Regional Housing Quarterly Report July 1 to September 30, 2017 be APPROVED and FORWARDED to the Public Health and Social Services Committee and subsequently to Regional and Municipal Councils for information.***

**CARRIED**

The CEO advised that he meets quarterly with the Service Manager Housing Company Network (SMHCN) consisting of representatives from Housing Services Corporation and counterparts in York, Peel, Durham and Halton. One of the items on their work plan is Provincial Policy regarding arrears. The current policy(s) promote high arrears; they are hoping to lobby for change.

Staff was requested to bring back SMHCN discussion on arrears to the Board.

Action by: CEO

Bring back comprehensive report start to finish on collections.

Action by: D. White

In future reports, add narrative before waitlist chart regarding programs that offer financial assistance with rent to applicants on the waiting list.

Action by: D. Woiceshyn

- 4.2. Review of Energy Efficiencies - Multi-Unit Building – 17-166-4.2.

*Moved by K. Blackley*

*Seconded by J. Hyatt*

***That the Niagara Regional Housing (NRH) Board of Directors RECEIVES 17-166-4.2., Review of Energy Efficiencies - Multi-Unit Building, for information.***

**CARRIED**

Staff advised that this report regarding 56% energy savings is only a single trial. Alternate energy efficiency measures are being monitored in other buildings to determine savings resulting from that particular method. Ultimately, the upgrade(s) determined to be the best investment will be combined in a single building and best method or combination of methods will be used in other buildings.

P. Grenier advised that AMO will provide free software for energy management.

4.3. Roach St. Update and Timeline – 17-166-4.3.

*Moved by S. Volpatti  
Seconded by P. Grenier*

**That the Niagara Regional Housing Board of Directors RECEIVES 17-166-4.3.,  
Roach St. Update and Timeline, for information.**

CARRIED

A. Petrowski requested staff to forward him square footage for the 1 and 2 bedroom units.

Action by: C. Banach

4.4. Multi-Year Operating Budget – 17-166-4.4.

*Moved by S. Volpatti  
Seconded by J. Hyatt*

**That the Niagara Regional Housing Board of Directors RECEIVES 17-166-4.4.,  
the proposed Multi-Year Operating Budget projections for 2019 and 2020, for  
information.**

CARRIED

4.5. Cladding Investigation

*Moved by S. Volpatti  
Seconded by K. Goka*

**That the Niagara Regional Housing Board of Directors RECEIVES 17-166-4.5.,  
Cladding Investigation, for information.**

CARRIED

5. New Business – no new business.

6. Chief Executive Officer's Report

6.1. Financial Statements as at September 30, 2017 – 17-166-6.1.

*Moved by K. Blackley  
Seconded by K. Goka*

**That the NRH Board of Directors APPROVE the Financial Statements as at  
September 30, 2017.**

CARRIED

V. Duru advised that NRH has met guidance by decreasing transfer to reserves (risk); therefore, any 2017 operational surplus is should be recommended for year-end transfer to NRH reserves

7. Committee/Advisory Group Meeting Minutes

7.1. Tenant Advisory Group (TAG) – 17-166-7.1.

*Moved by K. Blackley*

*Seconded by A. Petrowski*

***That the NRH Board of Directors RECEIVE the TAG minutes of June 21, 2017, for information.***

CARRIED

8. For Information

No information/media/correspondence items.

9. Other Business

9.1. National Housing Day

National Housing Day event will be held at the Niagara Region Native Centre, NOTL, 9:00 A.M. on November 22<sup>nd</sup>. The topic will be Streamlining Processes for New Development; W. Thompson asked those interested in attending, to please register.

10. Closed Session – 10:35 A.M.

With the exception of D. Troke and V. Amato all other staff left the meeting.

*Moved by J. Hyatt*

*Seconded by P. Grenier*

***That the NRH Board of Directors MOVE INTO closed session to receive information of a confidential nature regarding security of property of the municipality or local board – NRH Insurance and a personal matter about an identifiable individual including municipal or local board employees – HR Item***

CARRIED

10.1. Insurance Renewal Update – Report IC 17-166-10.1.

*Moved by P. Grenier  
Seconded by S. Volpatti*

***That the meeting MOVE OUT of closed session.***

CARRIED

10.a

*Moved by S. Volpatti  
Seconded by J. Osczytko*

***That the update on litigation be ADDED to the agenda as item 10.3.***

CARRIED

10.b.

*Moved by S. Volpatti  
Seconded by J. Hyatt*

***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 – Carlton St. Litigation Update***

CARRIED

- 10.3. Carlton St. Litigation Update
- 10.2. HR Item

D. Troke left the meeting at 11:10 A.M.

10.c. – 11:30 A.M.

*Moved by P. Grenier  
Seconded by K. Kendrick*

***That the NRH Board of Directors RISE with report.***

CARRIED

10.d.

*Moved by P. Grenier  
Seconded by K. Kendrick*

***That staff be DIRECTED to execute directions provided in closed session.***

CARRIED

**11. Next Meetings**

December - TBD to receive Nominations Committee recommendations for new Directors, for submission to PHSS & Council.

Friday, January 19, 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 11:31 A.M.***

*Moved by S. Volpatti  
Seconded by K. Kendrick*

Minutes Approved:

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Chair

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Secretary