



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

19-181-2.1.
May 24, 2019
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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

#180 – 2019

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

April 26, 2019 – 9:00 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

Regrets: L. Villella

Absent:

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

Regional Staff: S. Muhic, Program Financial Specialist
D. Ane, Mgr. Corporate Reporting Supervisor

Guest: J. Hansler, Deloitte, CPA

A quorum being present, the meeting was called to order at
9:02 A.M.

1. Adoption of Agenda/Declaration of Conflict

*Moved by G. Zalepa
Seconded by B. Souter*

That the agenda be ADOPTED.

CARRIED

No Conflicts of Interest were declared.

2. Consent Items

Moved by J. Hyatt

Seconded by K. Blackley

That the following items:

2.1. Minutes of the March 22, 2019 Meeting be APPROVED.

2.2. NRH Terms and Conditions of Employment 19-180-2.2., be RECEIVED for Information.

2.4.1. Carlton Street Development Update #24 – April 8, 2019 – 19-180-2.4.1. be RECEIVED for information.

2.4.2. Budget Snapshot of Carlton St. New Development as of April 15, 2019 – 19-180-2.4.2. be RECEIVED for information.

2.4.3. Roach Ave., Welland Intensification Update #7 – as of April 8, 2019 – 19-180-2.4.3. be RECEIVED for information.

2.4.4. Budget Snapshot of Roach Ave., Welland Project as of April 16, 2019 - 19-180-2.4.4. be RECEIVED for information.

2.5. The Housing Herald – Spring /Summer 2019 Adult/Seniors – 19-180-2.5. be RECEIVED for information.

2.6. The Housing Herald – Spring /Summer 2019 Families – 19-180-2.6. be RECEIVED for information.

2.7. Welcome Home Program Budget and Eligibility – 19-180-2.7., be RECEIVED for information.

CARRIED

3. Discussion Items

3.1. 2018 Draft Audited Financial Statements – Report 19-180-3.1.

S. Muhic presented highlights of the 2018 Draft Financial Statement. NRH received an unqualified Audit report and no Management Letter points.

9:20 A.M. With the exception of V. Amato and J. Hansler all staff left the meeting.

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

That the NRH Board of Directors MOVE INTO closed session to receive information of a confidential nature regarding personal information about identifiable individuals including municipal or local board employees – NRH and Regional Staff.

CARRIED

3.1.a. 9:26 A.M.
*Moved by G. Zalepa
Seconded by T. Insinna*

That the NRH Board of Directors RISE without report.

CARRIED

All Staff returned to the meeting.

*Moved by B. Butters
Seconded by B. Souter*

1. ***That the draft audited financial statements of Niagara Regional Housing as attached in Appendix 1, for the year ended December 31, 2018 BE APPROVED; and***
2. ***That the audit findings report pertaining to the audited financial statements, attached as Appendix 2, of Niagara Regional Housing for the year ended December 31, 2018 BE RECEIVED for information.***
3. ***That this report BE FORWARDED to the Region's Audit Committee for information.***

CARRIED

J. Hansler and D. Ane left the meeting.

3.2. 2018 Investment Renewals – Report 19-180-3.2.

***Moved by G. Zalepa
Seconded by B. Baker***

1. ***That Investment Renewals be REFERRED back to staff to investigate additional options; and,***
2. ***That funds be rolled into High Interest Savings during the interim.***

CARRIED

Action by: S. Muhic / D. Woiceshyn

3.3. 2018 Write-Off of Uncollectible Accounts Receivable – Report 19-180-3.3.

Moved by K. Blackley

Seconded by J. Hyatt

That the 2018 Write-off of Uncollectible Accounts Receivable, pursuant to the write-off policy, in the amount of \$148,507.03 BE APPROVED as follows:

- ***\$ 9,846.02 early write-offs (deported, deceased and bankrupt), and***
- ***\$ 138,661.01 for those former tenant accounts which have been in collection for more than 2 years and have had no activity since December 31st, 2016.***

CARRIED

4. Chief Executive Officer's Report

4.1. Fair Wage Designation

The CEO consulted Human Resources and was advised that NRH is a fair wage employer. However, to receive the designation, contractors and subcontractors used by the corporation must pay fair wages as well; this would be impossible for NRH to monitor.

Moved by G. Zalepa

Seconded by B. Souter

That the NRH Board of Directors REQUEST Glen Walker to provide a presentation regarding Fair Wage Designation requirements at a future meeting

CARRIED

Action by: V. Amato

4.2. Training – Board Governance in a Municipal Setting

All agreed to **DEFER** until after ASD.

4.3. Insurance Renewal Nov. 1, 2019 to Nov 1, 2020

NRH partners with the Region for Insurance and they have decided to renew with the same provider for another year. Next year it will go out to tender again.

4.4. Ontario's Community Housing Renewal Strategy – Memo 19-180-4.4.

The specific details of Ontario's Community Housing Renewal Strategy are yet to be released. Niagara's funding allocation is less than expected and there is no option to

carry over funds to future years. NRH will have to reconsider funding for the Hawkins St., Niagara Falls build; a mortgage may be necessary.

Staff expressed concerns about the end of the Housing Allowance program, which provides a rental benefit payment directly to the applicant/tenant or directly to private and non-profit landlords. The program provides temporary assistance while the tenant remains on the waiting list for a rent-geared-to-income unit.

Additionally, Non-Profit housing providers represent a very large number of affordable housing units in Niagara. The Federal government has made provisions for the End of Operating Agreements (EOA) with the Federal non-profits. Unless the Provincial government makes similar arrangements for the Provincial non-profits, once the mortgages are paid out Provincial subsidy will be lost and the provider will lose the ability to provide Rent-Geared-to-Income units.

Staff was directed to:

- make this a standing agenda item
- do a backgrounder on EOA's for the June meeting; and,
- provide the Board with speaking notes that can be use at AMO and other meetings.
Action by: J. Shickluna and B. Baker
- provide a report for the June meeting on how the 2019-20 Confirmed Allocation of \$3,764,000 under the Ontario Priorities Housing Initiative will be spent.

Action by: D. Woiceshyn

5. Other Business

5.1. Meeting with Mayor Easton

J. Hyatt advised that the Development Committee met with Mayor Easton who will provide a list of municipally owned properties available for development of affordable housing. The committee plans to meet with the remaining Niagara municipalities in the near future.

5.2. Alternate Service Delivery (ASD)

J. Hyatt reported that the first ASD Taskforce Implementation Committee meeting was held. It is not yet clear what the Committee is trying to accomplish that cannot be done within the current model without cost or disruption. Also, they don't appear to have a good understanding regarding the Housing Provider role.

5.3. Steele St. Port Colborne Balconies

B. Butters received a call from a concerned resident in the Steele St. area, as all the balconies have been removed and they were worried about tenants falling out of their units. C. Banach advised that the balcony doors have been sealed shut and

cannot be opened by tenants. The start of balcony replacements was delayed due to rain but work will start on Monday.

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

6. Closed Session – 10:30 A.M.

Moved by K. Blackley

Seconded by G. Zalepa

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 Information of a confidential nature regarding a proposed or pending acquisition or disposition of land by the municipality or local board/security of the property of the municipality of local board – Acquisition of Units

CARRIED

- 6.1. Stamford Kiwanis
- 6.2. Carlton Street
- 6.3. Acquisition of Units – Report IC 19-180-6.3.

6.a.

Moved by G. Zalepa

Seconded by B. Souter

That the Niagara Regional Housing Board of Directors RISE with report.

CARRIED

6.b.

Moved by G. Zalepa

Seconded by B. Souter

- 1. That the NRH Board of Directors RECEIVE the verbal reports regarding Stamford Kiwanis and Carlton Street, for information.***
- 2. That confidential report IC 19-180-6.3. regarding Acquisition of Units be RECEIVED and the recommendation(s) contained therein be APPROVED.***

CARRIED

7. Next Meeting(s)

Regular meeting & AGM

followed by BBQ and Tour of Building

Friday, May 24, 2019 – 9:00 A.M.

Common Room

527 Carlton St, St. Catharines

8. Adjournment

Motion to ADJOURN at 10:43 A.M.

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

Minutes Approved:

Chair

Secretary