



NIAGARA REGIONAL HOUSING

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MINUTES

NIAGARA REGIONAL HOUSING Board of Directors Meeting

#192 – 2020

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

Friday, September 25, 2020 – 9:00 a.m. - Noon

Attendees (In person and by videoconference)

Directors/ Members: W. Sendzik, J. Hyatt, G. Zalepa, K. Blackley,
B.A. Baker, T. Insinna, B-L. Souter, L. Villella
Regrets: B. Butters
Absent:
NRH Staff: D. Woiceshyn, C. Banach, J. Shickluna,
W. Thompson, M. Barton
Regional Staff: A. Jugley, Commissioner Community Services
D. D'Amboise, Program Financial Specialist
D. Rurak, Director Asset Management
M. Breadner, Mgr. Asset Management Office
M. Steele, Assoc. Director, Reporting & Analysis

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

A quorum being present, the meeting was called to order at
9:00 a.m.

1. Adoption of Agenda/Declaration of Conflict

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

That the agenda be ADOPTED.

CARRIED

No Conflicts of Interest were declared.

The Chair welcomed all to the meeting.

2. PRESENTATION – 2021 Capital Budget – C. Banach, D. D’Amboise

Discussion followed regarding funding for new builds with a focus on new developments.

A. Jugley advised that other sources of funds, such as Development Charges (DCs), could be available for affordable housing projects.

Landscaping options for COVID restriction use were discussed and the Chair asked NRH to review landscaping opportunities for NRH buildings.

The Chair asked that new units in current initiatives be presented to the Budget Review Committee (BRC), which will be included in the 2021 Operating Budget Presentation and forwarded to the BRC.

The Chair thanked D. D’Amboise for his presentation.

Moved by G. Zalepa

Seconded by T. Insinna

That the Niagara Regional Housing Board of Directors RECEIVES the presentation for information.

CARRIED

There being no objection, Discussion Item 4.5., 2021 Capital Budget, was considered at this time.

4.5. 2021 Capital Budget

Moved by G. Zalepa

Seconded by T. Insinna

- 1) ***That the Niagara Regional Housing Board of Directors APPROVES the proposed NRH 2021 capital budget submission as presented in Appendix 1.***
- 2) ***That the NRH Board of Directors RECEIVES the Proposed 10-Year capital plan as presented in Appendix 2.***

CARRIED

3. Consent Items

Moved by L. Villella

Seconded by K. Blackley

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

3.1. Minutes of the July 24, 2020 Meeting – 20-192-3.1. be APPROVED.

3.2. Development Updates – Hawkins St. Project

3.2.1. Budget Snapshot as of August 31, 2020 – 20-192-3.2.1. be RECEIVED for information.

3.2.2. Development Report #9 – 20-192-3.2.2. be RECEIVED for information.

3.2.3. Development Report #10 – 20-191-3.2.3. be RECEIVED for information.

3.3. Provider Advisory Committee Minutes – 20-192-3.3. be RECEIVED for information.

3.4. Tenant Advisory Committee Minutes – 20-192-3.4. be RECEIVED for information.

3.5. Operating Statements – June and July, 2020 – 20-192-3.5. be RECEIVED for information.

3.6. Communication – 2021 Budget Planning – 20-192-3.6. be RECEIVED for information.

CARRIED

4. Discussion Items

4.1. COVID-19 Update

W. Thompson advised the Board of the many services and supports being provided.

The Chair inquired about the wellbeing of staff.

D. Woiceshyn informed the Board that a staff pizza day was held the previous week and was heralded with very positive responses. Forums and training sessions are also planned for the near future.

Moved by B-L. Souter

Seconded by G. Zalepa

That the Niagara Regional Housing Board of Directors RECEIVES the report COVID-19 Update for information.

CARRIED

4.2. New Development Strategies and Funding Opportunities

D. Woiceshyn spoke about the recent Federal funding announcement, the purpose of the funding to create supportive housing and/or modular builds for community housing, which NRH would investigate submitting an application when the guidelines become available.

C. Banach informed the Board that much work is anticipated with discussions held among numerous non-profits and with POA land preparation. The updated NRH Business Plan will be presented to the Board at the next meeting.

Moved by K. Blackley

Seconded by G. Zalepa

That the Niagara Regional Housing Board of Directors RECEIVES the report New Development Strategies and Funding Opportunities for information.

CARRIED

4.3. Master Plan Update

Moved by J. Hyatt

Seconded by L. Villella

That the Niagara Regional Housing Board of Directors RECEIVES the report Master Plan Update for information.

CARRIED

4.4. End of Mortgage Updates

Moved by K. Blackley

Seconded by T. Insinna

That the Niagara Regional Housing Board of Directors RECEIVES the report End of Mortgage Updates for information.

CARRIED

4.6. Diversity Strategy

W. Thompson confirmed discussions with members of the Provider Advisory and Tenant Advisory Committees and staff, who are all in support of this initiative.

Moved by T. Insinna

Seconded by G. Zalepa

That the Niagara Regional Housing Board of Directors RECEIVES the report Diversity Strategy for information.

CARRIED

5. Other Business

D. Woiceshyn noted that meetings with developers, nonprofits and agencies are ongoing regarding creative and affordable housing.

6. Closed Session

With the exception of D. Woiceshyn, C. Banach, J. Shickluna, D. D'Amboise and M. Barton, all staff left the meeting.

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

That the Niagara Regional Housing Board of Directors MOVE INTO Closed Session to receive information of a confidential nature pertaining to Acquisition of Properties and Carlton Legal Update.

CARRIED

Board resolved into closed session at 10:14 a.m.

6.1. Acquisition of Property

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

That the Niagara Regional Housing Board of Directors APPROVES the recommendations contained in this report respecting property acquisition.

CARRIED

6.2. Acquisition of Property

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

That the Niagara Regional Housing Board of Directors APPROVES the recommendations contained in this report respecting property acquisition.

CARRIED

6.3. Carlton Legal Update

*Moved by K. Blackley
Seconded by L. Villella*

That the Niagara Regional Housing Board of Directors RECEIVES this report respecting the Carlton Legal Update for information.

CARRIED

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

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

CARRIED

Board reconvened in open session at 10:40 a.m.

Appreciation to staff for their outstanding work was expressed.

The Chair asked that a message be conveyed to staff on behalf of the Board.

7. Next Meeting

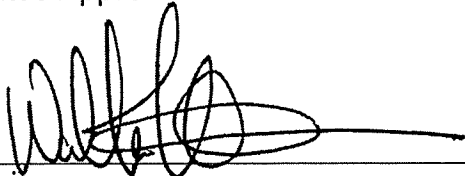
Friday, October 23, 2020 – 9:00 a.m.
NRH Board Room
1815 Sir Isaac Brock Way
Thorold, ON

8. Termination

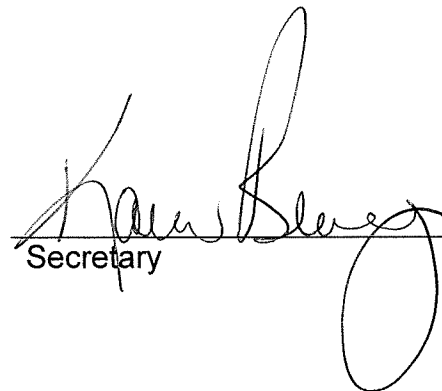
Motion to Terminate at 10:40 a.m.

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

Minutes Approved:



Chair



Secretary