



# 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

21-199-3.1.  
May 26, 2021  
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## MINUTES

### NIAGARA REGIONAL HOUSING Board of Directors Meeting

**#198 – 2021**

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

Friday, April 16, 2021 – 9:00 a.m. - Noon

#### Attendees (In person and by videoconference)

Directors/ Members: G. Zalepa, J. Hyatt, T. Insinna, B-L. Souter,  
B. Butters, B.A. Baker, L. Villella, K. Blackley  
Regrets: W. Sendzik, A. Jugley  
Absent:  
NRH Staff: D. Woiceshyn, C. Banach, J. Shickluna,  
W. Thompson, M. Barton  
Regional Staff: S. Wood, Legal Counsel  
D. D'Amboise, Program Financial Specialist  
M. Greenfield, Financial Reporting Analyst  
Guest: T. Ferguson, Deloitte

#### Directors:

Walter Sendzik, Chair  
Councillor, St. Catharines

Gary Zalepa, Vice Chair  
Councillor, NOTL

James Hyatt, Secretary  
Community, St. Catharines

Barbara Butters, Treasurer  
Councillor, Port Colborne

Karen Blackley  
Community, Thorold

Betty Ann Baker  
Community, Welland

Tom Insinna  
Councillor, Fort Erie

Betty-Lou Souter  
Community,  
St. Catharines & Thorold

Leanna Villella  
Councillor, Welland

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

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

Item 3, Presentation by J. Shickluna, will be deferred to the next meeting. A request was made to add Risk Management Policy to Item 6. Other Business.

*Moved by K. Blackley  
Seconded by T. Insinna*

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

**CARRIED**

S. Wood arrived at the meeting.

No conflicts of interest were declared.

G. Zalepa, acting as Chair, welcomed all to the meeting, and introduced Trevor Ferguson from Deloitte.

## **2. Presentation by Deloitte**

D. D'Amboise provided an overview of the financial team and introduced M. Greenfield to the attendees.

M. Greenfield presented the 2020 Draft Financial Statement Highlights, in which was noted that NRH received high standards.

T. Ferguson spoke to the remainder of the report. He thanked D. D'Amboise and M. Greenfield for their assistance.

G. Zalepa congratulated NRH management and the financial team.

*Moved by T. Insinna*

*Seconded by L. Villella*

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

*CARRIED*

It was requested to pull Item 5.4 Draft Audited Financials from Discussion Items.

## **5.4 Draft Audited Financials**

In response to the query from B.A. Baker, D. D'Amboise advised that surplus sharing would come into effect the latter part of 2021 and held in a specific NRH reserve to fund the loan and grant program.

T. Ferguson and M. Greenfield left the meeting.

*Moved by B. Butters*

*Seconded by K. Blackley*

***1. That the draft audited financial statements of Niagara Regional Housing as attached in Appendix 1, for the year ended December 31, 2020 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, 2020 BE RECEIVED for information.**
- 3. That staff BE DIRECTED to co-ordinate with the auditors to finalize the statements as presented.**
- 4. That this report BE FORWARDED to the Region's Audit Committee for information.**

CARRIED

- 3. Presentation – Transition to Community Services / Provider Advisory Committee Post ASD Appeals – to be deferred to the next meeting.**

#### **4. Consent Items**

*Moved by J. Hyatt  
Seconded by B.A. Baker*

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

- 4.1. Minutes of the March 19, 2021 Meeting – 21-198-4.1. be APPROVED.**
- 4.2. Development Updates**
  - 4.2.1. Hawkins St. Budget Snapshot as of March 30, 2021 – 21-198-4.2.1. be RECEIVED for information.**
  - 4.2.2. Hawkins St. Development Report #17 – 21-198-4.2.2. be RECEIVED for information.**
  - 4.2.3. Victoria Ave. Budget Tracking as of March 30, 2021 – 21-198-4.2.3. be RECEIVED for information.**
  - 4.2.4. Victoria Ave. Construction Report #2 – 21-198-4.2.4. be RECEIVED for information.**
- 4.3. Provider Advisory Committee Minutes – 21-198-4.3. be RECEIVED for information.**

CARRIED

## 5. Discussion Items

### 5.1. COVID-19 Update

W. Thompson advised the Board that some communities are located in hot spot areas and is working with the Region to push for mobile clinics. Communications have been targeted to the specific locations in various languages.

*Moved by B. Butters*

*Seconded by T. Insinna*

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

*CARRIED*

### 5.2. New Development Strategies and Funding Opportunities

C. Banach noted that ongoing efforts are being made to secure funding for the POA land since NRH did not receive Rapid Housing Initiative funding. The Federal Government announced another \$1.5B over the next seven years. The eligible unapproved projects totalled \$4.1B. NRH is working alongside nine other providers.

Discussion took place on disclosure of the successful funding recipients. D. Woiceshyn will make an inquiry next week.

C. Banach responded to queries of land availability, partnerships, and resourcefulness and stated that the Master Plan may provide some guidance on these issues.

*Moved by B. Butters*

*Seconded by B-L Souter*

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

*CARRIED*

### 5.3. Diversity Strategy

W. Thompson informed the Board that since commencement of this initiative, it has been included on all agendas and distributed communications. Staff have also participated in training.

*Moved by B. Butters*

*Seconded by T. Insinna*

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

*CARRIED*

#### 5.5. ASD Legal Requirements

S. Wood reiterated that Council will become the sole voting member of the Board, to become effective beyond the next Annual General Meeting of the members. The amended By-law #1 and Letters Patent will be brought before the Board for approval at the Annual General Meeting next month.

G. Zalepa thanked S. Wood who then left the meeting.

*Moved by T. Insinna*

*Seconded by L. Vilella*

- 1. That the Board of Directors Resolve to Amend By-law #1 and the Letters Patent on the terms set forth in this Report.***
- 2. That the Board of Directors Submit the Amended By-law #1 and Letters Patent to the Members at the annual general meeting of members in May 2021 for the members approval.***
- 3. That the Board of Directors Authorize and Direct the Chair and CEO to take all such actions as may be necessary to implement recommendation #1.***

*CARRIED*

#### 6. Other Business

J. Hyatt requested to speak about potential items lacking in the NRH risk management policy and provided the background for his request.

The Chair asked staff to revise the policy.

D. Woiceshyn agreed that revision is required on this policy and it will be presented at the June 18, 2021 board meeting.

D. Woiceshyn mentioned that NRH will be posting an ad for a Community Director and asked the Board to watch for the posting and forward to anyone they would like to recommend.

#### 7. Closed Session – Not required.

**8. Next Meeting and Annual General Meeting**

Wednesday, May 26, 2021 – 9:00 a.m.  
NRH Board Room  
1815 Sir Isaac Brock Way  
Thorold, ON

**9. Termination**

***Motion to Terminate.***

*Moved by T. Insinna*  
*Seconded by B. Butters*

Minutes Approved:



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Chair

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Secretary