



NIAGARA REGIONAL HOUSING

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21-201-3.1.
July 16, 2021
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MINUTES

NIAGARA REGIONAL HOUSING Board of Directors Meeting

#200 – 2021

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

Friday, June 18, 2021 – 9:00 a.m. - Noon

Attendees (In person and by videoconference)

Directors/ Members: W. Sendzik, G. Zalepa, J. Hyatt, T. Insinna,
B-L. Souter, B. Butters, B.A. Baker, K. Blackley
Regrets: L. Villella, A. Jugley
Absent:
NRH Staff: D. Woiceshyn, C. Banach, J. Shickluna,
W. Thompson, M. Barton
Regional Staff: A. Jugley, Commissioner Community Services
D. D'Amboise, Mgr. Program Financial Support
Guest: T. Potts, Program Financial Analyst
U. Hudson, NRH Board Applicant

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

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

1. Adoption of Agenda/Declaration of Conflict

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

That the agenda be ADOPTED as revised.

CARRIED

No conflicts of interest were declared.

The Chair welcomed all to the meeting and announced to the Board the guest and meeting observer, Ursula Hudson.

D. D'Amboise introduced Tyler Potts to the Board.

W. Thompson arrived at the meeting.

2. Presentation – Master Plan Update

C. Banach emphasized the vast amount of data collected that is included in the analysis. The Board will receive section reports in the near future.

Mr. Banach noted the importance for the Region to become involved in areas including grants and incentives, by-laws and planning.

Discussion followed on consideration of utilizing modular builds, the private sector, and global examples.

B-L. Souter thanked A. Jugley and her team for continued social support for providers.

The Chair called on the Board to bring a motion to Regional Council to elevate the necessity for affordable housing.

Moved by B.A. Baker

Seconded by G. Zalepa

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

CARRIED

3. Consent Items

Moved by G. Zalepa

Seconded by J. Hyatt

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

3.1. Minutes of the May 26, 2021 Meeting – 21-200-3.1. be APPROVED.

3.2. Development Updates

- 3.2.1. Hawkins St. Budget Tracking as of May 31, 2021 – 21-200-3.2.1. be RECEIVED for information.**
- 3.2.2. Hawkins St. Planning/Construction Report #19 – 21-200-3.2.2. be RECEIVED for information.**
- 3.2.3. Victoria Ave. Budget Tracking as of May 31, 2021 – 21-200-3.2.3. be RECEIVED for information.**
- 3.2.4. Victoria Ave. Planning/Construction Report #6 – 21-200-3.2.4. be RECEIVED for information.**
- 3.2.5. Buchanan Ave. Budget Tracking as of June 1, 2021 – 21-200-3.2.5. be RECEIVED for information.**
- 3.2.6. Buchanan Ave. Planning/Construction Report #1 – 21-200-3.2.6. be RECEIVED for information.**
- 3.3. Development Committee Minutes – 21-200-3.3. be RECEIVED for information.**
- 3.4. Operating Statements as of April 30, 2021 – 21-200-3.4. be RECEIVED for information.**

CARRIED

4. Discussion Items

4.1. COVID-19 Update

W. Thompson informed the Board that staff are assisting seniors over 80 years of age with transportation to receive their second dose of vaccine.

W. Thompson announced that summer programs will commence on July 6.

*Moved by L. Vilella
Seconded by T. Insinna*

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

CARRIED

4.2. New Development Strategies and Funding Opportunities

C. Banach stated that modular construction was discussed following the presentation.

D. Woiceshyn said she will be touring a modular build in Stoney Creek.

A request was received by PHSSC to tour the Hawkins St. site on July 9, which would require proper safety gear. The Board was invited to attend.

The Chair proposed the Hawkins tour date may be postponed to September.

Moved by B. Butters

Seconded by B.A. Baker

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

CARRIED

4.3. 2020 Write-Off of Uncollectible Accounts Receivable

D. D'Amboise advised the Board this annual administration report is to authorize the write-offs as per NRH policy.

Moved by G. Zalepa

Seconded by B-L. Souter

That the 2020 write-off of Uncollectible Accounts Receivable, pursuant to the write-off policy, in the amount of \$289,241 BE APPROVED as follows:

- ***\$24,401 early write-offs (deported, deceased and bankrupt), and***
- ***\$264,841 for those former tenant accounts which have been in collection for more than 2 years and have had no activity since December 31, 2018.***

CARRIED

4.4. Enterprise Risk Management Policy

D. Woiceshyn requested to defer this report to the next meeting.

Moved by B. Butters

Seconded by J. Hyatt

That the Enterprise Risk Management Policy be deferred to the next meeting.

CARRIED

4.5. Correspondence from Minister Steve Clark – Strong Communities Program

D. Woiceshyn confirmed that correspondence was directed to Regional Council and to the Minister of Municipal Affairs and Housing, Steve Clark. A. Jugley

advised she will be meeting next week with the Association of Municipalities of Ontario (AMO), which is aware of the resolutions from Regional Council.

The Chair asked to be updated if any further action is required.

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

That the Niagara Regional Housing Board of Directors RECEIVES the Correspondence from Minister Steve Clark regarding the Strong Communities Program for information.

CARRIED

5. Other Business

T. Insinna inquired if funding could be included in the budget to address housing demand. D. D'Amboise explained that the budget planning by-law requires Board and Council approval.

Discussion arose regarding multi-year budgeting and long range forecasting.

6. Closed Session – Not required.

7. Next Meeting

Friday, July 16, 2021 – 9:00 a.m.
NRH Board Room
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8. Termination

Motion to Terminate.

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

Minutes Approved:

Chair

Secretary