



NIAGARA REGIONAL HOUSING

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Minutes

NIAGARA REGIONAL HOUSING Board of Directors Meeting

#91 – 2010

NRH Board Room
Campbell East, 3rd Floor
2201 St. David's Road
Thorold, ON

Friday, August 27, 2010 – 9:10 A.M.

Attendees

Directors/

Members: K. Murray, C. Forster, C. Jolliffe, B. Baker till 11:12 A.M.,
B. Timms, J. Osczytko, P. O'Neill, B. Hannah, S. Cordiner,
H. D'Angela, A. King, D. Eke, G. Marshall, K. Blackley

Regrets:

NRH Staff: L. Beckwith, M. MacLellan, M. Fearnside, V. Amato

Regional

Staff: D. Mino, Programs Financial Analyst

A quorum being present, the meeting was called to order at 9:08 A.M.
K. Blackley was welcomed to the Board.

1. Adoption of Agenda/Declaration of Conflict

*Moved by B. Hannah
Seconded by P. O'Neill*

That, the agenda be adopted.

CARRIED

C. Jolliffe declared a conflict of interest with item 3.2.

Members/Directors:

Karen Murray, Chair
Public-at-large,
St Catharines

Cindy Forster, Vice-Chair
Councillor, Welland

Betty Ann Baker, Secretary
Stakeholder, Welland

Catherine Jolliffe, Treasurer
Stakeholder, Welland

George Marshall
Councillor, Welland

Shirley Cordiner
Councillor Fort Erie

Henry D'Angela
Councillor, Thorold

David Eke
Public-at-Large, NOTL

Barbara Hannah
Tenant, Niagara Falls

Alan King
Stakeholder, Welland

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

John Osczytko
Public-at-Large, Welland

Karen Blackley
Stakeholder Thorold

Bruce Timms
Councillor, St. Catharines

2. Approval of June 25, 2010 Minutes

Moved by J. Osczytko

Seconded by H. D'Angela

That, the minutes of the June 25, 2010 meeting be adopted.

CARRIED

Business Arising

2.1. Notice of Council approval for Acquisition of Land 10-91-2.1.

Memo from Regional Clerk, K. Bain to L. Beckwith, General Manager NRH, (relating to item 2.2. last meeting) was provided for information.

2.2. Accessibility for Ontarians with Disabilities Act (AODA) the Duty to Accommodate (item 3.1. minutes of June meeting)

Directors were invited to attend a September training session focusing on implications for a housing provider's operations to meet the new requirements. Staff will forward registration information after the meeting.

Action by: V. Amato

2.3. Investments (item 4.2. minutes of June meeting)

The General Manager advised that following the last meeting 2 GIC's were purchased:

- 1st for a 2 year term (expiring Aug. 10 , 2012) with the Bank of Nova Scotia at 2% interest; and,
- 2nd for 1 a year term (expiring Aug. 10, 2011) with TD Mortgage Corporation at 1.67% interest

2.4. 2011 Operating Budget (item 4.3. minutes of June meeting)

Since the last meeting, the Region has confirmed that it will allow an increase of 1.4% to last year's operating budget with the exception of the salary line, to which there is to be no increase.

2.5. 2009 Annual Report (item 4.4 minutes of June meeting)

A colour draft of the 2009 Annual Report was distributed. The report was produced working from input provided by Directors at the last meeting. Due to problems with picture taking, the report has not been printed yet, thereby, giving Directors' a final opportunity to comment prior to production.

3. Closed Session – 9:14 A.M.

Staff present were L. Beckwith, M. Fearnside, and V. Amato

*Moved by C. Jolliffe
Seconded by B. Hannah*

That the meeting move into closed session to consider information of a confidential nature relating to:

- 1. Labour relations or employee negotiations regarding a Senior Management Position.***
- 2. Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board regarding a Housing Provider***
- 3. Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board regarding Withdrawal of Support***

CARRIED

Report IC 10-91-3.2. and a revised report IC REV 10-91-3.3 were distributed.

3.1. Senior Management Position (verbal)

3.2. Housing Provider – Report IC 10-91-3.2.

Both C. Jolliffe and B. Baker declared a conflict of interest with 3.2. and left the room.

*Moved by A. King
Seconded by D. Eke*

That, the Niagara Regional Housing Board of Directors approves the staff recommendations in the conclusion section of report IC 10-91-3.2.

CARRIED

9:44 A.M. C. Jolliffe and B. Baker returned to the meeting. M. MacLellan joined the meeting.

3.3. Withdrawal of Support - Report IC- REV 10-91-3.3.

*Moved by J. Osczytko
Seconded by D. Eke*

That the Niagara Regional Housing Board of Directors approves the recommendations in Report IC-REV 10-91-3.3.

CARRIED

9:50 A.M.

*Moved by B. Hannah
Seconded by S. Cordiner*

That the Board rise with report.

CARRIED

New Business**4.1. 2nd Quarter Operational Reports April – June 2010 - Report 10-91-4.1.**

Moved by D. Eke

Seconded by B. Timms

That the NRH Board of Directors approves the Operational Reports and Report on Variances as at June 30, 2010 .

CARRIED

4.2. Semi-Annual Housing Provider Report - January to June 2010 - Report 10-91-4.2.

M. Fearnside reviewed the report with Directors.

Moved by C. Forster

Seconded by P. O'Neill

That the Board of Directors receives the Semi-Annual Housing Provider Report – January to June 2010 for information.

CARRIED

4.3. 2nd Quarter Report to Council, April – June 2010 – Report 10-91-4.3.

Comments were requested regarding changes made to the format of this report in an attempt to present the information in a more interesting manner. It was determined that having a mix of presentation styles is the best approach as different readers take in information according to preference. Some readers retain information best if it is presented visually, others prefer numbers, and there are those who prefer story format.

Moved by G. Marshall

Seconded by A. King

That the NRH 2nd Quarter Report to Council April – June 2010 be approved and forwarded to Regional and Municipal Councils

CARRIED

4.4. Renewable Energy Initiative (REI)

NRH was advised of conditional approvals for project submissions under the REI program totalling approximately \$2.1 mil. The distribution of successful renewable energy projects were categorized as Solar Thermal (33%), Geothermal (7%), Solar Air (33%) and Photovoltaic (27%).

*Moved by P. O'Neill
Seconded by S. Cordiner*

That, Niagara Regional Housing Board of Directors receives this report for information.

CARRIED

4.5. 2011 Capital Budget – Owned Units

The General Manager presented the proposed 2011 Capital Budget, which is divided into four main areas: Building Exterior, Grounds, Building Interior and Flooring.

Staff was directed, for clarity sake, to change wording from “bathroom upgrades” to “bathroom restoration to current standard”.

Action by: L. Beckwith

Staff was asked if the amount budgeted for Emergency Unexpected Building Component Failures was sufficient given the large size of the owned unit portfolio and age of the buildings. In the past there hasn't been a demand for emergency funding that has exceeded the amount budgeted. However, should that circumstance arise NRH has two options: defer some of the capital work scheduled for that year or withdraw additional funding from the NRH Reserve Fund for the Owned Units. The reserve fund depends on the transfer of year-end surplus and as such is a limited amount of funding.

The General Manager also indicated that she will be retaining a consultant this year to review the capital estimates in NRH's RECAPP system to ensure that all work is identified and that the numbers reflect the current costs for each job. This will require the consultant to do a limited number of building condition assessments and a full analysis of the numbers.

*Moved by D. Eke
Seconded by H. D'Angela*

That NRH Board of Directors approves the 2011 capital budget for submission to Regional Council for approval.

CARRIED

4.6. Special Priority Policy Impact on Wait List

The report highlights issues faced by other Service Managers in Southern Ontario. M. MacLellan and M. Fearnside elaborated on the process and waitlist expectations in Niagara where 55% of Special Priority placements are with Co-op's or Non-profits and 25% of Special Priority placements are made in Rent Supplement units.

*Moved by A. King
Seconded by P. O'Neill*

That Niagara Regional Housing Board of Directors receives this report for information.

CARRIED

All agreed on a break at 10:20 A.M.
The meeting resumed at 10:40 A.M.

4.7. 2010 AGM - Report 10-91-4.7

Report 10-91-4.7 was distributed. Monday, November 22, National Housing Day is being recommended for the date of NRH's 2010 AGM. Staff checked with the Regional Clerk's office to make sure no other events were scheduled for that evening.

*Moved by A. King
Seconded by H. D'Angela*

That the NRH Board of Directors approves the format of the NRH 2010 Annual General Meeting.

CARRIED

5. General Manager's Report

5.1. Financial Statement, June 30, 2010 - Report 10-91-5.1.

5.2. Financial Statement, July 31, 2010 - Report 10-91-5.2.

Copies of the July 31, 2010 Financial Statement were distributed.

*Moved by B. Timms
Seconded by B. Hannah*

That the Niagara Regional Housing Board of Directors approves the Financial Statements as at June 30 and July 31, 2010.

CARRIED

New Minister

The Honourable Rick Bartolucci was appointed Minister of Municipal Affairs and Housing on August 18, 2010.

Ministry Land Clean Up

The Ministry is cleaning up the title of former Ontario Housing properties and NRH will be receiving the transfer of title for 3 small strips of land bordering NRH property in Fort Erie. They are extensions of the current property and not large enough to build on.

6. Chair's Report

K. Murray, C. Forster, A. King and B. Timms attended the OASC meeting yesterday.

NRH reps were advised that Carolyn Kearns from The Randolph Group has been retained by Niagara Region to review the NRH governance structure and that she is prepared to attend the next NRH Board of Directors' meeting to answer any questions. Ms. Kearns has worked on several past projects for Niagara Region and has worked with several other municipalities and District Social Services Boards in northern Ontario.

The overwhelming majority of board members stated that they were uncomfortable using a consultant who had an extensive work history with Niagara Region. They also expressed concern that a consultant had been retained without any prior discussion with the NRH OASC members. It was their understanding that this was going to be a joint process and that retaining a consultant was the work of the joint committee.

B. Baker left the meeting at 11:12 A.M.

Moved by B. Timms

Seconded by C. Forster

That the NRH Board of Directors approves the direction given to staff.

CARRIED

Action by: Councillors and L. Beckwith

7. Committee Reports

7.1. Executive Committee, Karen Murray, Chair

No minutes.

7.2. Governance Committee

No minutes.

7.3. Investment Committee, H. D'Angela, Chair

No minutes.

7.4. Applicant/Tenant Appeals Committee

Minutes of the June 15 & July 13, 2010 appeal hearings, provided for information.

7.5. Tender Awards Committee, A. King, Chair

No minutes.

7.6. Operating Agreement Steering Committee

No minutes.

7.7. Tenant Advisory Group, B. Hannah

No minutes.

7.8. Housing Provider Advisory Group, C. Jolliffe, Chair

Unapproved minutes of the June 29, 2010 meeting were provided for information.

7.9. Community Advisory Group, B. Baker, Chair

No Minutes.

8. For information

8.1. Action Items from Previous Meetings

Correspondence/Media

8.2. Housing Provider News, Spring 2010

8.3. Quantum leap for Jumpstart, The St. Catharines Standard, June 29, 2010

8.4. Affordable Housing Shortage-Lincoln, Niagara News West Niagara Edition, June 18, 2010

8.5. Local Affordable housing developments get boost, The St. Catharines Standard, August 13, 2010

9. BREAK – taken earlier

10. Presentation – none scheduled

11. Other Business

There was no other business.

12. Schedule of Meetings

12.1. September Meetings

Friday, September 17, 9:00 A.M. – Special Meeting
NRH Board Room
Campbell East, 3rd Floor
2201 St. David's Road, Thorold, ON

Friday, September 24, 2010 @ 9:00 A.M. – Regular Meeting

12.2. October Meeting

A request was made to move the meeting date from the 5th Friday of the month, (October 29th) to the 4th Friday; however, this is not a good day for Councillors who will be soliciting votes. Staff to send out survey for alternate dates.

Action by: V. Amato

12.3. **AGM** Monday, November 22nd – 4:00 P.M.

Friday, November 27, 9:00 A.M. - Regular meeting

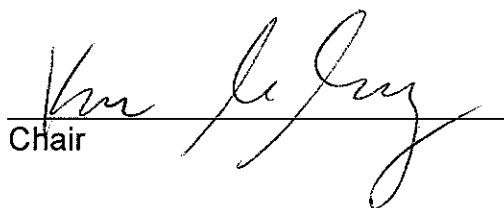
13. Adjournment

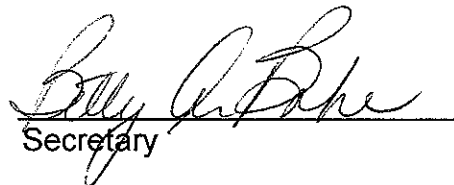
Motion to Adjourn at 11:26 A.M.

Moved by C. Forster

Seconded by B. Timms

Minutes Approved:


Chair


Secretary