

**THE REGIONAL MUNICIPALITY OF NIAGARA  
COMMITTEE OF THE WHOLE  
MINUTES**

**COTW 3-2021**

**Thursday, August 5, 2021**

**Council Chamber / Video Conference  
Regional Headquarters, Campbell West  
1815 Sir Isaac Brock Way, Thorold, ON**

Committee Members Present in the Council Chamber: Bradley (Regional Chair), Insinna

Committee Members Present via Video Conference: Bellows, Butters, Bylsma, Campion, Chiocchio, Darte, Diodati, Disero, Easton, Edgar, Fertich, Foster, Gale, Gibson, Greenwood, Heit, Huson, Ip, Jordan, Nicholson, Redekop, Rigby, Sendzik, Ugulini, Villella, Whalen, Witteveen, Zalepa

Absent/Regrets: Junkin, Steele

Staff Present in the Council Chamber: M. Bannerman, Program Manager, Grants and Incentives, H. Chamberlain, Director, Financial Management & Planning/Deputy Treasurer, C. Courteau, Associate Director, Water & Wastewater Integrated Systems, F. Fucile, Manager, Real Estate, S. Guglielmi, Technology Support Analyst, P. Hamilton, Program Financial Specialist, T. Harrison, Commissioner/Treasurer, Corporate Services, A.-M. Norio, Regional Clerk, M. Sergi, Commissioner, Planning and Development Services, R. Tripp, Acting Chief Administrative Officer, L. Vespi, Manager, Capital Projects, Water & Wastewater Engineering, B. Zvaniga, Interim Commissioner, Public Works

Staff Present via Video Conference: D. Barnhart, Executive Officer to the Regional Chair, D. Giles, Director, Community & Long Range Planning, Dr. M. M. Hirji, Acting Medical Officer of Health, L. Ferrell, Program Financial Specialist, R. Fleming, Senior Tax & Revenue Analyst, G. Spezza, Director, Economic Development

Others Present in the Council Chamber: Chris Hamel, Consultant Project Manager and President, GM BluePlan Engineering Ltd.

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**1. CALL TO ORDER**

Regional Chair Bradley called the meeting to order at 6:31 p.m.

**2. DISCLOSURES OF PECUNIARY INTEREST**

There were no disclosures of pecuniary interest.

**3. PRESENTATIONS**

There were no presentations.

**4. DELEGATIONS**

4.1 Niagara Region Incentives Policy (Report PDS 31-2021 (Agenda Item 5.1))

4.1.1 David Jovanovic, Lundy's Lane BIA

David Jovanovic, appeared before Committee on behalf of the Lundy's Lane BIA as well as the BIAs of the Niagara Region, requesting Niagara Region reconsider the elimination of vital CIP incentive programs as they are the key driver to stimulate private sector investment that is vitally needed to make a destination vibrant and successful.

4.1.2 Eddy Pybus, Vice Chair of the Board & Chair, Economic Development, Niagara Falls Downtown Business Improvement Area

Eddy Pybus, Vice Chair of the Board & Chair, Economic Development, Niagara Falls Downtown Business Improvement Area, appeared before Committee requesting Niagara Region reconsider the elimination of CIP incentive programs.

4.1.3 Serge Carpino, Chair, Thorold BIA

The delegation request from Serge Carpino was withdrawn.

**5. ITEMS FOR CONSIDERATION**

5.1 PDS 31-2021

Niagara Region Incentives Policy

Marian Bannerman, Program Manager, Grants and Incentives, provided information respecting Incentive Review and Recommendations. Topics of the presentation included:

- Incentive Review Catalysts and Goals
- Regional Incentive Reviews
- Basis of Review and Recommendations
- Council Direction: Four Priority Areas
- Current Funding

- Incentive Funding Options
- Existing Incentives
- Affordable Housing
- Employment
- Brownfield Remediation
- Public Realm
- Programs Outside Review Direction
- Next Steps

Moved by Councillor Foster  
Seconded by Councillor Diodati

That Report PDS 31-2021, dated August 5, 2021, respecting Niagara Region Incentives Policy, **BE RECEIVED** and the following recommendations **BE APPROVED**:

1. That the Niagara Region Incentives Policy (Appendix 1 of Report PDS 31-2021) **BE APPROVED**; and
2. That Report PDS 31-2021 **BE CIRCULATED** to the Local Area Municipalities.

Moved by Councillor Diodati  
Seconded by Councillor Campion

That the motion **BE AMENDED** to read as follows:

1. That the Niagara Region Incentives Policy (Appendix 1 of Report PDS 31-2021) **BE APPROVED with the following additions:**
  - a. That the following existing programs continue to be maintained:*
    - i. SNIP - Smarter Niagara Incentive Program*
    - ii. Smart Growth Regional Development Charge Program*
    - iii. TIG - Tax Increment Grant*
2. That staff **PROVIDE** sunset clause policies with reasonable expiration dates;
3. That staff formally **REVIEW** and **REPORT** to Regional Council prior to October 2024 on the effectiveness, challenges and any recommended changes to the Region's Incentive Programs, after consulting with the local area municipalities; and

4. That Report PDS 31-2021 **BE CIRCULATED** to the Local Area Municipalities.

Moved by Councillor Sendzik  
Seconded by Councillor Disero

That the amendment **BE FURTHER AMENDED** by adding the following clause:

***That staff BE DIRECTED to explore the inclusion of the Niagara Investment in Culture Program as part of the updated policy.***

**Carried**

The Regional Chair called the vote on the amendment as follows:

1. That the Niagara Region Incentives Policy (Appendix 1 of Report PDS 31-2021) **BE APPROVED with the following additions:**

***a. That the following existing programs continue to be maintained:***

***i. SNIP - Smarter Niagara Incentive Program***

***ii. Smart Growth Regional Development Charge Program***

***iii. TIG - Tax Increment Grant***

***2. That staff PROVIDE sunset clause policies with reasonable expiration dates;***

***3. That staff formally REVIEW and REPORT to Regional Council prior to October 2024 on the effectiveness, challenges and any recommended changes to the Region's Incentive Programs, after consulting with the local area municipalities;***

***4. That staff BE DIRECTED to explore the inclusion of the Niagara Investment in Culture Program as part of the updated policy.***

A request was made to vote on each clause of the amendment separately.

The Regional Chair called the vote on the amendment to clause 1 as follows:

That the Niagara Region Incentives Policy (Appendix 1 of Report PDS 31-2021) **BE APPROVED with the following additions.**

**Carried**

The Regional Chair called the vote on clause 1.a) i. as follows:

***a. That the following existing programs continue to be maintained:***

***i. SNIP - Smarter Niagara Incentive Program***

Recorded Vote:

Yes (16): Bellows, Champion, Chiocchio, Darte, Diodati, Easton, Fertich, Gale, Greenwood, Nicholson, Redekop, Rigby, Sendzik, Ugulini, Villella, Whalen.

No (11): Butters, Bylsma, Disero, Edgar, Foster, Gibson, Heit, Huson, Insinna, Witteveen, Zalepa.

**Carried**

The Regional Chair called the vote on clause 1.a) ii. as follows:

***a. That the following existing programs continue to be maintained:***

***ii. Smart Growth Regional Development Charge Program***

Recorded Vote:

Yes (13): Bellows, Champion, Chiocchio, Darte, Diodati, Fertich, Gale, Greenwood, Nicholson, Redekop, Ugulini, Villella, Whalen.

No (14): Butters, Bylsma, Disero, Easton, Edgar, Foster, Gibson, Heit, Huson, Insinna, Rigby, Sendzik, Witteveen, Zalepa.

**Defeated**

The Regional Chair called the vote on clause 1.a) iii. as follows:

***a. That the following existing programs continue to be maintained:***

***iii. TIG - Tax Increment Grant***

Recorded Vote:

Yes (12): Bellows, Campion, Chiocchio, Diodati, Fertich, Gale, Greenwood, Nicholson, Rigby, Ugulini, Villella, Whalen.

No (15): Butters, Bylsma, Darte, Disero, Easton, Edgar, Foster, Gibson, Heit, Huson, Insinna, Redekop, Sendzik, Witteveen, Zalepa.

**Defeated**

The Regional Chair called the vote on clause 2 as follows:

***2. That staff PROVIDE sunset clause policies with reasonable expiration dates.***

**Carried**

The Regional Chair called the vote on clause 3 as follows:

***3. That staff formally REVIEW and REPORT to Regional Council prior to October 2024 on the effectiveness, challenges and any recommended changes to the Region's Incentive Programs, after consulting with the local area municipalities.***

Recorded Vote:

Yes: (25): Bellows, Butters, Campion, Chiocchio, Darte, Diodati, Disero, Easton, Edgar, Fertich, Foster, Gale, Gibson, Greenwood, Heit, Huson, Nicholson, Redekop, Rigby, Sendzik, Ugulini, Villella, Whalen, Witteveen, Zalepa.

No (2): Bylsma, Insinna.

**Carried**

The Regional Chair called the vote on clause 4 as follows:

**4. That staff *BE DIRECTED* to explore the inclusion of the Niagara Investment in Culture Program as part of the updated policy.**

**Carried**

The Regional Chair called the vote on the motion as amended as follows:

That Report PDS 31-2021, dated August 5, 2021, respecting Niagara Region Incentives Policy, **BE RECEIVED** and the following recommendations **BE APPROVED**:

1. That the Niagara Region Incentives Policy (Appendix 1 of Report PDS 31-2021) **BE APPROVED** with the following additions:

a. That the following existing program continue to be maintained:

i. SNIP – Smarter Niagara Incentive Program

2. That staff **PROVIDE** sunset clause policies with reasonable expiration dates;

3. That staff formally **REVIEW** and **REPORT** to Regional Council prior to October 2024 on the effectiveness, challenges and any recommended changes to the Region's Incentive Programs, after consulting with the local area municipalities;

4. That staff **BE DIRECTED** to explore the inclusion of the Niagara Investment in Culture Program as part of the updated policy; and

5. That Report PDS 31-2021 **BE CIRCULATED** to the Local Area Municipalities.

A request was made to vote on clause 1.a) i. separately.

The Regional Chair called the vote on the balance of the motion.

Recorded Vote:

Yes (20): Bellows, Campion, Chiocchio, Dart, Diodati, Easton, Fertich, Foster, Gale, Greenwood, Heit, Nicholson, Redekop, Rigby, Sendzik, Ugolini, Villella, Whalen, Witteveen, Zalepa.

No (7): Butters, Bylsma, Disero, Edgar, Gibson, Huson, Insinna.

**Carried**

The Regional Chair called the vote on clause 1. a) i. as follows:

a. That the following existing program continue to be maintained:

i. SNIP – Smarter Niagara Incentive Program

Recorded Vote:

Yes (17): Bellows, Campion, Chiocchio, Dart, Diodati, Easton, Fertich, Gale, Greenwood, Nicholson, Redekop, Rigby, Sendzik, Ugolini, Villella, Whalen.

No (11): Butters, Bylsma, Disero, Edgar, Foster, Gibson, Heit, Huson, Insinna, Witteveen, Zalepa.

**Carried**

**Councillor Information Request(s):**

Investigate shoreline and flood mitigation programs. Councillor Sendzik.

Investigate options in consultation with the local area municipalities to rationalize the SNIP programs. Councillor Redekop.

Consider implementing a needs assessment for applicants to determine if the funding is actually required for a project or if the project would be completed regardless. Councillor Butters.

In consideration of the time, the Acting Chief Administrative Officer advised that the remaining agenda items could be brought forward to a future meeting.

Moved by Councillor Campion  
Seconded by Councillor Witteveen

That this meeting **BE NOW ADJOURNED.**

**Carried**

**8. NEXT MEETING**

The next meeting is scheduled for Thursday, September 9, 2021 at 6:30 p.m.



9. **ADJOURNMENT**

The meeting adjourned at 11:35 p.m.

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Jim Bradley  
Regional Chair

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Ann-Marie Norio  
Regional Clerk