

**NIAGARA REGIONAL HOUSING**  
**September 2023 – August 2024**  
**Record of Motions**

**Relating to Governance, Operations, Policy & Procedure**

<b>Motion # Meeting# / Agenda#</b>	<b>Motion</b>	<b>Date</b>
#217 – 2023  217-1. Adoption of Agenda	<p><i>Moved by T. Insinna            Seconded by B. Souter</i></p> <p><i>That the agenda be ADOPTED as revised, lifting Item 5.7. Proposed 2024 Capital Budget for discussion after Item 2.1. 2024 Capital Budget Submission presentation.</i></p> <p><b><i>That the agenda be ADOPTED as revised.</i></b></p> <p align="right"><i>CARRIED</i></p>	Sept. 15, 2023
#217 – 2023  217-2.1. 2024 Capital Budget Submission	<p><i>Moved by B. Baker            Seconded by T. Insinna</i></p> <p><b><i>Recommendations</i></b></p> <p>1) That the Niagara Regional Housing (NRH) Board of Directors <b>APPROVE</b> the proposed NRH 2024 gross capital budget submission of \$31,096,100 as presented in Appendix 1; and</p> <p>2) That this report <b>BE REFERRED</b> to the Budget Review Committee of the Whole (BRCOTW) meeting on October 12, 2023 for consideration as part of the 2024 capital budget deliberations.</p> <p><b><i>That the Niagara Regional Housing Board of Directors does APPROVE the proposed NRH 2024 Gross Capital Budget Submission and directs staff to REFER the report to the Budget Review Committee of the Whole (BRCOTW) meeting on October 12, 2023.</i></b></p> <p align="right"><i>CARRIED</i></p>	Sept. 15, 2023
#217 – 2023  217-3.0. Correspondence	<p><i>Moved by T. Insinna            Seconded by B. Baker</i></p> <p><b><i>That the Niagara Regional Housing Board of Directors Does RECEIVE COM 26-2023 and CSD 38-2023 and letters from A. Norio, Regional Clerk to LAM's for INFORMATION.</i></b></p> <p align="right"><i>CARRIED</i></p>	Sept. 15, 2023
#217 – 2023  Consent Items  217-4.1.  217-4.1.1.  217-4.2. Victoria Ave, York St.,	<p><i>Moved by L. Vilella            Seconded by G. Zalepa</i></p> <p><i>That the following items be RECEIVED and/or APPROVED as stated:</i></p> <p>Minutes of the June 19, 2023 Meeting</p> <p>Minutes of the June 26, 2023 Meeting</p> <p>4.2.1. York St Budget Tracking            4.2.2. York St Planning/Construction Report #16            4.2.3. Crescent Rd Budget Tracking</p>	Sept. 15, 2023

Motion # Meeting# / Agenda#	Motion	Page 2 Date
<p>Crescent Ave</p> <p>217-4.3.</p> <p>217-4.4.</p> <p>217-4.5.</p> <p>217-4.6.</p> <p>217-4.7.</p> <p>217-4.8.</p> <p>217-4.9.</p>	<p>4.2.4. Crescent Rd Planning/Construction Report #15 4.2.5. Victoria St Heritage Planning/Construction Report #8</p> <p>Q2 Financial Update, Appendix 1 &amp; Appendix 2</p> <p>Tenant Advisory Committee Meeting Minutes of July 5, 2023</p> <p>Strat Plan 2023-2027</p> <p>NRH Q2 Report</p> <p>NRH Board Scholarship Award Memo</p> <p>Ratification of NRH Board Motions Memo &amp; Appendix 1 Record of Motions Sept. 2022 to June 2023</p> <p>NRH Community Director Board Re-appointment Report</p> <p style="text-align: right;"><i>CARRIED</i></p>	
<p>#217 – 2023</p> <p>217-5. New Development Strategies &amp; Funding Opportunities &amp; Master Plan Update Haney St, Geneva St, Summer St &amp; Insurance Renewal</p>	<p><i>Moved by B. Souter Seconded by B. Baker</i></p> <p><b><i>That the Niagara Regional Housing Board of Directors does RECEIVE the New Development Strategies, Master Plan, Haney Street Port Colborne, Geneva Street, Summer Street and Insurance Renewal verbal updates for INFORMATION.</i></b></p> <p style="text-align: right;"><i>CARRIED</i></p>	<p>Sept. 15, 2023</p>
<p>#217 – 2023</p> <p>217-6 Closed Session</p>	<p>6.1. <i>Acquisition of Property - Amendment</i></p> <p><i>With the exception of C. Banach, A. Jugley, D. Woiceshyn, S. Mota and G. Nichols, all staff left the meeting</i></p> <p><i>Moved by T. Insinna Seconded by G. Zalepa</i></p> <p><b><i>That the Niagara Regional Housing Board of Directors DOES NOW MOVE into Closed Session for the purposes of receiving information of a confidential nature respecting: A proposed or pending acquisition or disposition of land by the municipality or local board s. 239(2) of the Municipal Act.</i></b></p> <p style="text-align: right;"><i>CARRIED</i></p> <p><b><i>That the NRH Board of Directors APPROVES the information contained in the report respecting an acquisition of property and directs staff to AMEND the report as set out in the amendment memo.</i></b></p> <p style="text-align: right;"><i>CARRIED</i></p>	<p>Sept. 15, 2023</p>

<b>Motion #</b> Meeting# / Agenda#	<b>Motion</b>	Page 3 <b>Date</b>
	<p><i>Moved by B. G. Zalepa</i> <i>Seconded by B. Souter</i></p> <p><b>That the NRH Board of Directors RISE with the reports.</b></p> <p style="text-align: right;"><i>CARRIED</i></p> <p><i>Moved by G. Zalepa</i> <i>Seconded by B. Souter</i></p>	
#218 – 2023  218-1 Adoption of Agenda	<p><i>Moved by B. Souter</i> <i>Seconded by T. Insinna</i></p> <p><b>That the agenda be ADOPTED.</b></p> <p style="text-align: right;"><b>CARRIED</b></p>	Oct. 13, 2023
#218 – 2023  218-2 Single Source Emergency Shelter	<p>2.1. Acquisition of Temporary Modular Shelter</p> <p>C. Banach presented the Acquisition of Temporary Modular Shelter report to the Board. He advised that the shelter would have separate sleeping quarters, kitchen and office. A budget adjustment in the Capital Budget has already been made and approval is requested for the single sourcing of modular trailers. It was requested that the following recommendations be made:</p> <p><b>Recommendations</b></p> <p>Staff Recommend that the Board of Directors <b>APPROVE</b> the following:</p> <ol style="list-style-type: none"> <li>1. That Niagara Regional Housing Board of Directors approve the single sourcing of modular trailers to be used as a temporary shelter, to support an estimated 50 clients in St. Catharines for a period of two to three years, while a permanent site is established;</li> <li>2. That Niagara Regional Housing is hereby authorized to enter into all such agreements as may be necessary to acquire, in the name of Niagara Regional Housing, the modular shelter units and necessary subcontracts for installation and servicing to establish the temporary emergency shelter site in St. Catharines and the Chief Executive Officer is authorized to execute all such agreements;</li> <li>3. That this report be <b>FORWARDED</b> to Niagara Region Public Health and Social Services Committee for information at the meeting of November 7, 2023.</li> </ol> <p><i>Moved by T. Insinna</i> <i>Seconded by M. Siscoe</i></p> <p><b>That the Niagara Regional Housing Board of Directors does APPROVE the Acquisition of Temporary Modular Shelter and directs staff to FORWARD the report to the Public Health and Social Services Committee (PHSSC)</b></p>	

Motion # Meeting# / Agenda#	Motion	Page 4 Date
	<p><i>meeting on November 7, 2023 for information.</i></p> <p style="text-align: right;"><i>CARRIED</i></p>	
<p>#219 – 2023</p> <p>219-1 Adoption of Agenda</p>	<p><i>Moved by B. Souter Seconded by B. Baker</i></p> <p><i>That the agenda be ADOPTED as revised, lifting Item 3.1. Proposed NRH 2024 Operating Budget presentation and Item 5.7. Proposed NRH 2024 Operating Budget Report before Item 2. Welcome Back to Community Directors.</i></p> <p style="text-align: right;"><i>CARRIED</i></p>	<p>Oct. 20, 2023</p>
<p>#219 – 2023</p> <p>219-3 Presentation</p>	<p>3.1. Proposed NRH 2024 Operating Budget Presentation</p> <p>S. Mota presented the 2024 Operating Budget presentation to the Board. It was requested that the following recommendations be made of Item 5.7, Proposed NRH 2024 Operating Budget Submission:</p> <p><b>Recommendations</b></p> <p>3) That the Niagara Regional Housing (NRH) Board of Directors <b>APPROVE</b> the proposed NRH 2024 gross operating budget of \$23,982,132 and the net levy budget of \$4,412,374, for an increase of \$854,719 or 24.0% over the 2023 net levy budget; and</p> <p>4) That this report <b>BE REFERRED</b> to the Budget Review Committee of the Whole (BRCOTW) meeting on November 23, 2023 for consideration as part of the 2024 operating budget deliberations.</p> <p><i>Moved by B. Baker Seconded by B. Souter</i></p> <p><b>That the Niagara Regional Housing Board of Directors does APPROVE the proposed NRH 2024 Gross Operating Budget Submission and directs staff to REFER the report to the Budget Review Committee of the Whole (BRCOTW) meeting on November 23, 2023.</b></p> <p style="text-align: right;"><i>CARRIED</i></p>	<p>Oct. 20, 2023</p>
<p>#219 – 2023</p> <p>Consent Items</p> <p>219-4.1.</p> <p>219-4.2. Victoria Ave, York St., Crescent Ave</p> <p>219-4.3.</p> <p>219-4.4.</p>	<p><i>Moved by B. Baker Seconded by B. Souter</i></p> <p><i>That the following items be RECEIVED and/or APPROVED as stated:</i></p> <p>Minutes of the September 15, 2023 Meeting</p> <p>4.2.1. York St Budget Tracking 4.2.2. Crescent Rd Budget Tracking 4.2.3. Crescent Rd Planning/Construction Report #16 4.2.4. Victoria St Budget Tracking 4.2.5. Summer St Budget Tracking</p> <p>Development Committee Meeting Minutes of September 13, 2023</p> <p>Proposed 2024 NRH Board of Directors Meeting Calendar</p>	<p>Oct. 20, 2023</p>

Motion # Meeting# / Agenda#	Motion	Page 5 Date
	<i>CARRIED</i>	
#219 – 2023  Discussion Items New Development Strategies; Master Plan Update; Haney St Port Colborne; Geneva St; 2022 NRH Annual Report Video; National Housing Day	Moved by L. Vilella Seconded by B. Souter  <b><i>That the Niagara Regional Housing Board of Directors does RECEIVE the New Development Strategies, Master Plan, Haney Street Port Colborne, Geneva Street, 2022 NRH Annual Report Video and National Housing Day verbal updates for INFORMATION.</i></b>  CARRIED	Oct. 20, 2023
#219 – 2023  219-6 Closed Session	6.1. Victoria Avenue, Niagara Falls / Building Naming (verbal)  With the exception of C. Banach, A. Jugley and G. Nichols, all staff left the meeting  Moved by L. Vilella Seconded by B. Baker  <b><i>That the Niagara Regional Housing Board of Directors DOES NOW MOVE into Closed Session for the purposes of receiving information of a confidential nature respecting: A proposed or pending acquisition or disposition of land by the municipality or local board s. 239(2) of the Municipal Act.</i></b>  CARRIED  <b><i>That the NRH Board of Directors APPROVES the information contained in the verbal report respecting the naming of the Victoria Avenue Bridge Housing site and directs staff to proceed with the renaming of the building.</i></b>  CARRIED  Moved by L. Vilella Seconded by B. Souter  <b><i>That the NRH Board of Directors RISE with the reports.</i></b>  CARRIED  Moved by L. Vilella Seconded by D. Mole	Oct. 20, 2023
#220 – 2023  220-1 Adoption of Agenda	Moved by B. Souter Seconded by D. Mole  <b><i>That the agenda be ADOPTED.</i></b>  CARRIED	Nov. 17, 2023
#220 – 2023	Moved by B. Souter	Nov. 17, 2023

Motion # Meeting# / Agenda#	Motion	Date <span style="float: right;">Page 6</span>
Consent Items  220-2.1. 220-2.1.1.  220-2.2.1. Victoria Ave, York St., Crescent Ave, Summer St  220-2.3.  220-2.4.	<p><i>Seconded by D. Mole</i></p> <p><i>That the following items be RECEIVED and/or APPROVED as stated:</i></p> <p>Minutes of the October 13, 2023 meeting                      Minutes of the October 20, 2023 meeting</p> <p>2.2.1. York Street Budget Tracking                      2.2.2. Crescent Rd Budget Tracking                      2.2.3. Crescent Rd Planning/Construction Report                      2.2.4. Victoria St Heritage Budget Tracking                      2.2.5. Victoria St Heritage Planning/Construction Report                      2.2.6. Summer St Budget Tracking                      2.2.7. Summer St Planning/Construction Report</p> <p>Q3 Financial update with appendices</p> <p>NRH Q3 Report</p> <p style="text-align: right;"><i>CARRIED</i></p>	
#220 – 2023  220-3.0.  Discussion Items New Development Strategies; Master Plan Update; Haney St Port Colborne; Geneva St	<p><i>Moved by B. Souter</i>  <i>Seconded by D. Mole</i></p> <p><b><i>That the Niagara Regional Housing Board of Directors does RECEIVE the New Development Strategies, Master Plan, Haney Street Port Colborne and Geneva Street verbal updates for INFORMATION.</i></b></p> <p style="text-align: right;"><i>CARRIED</i></p>	Nov. 17, 2023
#220 – 2023  220-3.5.  Acquisition of Property Amendment Memo Geneva St	<p><i>Moved by D. Mole</i>  <i>Seconded by B. Souter</i></p> <p><b><i>That the Niagara Regional Housing Board of Directors does APPROVE the amendment to the Geneva Street acquisition of property.</i></b></p> <p style="text-align: right;"><i>CARRIED</i></p>	Nov. 17, 2023
#220 – 2023  220-3.6.  Acquisition of Property Amendment Memo Riordon St	<p><i>Moved by B. Souter</i>  <i>Seconded by D. Mole</i></p> <p><b><i>That the Niagara Regional Housing Board of Directors does APPROVE the amendment to the Riordon Street acquisition of property.</i></b></p> <p style="text-align: right;"><i>CARRIED</i></p>	Nov. 17, 2023
#221- 2023  221-1 Adoption of Agenda	<p><i>That the agenda be ADOPTED.</i></p> <p><i>Moved by M. Siscoe</i>  <i>Seconded by B. Souter</i></p> <p style="text-align: right;"><i>CARRIED</i></p>	Nov. 29, 2023

<b>Motion #</b> Meeting# / Agenda#	<b>Motion</b>	Page 7 <b>Date</b>
#221 – 2023  221-2.1. 320 Geneva St Resolution	<p><b>Recommendations</b></p> <p>Staff recommend that the Board of Directors APPROVE the following:</p> <ol style="list-style-type: none"> <li>1. That, as part of the acquisition of the property municipally known as 320 Geneva Street, St. Catharines, the Chief Executive Officer be authorized to enter into an off-title agreement with the City of St. Catharines on the following terms:                             <ol style="list-style-type: none"> <li>a. NRH will undertake to complete Phases 1 and 2 of the project within 4 years of the acquisition of the property by NRH, subject to reasonable extensions;</li> <li>b. If NRH fails to complete Phases 1 and 2 within reasonable timelines, as such may be extended from time to time, NRH will pay the City \$4.0 mil., representing the fair market value of the donated lands minus the estimated costs of environmental clean-up;</li> <li>c. The amount payable by NRH to the City for failure to complete Phases 1 and 2 of the project will be progressively reduced as the project achieves major construction milestones.</li> </ol> </li> </ol> <p><i>Moved by B. Baker</i>  <i>Seconded by D. Mole</i></p> <p><b>That the Niagara Regional Housing Board of Directors does APPROVE the resolution regarding 320 Geneva Street, St. Catharines, ON.</b></p> <p style="text-align: right;"><i>CARRIED</i></p>	Nov. 29, 2023
#222 – 2024  222-1. Executive Committee Appointments	<p><i>Moved by M. Siscoe</i>  <i>Seconded by D. Toth</i></p> <p><b>That the Executive Committee Appointments be DEFERRED to the February 16, 2024 NRH Board of Directors meeting.</b></p> <p style="text-align: right;"><i>CARRIED</i></p>	Jan. 19, 2024
#222 – 2024  222-2. Adoption of Agenda	<p><i>.Moved by M. Siscoe</i>  <i>Seconded by B. Souter</i></p> <p><i>That the agenda be ADOPTED.</i></p> <p>No conflicts of interest were declared.</p> <p style="text-align: right;"><i>CARRIED</i></p>	Jan. 19, 2024
#222 - 2024  222-3. Diversity Equity and Inclusion Presentation	<p><i>Moved by B. J. Jordan</i>  <i>Seconded by D. Toth</i></p> <p><b>That the Niagara Regional Housing Board of Directors RECEIVES the Niagara Region Diversity Equity &amp; Inclusion Presentation for information.</b></p> <p style="text-align: right;"><i>CARRIED</i></p>	Jan. 19, 2024
#222 – 2024	<i>Moved by D. Toth</i>	Jan. 19, 2024

Motion # Meeting# / Agenda#	Motion	Page 8 Date
222-4.1. Correspondence	<p><i>Seconded by M. Siscoe</i></p> <p><b>That the Niagara Regional Housing Board of Directors does RECEIVE the Brock Through Their Eyes news article for INFORMATION.</b></p> <p style="text-align: right;">CARRIED</p>	
#222 -2024  Consent Items  222-5.1 222-5.1.1.  222-5.2.  222-5.2.1 Victoria Ave, York St., Crescent Ave, Summer St, Riordon St, Geneva St Development  222-5.3.  222-5.4.	<p><i>Moved by J. Jordan</i> <i>Seconded by D. Toth</i></p> <p>That the following items be RECEIVED and/or APPROVED as stated:</p> <p>Minutes of the November 17, 2023 Meeting Minutes of the November 29, 2023</p> <p>Development Chart Updates</p> <p>5.2.1. Crescent Rd Budget Tracking 5.2.2. Crescent Rd Planning/Construction Report #17 5.2.3. Victoria Ave Heritage Budget Tracking 5.2.4. Victoria Ave Heritage Planning/Construction Report #10 5.2.5. Summer Street Budget Tracking 5.2.6. Summer St Planning/Construction Report #2 5.2.7. Riordon St Budget Tracking 5.2.8. Riordon St Planning/Construction Report #1 5.2.9. Geneva St Budget Tracking 5.2.10. Geneva St Planning/Construction Report #1</p> <p>NRH Holiday Programs Update</p> <p>NRH Owned Units 2023-2027 Business Plan</p> <p style="text-align: right;">CARRIED</p>	Jan. 19, 2024
#222 – 2024  222-6. New Development Strategies & Funding Opportunities, Master Plan & Haney St Update	<p><i>Moved by M. Siscoe</i> <i>Seconded by D. Toth</i></p> <p><b>That the Niagara Regional Housing Board of Directors does RECEIVE the New Development Strategies, Master Plan and Haney Street Port Colborne verbal updates for INFORMATION.</b></p> <p style="text-align: right;">CARRIED</p>	Jan. 19, 2024
#223 – 2024  223-1. Adoption of Agenda	<p><i>Moved by T. Insinna</i> <i>Seconded by B. Souter</i></p> <p><b>That the agenda be ADOPTED.</b></p> <p>No conflicts of interest were declared</p> <p style="text-align: right;">CARRIED</p>	Feb. 16, 2024
#223 - 2024	<i>Moved by B. Souter</i>	Feb. 16, 2024



<b>Motion #</b> Meeting# / Agenda#	<b>Motion</b>	Page 9 <b>Date</b>
223-2. Faith Welland Presentation	<p><i>Seconded by L. Villella</i></p> <p><b><i>That the Niagara Regional Housing Board of Directors does RECEIVE the Faith Welland Program Presentation for INFORMATION.</i></b></p> <p style="text-align: right;"><i>CARRIED</i></p>	
#223 – 2024  223-3. Executive Committee Appointments	<p><i>Moved by D. Mole</i>  <i>Seconded by M. Siscoe</i></p> <p>That Nominations for the Office of Chair be CLOSED</p> <p>The CEO announced that G. Zalepa was the successful candidate.</p> <p style="text-align: right;"><i>CARRIED</i></p> <p><i>Moved by T. Insinna</i>  <i>Seconded by B. Baker</i></p> <p><i>That nominations for the office of Vice-Chair be CLOSED.</i></p> <p style="text-align: right;"><i>CARRIED</i></p> <p>Chair Zalepa announced that L. Villella was the successful candidate.</p> <p><i>Moved by T. Insinna</i>  <i>Seconded by B. Baker</i></p> <p><i>That nominations for the office of Secretary be CLOSED.</i></p> <p style="text-align: right;"><i>CARRIED</i></p> <p><i>Chair Zalepa announced that J. Jordan was the successful candidate.</i></p> <p><i>Moved by G. Zalepa</i>  <i>Seconded by J. Jordan</i></p> <p><i>That nominations for the office of Treasurer be CLOSED.</i></p> <p style="text-align: right;"><i>CARRIED</i></p> <p><i>Chair Zalepa announced that T. Insinna was the successful candidate.</i></p>	Feb. 16, 2024
#223 – 2024  Consent Items  223-4.1.  223-4.2.  223-4.2. Victoria Ave, York St., Crescent Ave, Summer St, Haney St	<p><i>Moved by J. Jordan</i>  <i>Seconded by B. Baker</i></p> <p>That the following items be RECEIVED and/or APPROVED as stated:</p> <p>Minutes of the January 19, 2024 Meeting</p> <p>Development Chart Updates</p> <p>4.2.1. Crescent Rd Budget Tracking                      4.2.2. Crescent Rd Planning/Construction Report #20                      4.2.3. Victoria Ave Heritage Budget Tracking                      4.2.4. Victoria Ave Heritage Planning/Construction Report #13                      4.2.5. Summer Street Budget Tracking                      4.2.6. Summer St Planning/Construction Report #4</p>	Feb. 16, 2024

<b>Motion #</b> Meeting# / Agenda#	<b>Motion</b>	Page 10 <b>Date</b>
Development  223-4.3.	4.2.7. Riordon St Budget Tracking 4.2.8. Riordon St Planning/Construction Report #2 4.2.9. Geneva St Budget Tracking 4.2.10. Geneva St Planning/Construction Report #2 4.2.11. Port Cares Planning/Construction Report #1  NRH Q4 Report    CARRIED	
#223 – 2024  223-5. New Development Strategies & Funding Opportunities, Master Plan & Haney St Update	<i>Moved by B. Souter</i> <i>Seconded by T. Insinna</i>  <b>That the Niagara Regional Housing Board of Directors does RECEIVE the New Development Strategies, Master Plan and Haney Street Port Colborne and Denistoun Street Welland verbal updates for INFORMATION.</b>   CARRIED	Feb. 16, 2024
#223 – 2024  223-5.4. Year End Transfer Report/Surplus	<i>Year End Transfer Report/Surplus</i>  <b>Recommendations</b>  1. That the unaudited summarized results of Niagara Regional Housing (NRH), as detailed in Appendix 1 to report 24-223-5.4, BE RECEIVED for information;  2. That NRH request a transfer of \$464,372 from the Niagara Region's year-end surplus to fund the NRH year-end operating deficit, to be addressed through the Niagara Region's consolidated levy year-end transfer report, BE APPROVED; and  3. That this report BE FORWARDED to the March 6, 2024 Corporate Services Committee (CSC) meeting.  <i>Moved by B. Souter</i> <i>Seconded by B. Baker</i>  <b>That the NRH Board of Directors does RECEIVE and APPROVE the 2023 Year End Transfer Report, and directs staff to FORWARD the report to the March 6, 2024 Corporate Services Committee (CSC) meeting.</b>  CARRIED	Feb. 16, 2024
Spec 1 – 2024  Spec 1-1. Adoption of Agenda	<b>That the agenda be ADOPTED</b>  <i>Moved by D. Toth</i> <i>Seconded by T. Insinna</i>  No conflicts of interest were declared   CARRIED	Mar. 15, 2024
Spec 1 – 2024	<i>Moved by T. Insinna</i>	Mar. 15, 2024

<b>Motion #</b> Meeting# / Agenda#	<b>Motion</b>	Page 11 <b>Date</b>
Spec 1 – 2.1. Single Source Plumbing Work/Beamsville	<p><i>Seconded by B. Baker</i></p> <p><b>Recommendations</b></p> <p>Staff Recommend that the Board of Directors <b>APPROVE</b> the following:</p> <ol style="list-style-type: none"> <li>1. That Niagara Regional Housing Board of Directors approve the single sourcing of emergency interior sewer work at 4278 Queen Street in Beamsville, due to the inherent disruption to the community;</li> <li>2. That Niagara Regional Housing Board is hereby authorized to enter into all such agreements as may be necessary to remediate the emergency interior sewer work, in the name of Niagara Regional Housing, and the Chief Executive Officer is authorized to execute all such agreements;</li> <li>3. That this report be <b>FORWARDED</b> to Niagara Region Public Health and Social Services Committee for information at the meeting of April 9, 2024.</li> </ol> <p><b><i>That the Niagara Regional Housing Board of Directors does APPROVE the Single Source Emergency Work – 4278 Queen Street, Beamsville, ON report and APPROVES all recommendations requested, including the single sourcing of emergency sewer work, authorizing NRH to enter into all such agreements necessary to remediate the interior sewer work, authorizes the CEO of NRH to execute all such agreements and directs staff to FORWARD this report to the Public Health and Social Services Committee (PHSSC) meeting on April 9, 2024 for information.</i></b></p> <p style="text-align: right;"><i>CARRIED</i></p>	
Spec 1 – 2024  Spec 1 - 3.1. Single Source Subcontractors for Servicing Temporary Wash Car	<p><i>Moved by B. Baker</i>  <i>Seconded by T. Insinna</i></p> <p><b>Recommendations</b></p> <p>Staff Recommend that the Board of Directors <b>APPROVE</b> the following:</p> <ol style="list-style-type: none"> <li>1. That Niagara Regional Housing Board of Directors approve the single sourcing of subcontractors for the servicing of the temporary wash car at 5925 Summer Street, Niagara Falls;</li> <li>2. That Niagara Regional Housing Board is hereby authorized to enter into all such agreements as may be necessary to service the temporary wash car at 5925 Summer Street, Niagara Falls, in the name of Niagara Regional Housing, and the Chief Executive Officer is authorized to execute all such agreements.</li> </ol> <p><b><i>That the Niagara Regional Housing Board of Directors does APPROVE the Single Source Necessary Subcontractors for Servicing Temporary Wash Car – 5925 Summer Street, Niagara Falls, ON report and APPROVES all recommendations requested, including the single sourcing of subcontractors for the servicing of the temporary wash car at 5925 Summer Street, Niagara Falls, authorizing NRH to enter into all such agreements necessary to service the temporary wash car at 5925 Summer Street, Niagara Falls and authorizes the CEO of NRH to execute all such agreements.</i></b></p> <p style="text-align: right;"><i>CARRIED</i></p>	Mar. 15, 2024
#224 – 2024	That the agenda be ADOPTED as revised, lifting Item 4.1. Annual Audited	Apr. 19, 2024

Motion # Meeting# / Agenda#	Motion	Page 12 Date
224-1. Adoption of Agenda	Financial Statements to follow Item 2.1. Presentation of the Annual Audited Financial Statements.  <i>Moved by D. Toth</i> <i>Seconded by T. Insinna</i>  No conflicts of interest were declared  <p style="text-align: right;"><i>CARRIED</i></p>	
#224 -2024  224-2. Presentations	<p><i>2.1. NRH Draft Annual Audited Financial Statements</i></p> <p><i>Moved by D. Toth</i> <i>Seconded by B. Souter</i></p> <p><b><i>That the NRH Board of Directors does RECEIVE the NRH Draft Annual Audited Financial Statements Presentation for information</i></b></p> <p style="text-align: right;"><i>CARRIED</i></p> <p>It was also requested:</p> <p><b>Recommendations</b></p> <p>1. That the draft audited financial statements of Niagara Regional Housing as attached in Appendix 1 to report 24-224-4.1, for the year ended December 31, 2023 <b>BE APPROVED</b>; and</p> <p>2. That the audit findings report pertaining to the audited financial statements, attached as Appendix 2 to report 24-224-4.1, of Niagara Regional Housing for the year ended December 31, 2023 <b>BE RECEIVED</b> for information.</p> <p>3. That staff <b>BE DIRECTED</b> to co-ordinate with the auditors to finalize the statements as presented.</p> <p>4. That this report <b>BE FORWARDED</b> to the Region’s Audit Committee for information.</p> <p><i>Moved by D. Toth</i> <i>Seconded by B. Souter</i></p> <p><b><i>That the Niagara Regional Housing Board of Directors does APPROVE the 2023 Draft Audited Financial statements as attached in Appendix 1, that the audit findings report be RECEIVED for information as attached in Appendix 2, that staff are DIRECTED to coordinate with the auditors to finalized the statements as presented and to FORWARD the report to the Region’s Audit Committee for INFORMATION.</i></b></p> <p style="text-align: right;"><i>CARRIED</i></p>	Apr. 19, 2024
#224 – 2024  Consent Items  224-3.1. 224-3.1.1.  224-3.2.	<p><i>Moved by B. Baker</i> <i>Seconded by B. Souter</i></p> <p>That the following items be RECEIVED and/or APPROVED as stated:</p> <p>Minutes of the February 16, 2024 Meeting Minutes of the March 14, 2024 Meeting</p> <p>Development Chart Updates</p>	Apr. 19, 2024

Motion # Meeting# / Agenda#	Motion	Page 13 Date
<p>224-3.2. Victoria Ave, York St., Crescent Ave, Summer St, Haney St Development</p> <p>224-3.3.</p> <p>224-3.4.</p>	<p>3.2.1. Crescent Rd Budget Tracking 3.2.2. Crescent Rd Planning/Construction Report #21 3.2.3. Victoria Ave Heritage Budget Tracking 3.2.4. Victoria Ave Heritage Planning/Construction Report #14 3.2.5. Summer Street Budget Tracking 3.2.6. Summer St Planning/Construction Report #5 3.2.7. Riordon St Budget Tracking 3.2.8. Geneva St Budget Tracking 3.2.9. Geneva St Planning/Construction Report #3 3.2.10. Port Cares Planning/Construction Report #12</p> <p>NRH Q1 Report</p> <p>Urgent Service Manager Notification Niagara</p> <p style="text-align: right;">CARRIED</p>	
<p>#224 – 2024</p> <p>224-4. Master Plan &amp; Haney St Update</p>	<p><i>Moved by B. Souter Seconded by D. Toth</i></p> <p><b>That the NRH Board of Directors does RECEIVE the Master Plan verbal report for information.</b></p> <p style="text-align: right;">CARRIED</p> <p><i>Moved by D. Toth Seconded by T. Insinna</i></p> <p><b>That the Niagara Regional Housing Board of Directors does RECEIVE the Haney Street Port Colborne and Denistoun Street Welland verbal updates for INFORMATION.</b></p> <p style="text-align: right;">CARRIED</p>	<p>Apr. 19, 2024</p>
<p>#224 – 2024</p> <p>224-4.4 Letter to the Office of the Ombudsman of Ontario, re: LTB delays</p>	<p><b>That the Niagara Regional Housing Board of Directors does ENDORSE the updated Letter to Office of the Ombudsman of Ontario, does direct staff to FORWARD the letter to the Ombudsman of Ontario and Local Area MPP's and does direct staff to FORWARD the letter to the May 7, 2024 PHSSC meeting for INFORMATION.</b></p>	<p>Apr. 19, 2024</p>
<p>#225 – 2024</p> <p>225-1. Adoption of Agenda</p>	<p><i>Moved by T. Insinna Seconded by J. Jordan</i></p> <p><b>That the agenda be ADOPTED.</b></p> <p>No conflicts of interest were declared</p> <p style="text-align: right;">CARRIED</p>	<p>June 21, 2024</p>
<p>#225 – 2024</p> <p>Consent Items</p> <p>225-2.1.</p>	<p><i>Moved by T. Insinna Seconded by J. Jordan</i></p> <p>That the following items be RECEIVED and/or APPROVED as stated:</p> <p>Minutes of the April 19, 2024 Meeting</p>	<p>June 21, 2024</p>

<b>Motion #</b> Meeting# / Agenda#	<b>Motion</b>	Page 14 <b>Date</b>
225-2.2.  225-2.2. Victoria Ave, Crescent Ave, Summer St, Riordon St, Geneva St, Port Cares Development	Development Chart Updates  2.2.1. Crescent Rd Budget Tracking 2.2.2. Crescent Rd Planning/Construction Report #22 2.2.3. Victoria Ave Heritage Budget Tracking 2.2.4. Victoria Ave Heritage Planning/Construction Report #15 2.2.5. Summer Street Budget Tracking 2.2.6. Summer St Planning/Construction Report #6 2.2.7. Riordon St Budget Tracking 2.2.8. Geneva St Budget Tracking 2.2.9. Geneva St Planning/Construction Report #4 2.2.10. Port Cares Planning/Construction Report  Q1 Financial Report  Tenant Advisory Committee Minutes of March 20, 2024  2025 Market Rents  NRH Scholarship Update  CARRIED	
#225 – 2024  225-3.1. Write-off Report	Moved by B. Baker Seconded by D. Mole  It is requested that:  <b>Recommendations</b>  1. That the 2023 write-off of Uncollectible Accounts Receivable, pursuant to the write-off policy, in the amount of \$223,072 <b>BE APPROVED</b> as follows:  <ul style="list-style-type: none"> <li>• \$21,819 early write-offs (deported, deceased and bankrupt), and</li> <li>• \$201,253 for those former tenant accounts that have been in collection for more than two (2) years and have had no activity since December 31, 2021.</li> </ul> <p><b><i>That the Niagara Regional Housing Board of Directors does APPROVE the 2023 Write-off of Uncollectible Accounts Receivable report. Staff was also DIRECTED to add mitigation steps taken and what resources are utilized to mitigate arrears to the Annual Report.</i></b></p> <p>CARRIED</p>	June 21, 2024
#225 – 2024  Development Updates  225-3.2. Master Plan,  225-3.3.	Development Updates (verbal)  Moved by T. Insinna Seconded by J. Jordan  <p><b><i>That the Niagara Regional Housing Board of Directors does RECEIVE the Master Plan, verbal update for INFORMATION.</i></b></p> <p>CARRIED</p> Moved by D. Toth	June 21, 2024

<b>Motion #</b> Meeting# / Agenda#	<b>Motion</b>	Page 15 <b>Date</b>
Haney St,  225-3.4. Denistoun St	<p><i>Seconded by T. Insinna</i></p> <p><b>That the Niagara Regional Housing Board of Directors does RECEIVE the Haney Street Port Colborne verbal update for INFORMATION.</b></p> <p style="text-align: right;"><i>CARRIED</i></p> <p><i>Moved by D. Mole</i>  <i>Seconded by B. Baker</i></p> <p><b>That the Niagara Regional Housing Board of Directors does RECEIVE the Denistoun Street Welland verbal update for INFORMATION.</b></p> <p style="text-align: right;"><i>CARRIED</i></p>	
#225 – 2024  225-3.5.	<p>Memo – NRH Appointment of Third Party for RBC Wire Transfers</p> <p><i>Moved by L. Villella</i>  <i>Seconded by T. Insinna</i></p> <p><b>That the Niagara Regional Housing Board of Directors does APPROVE the NRH Appointment of Third Party for RBC Wire Transfers memo.</b></p> <p style="text-align: right;"><i>CARRIED</i></p>	June 21, 2024
#225 – 2024  225–3.6.	<p>Memo – Social Non-Profit Housing Mortgage Renewal</p> <p><i>Moved by T. Insinna</i>  <i>Seconded by D. Mole</i></p> <p><b>That the Niagara Regional Housing Board of Directors does APPROVE the Social Non-Profit Housing Mortgage Renewal.</b></p> <p style="text-align: right;"><i>CARRIED</i></p>	June 21, 2024
#225 – 2024  225-3.7.	<p>Memo – Affordable Housing Funding Opportunities</p> <p><i>Moved by J. Jordan</i>  <i>Seconded by B. Baker</i></p> <p><b>That the Niagara Regional Housing Board of Directors does RECEIVE the Affordable Housing Funding Opportunities memo for INFORMATION and DIRECTS staff to share the memo with other municipalities for information.</b></p> <p style="text-align: right;"><i>CARRIED</i></p>	June 21, 2024
#225 – 2024  225-3.8.	<p>Appeal Committee Discussion (verbal)</p> <p><i>Moved by T. Insinna</i>  <i>Seconded by D. Mole</i></p> <p><b>That the Niagara Regional Housing Board of Directors does RECEIVE the Appeal Committee Discussion verbal update.</b></p> <p style="text-align: right;"><i>CARRIED</i></p>	June 21, 2024
#225 – 2024	With the exception of C. Banach and G. Nichols, all staff left the meeting	June 21, 2024

<b>Motion #</b> Meeting# / Agenda#	<b>Motion</b>	Page 16 <b>Date</b>
225-5.1. Closed Session – Legal Update	<p><i>Moved by L. Villella</i>  <i>Seconded by T. Insinna</i></p> <p><b>That the NRH Board of Directors DOES NOW MOVE into Closed Session for the purposes of receiving information of a confidential nature respecting: Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board s. 239(2) of the Municipal Act.</b></p> <p style="text-align: right;">CARRIED</p> <p><i>Moved by L. Villella</i>  <i>Seconded by T. Insinna</i></p> <p><b>That the NRH Board of Directors RECEIVES this report respecting: Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board s. 239(2) of the Municipal Act.</b></p> <p style="text-align: right;">CARRIED</p> <p><i>Moved by D. Mole</i>  <i>Seconded by L. Villella</i></p> <p><b>That the NRH Board of Directors RISE with the report.</b></p> <p style="text-align: right;">CARRIED</p>	
Spec 2 – 2024  Spec 1-1. Adoption of Agenda	<p><i>That the agenda be ADOPTED</i></p> <p><i>Moved by B. Souter</i>  <i>Seconded by L. Villella</i></p> <p>No conflicts of interest were declared</p> <p style="text-align: right;">CARRIED</p>	August 8, 2024
Spec 2 – 2024  Spec 2 - 2.1. Proposed NRH 2025 Capital Budget Submission	<p>It was requested that:</p> <p><b>Recommendations</b></p> <p>5) That the Niagara Regional Housing (NRH) Board of Directors <b>APPROVE</b> the proposed NRH 2025 gross capital budget submission of \$17,340,400 as presented in Appendix 1; and</p> <p>6) That this report <b>BE REFERRED</b> to the Budget Review Committee of the Whole (BRCOTW) meeting on September 12, 2024, for consideration as part of the 2025 capital budget deliberations.</p> <p><i>Moved by B. Souter</i>  <i>Seconded by B. Baker</i></p> <p><b>That the Niagara Regional Housing Board of Directors does APPROVE the Proposed NRH 2025 Gross Capital Budget Submission and does DIRECT staff to REFER the report to the Budget Review Committee of the Whole meeting on September 12, 2024 for consideration.</b></p> <p style="text-align: right;">CARRIED</p>	August 8, 2024



<b>Motion #</b> Meeting# / Agenda#	<b>Motion</b>	Page 17 <b>Date</b>
<p>Spec 2 – 2024</p> <p>Spec 2 - 3.1. Delegation of Authority / Gale Cres</p> <p>Spec 2 - 3.2. Delegation of Authority / Buchanan Ave</p>	<p>Therefore it is requested that:</p> <p><b>Recommendations</b></p> <p>Staff Recommend that the Board of Directors <b>APPROVE</b> the following:</p> <ol style="list-style-type: none"> <li>1. That the Niagara Regional Housing Board (NRH) of Directors <b>APPROVES</b> the <b>DELEGATION</b> of all Board authority to the NRH Chief Executive Officer for site plan approval, transfer of land and associated documents relating to 15 Gale Crescent, St. Catharines, ON.</li> </ol> <p>Therefore it is requested that:</p> <p><b>Recommendations</b></p> <p>Staff Recommend that the Board of Directors <b>APPROVE</b> the following:</p> <ol style="list-style-type: none"> <li>1. That the Niagara Regional Housing Board (NRH) of Directors <b>APPROVES</b> the <b>DELEGATION</b> of all Board authority to the NRH Chief Executive Officer regarding a fence variance agreement relating to 5528 Buchanan Avenue, Niagara Falls as specified in the attached document.</li> </ol> <p><i>Moved by M. Siscoe</i> <i>Seconded by B. Souter</i></p> <p><b><i>That the Niagara Regional Housing Board of Directors does APPROVE the Delegation of all Board authority to the NRH Chief Executive Officer for site plan approval, transfer of land and associated documents relating to 15 Gale Crescent, St. Catharines, ON and the fence variance agreement for 5528 Buchanan Avenue, Niagara Falls.</i></b></p> <p style="text-align: right;"><i>CARRIED</i></p>	<p>August 8, 2024</p>
<p>Spec 2 – 2024</p> <p>Spec 2 - 4.1. Acquisition of Modular South Niagara Shelter</p>	<p>It was requested that:</p> <p><b>Recommendations</b></p> <p>Staff Recommend that the Board of Directors <b>APPROVE</b> the following:</p> <ol style="list-style-type: none"> <li>1. That Niagara Regional Housing (NRH) Board of Directors approve, through a single source procurement process, the purchase of modular trailers to be used as an emergency shelter, situated in Welland, to support an estimated 50 clients in South Niagara;</li> <li>2. That Niagara Regional Housing is hereby authorized to enter into a lease agreement with the City of Welland for a Municipally owned property (the property at 851 Ontario Road) for a term an initial term of up to 5 years, with additional opportunities to renew, as negotiated, and that the Chief Executive Officer be authorized to execute all necessary agreements associated with the lease of the land;</li> <li>3. That Niagara Regional Housing is hereby authorized to enter into all such agreements as may be necessary to acquire, in the name of Niagara Regional Housing, the modular shelter units and necessary subcontracts for installation and servicing to establish the emergency shelter site in Welland and the Chief Executive Officer is authorized to execute all such agreements;</li> <li>4. That a capital budget adjustment in the amount of \$2,840,400 gross <b>BE</b></li> </ol>	<p>August 8, 2024</p>

<b>Motion #</b> Meeting# / Agenda#	<b>Motion</b>	<b>Date</b> Page 18
	<p><b>APPROVED (and INITIATED)</b> for the South Niagara Emergency Shelter Project and that the project <b>BE FUNDED</b> through Capital Variance Project - Levy funding transferred from the Niagara Region;</p> <p>5. That this report <b>BE FORWARDED</b> to Regional Council for information at the August 29, 2024 meeting, where the necessary capital funding report and associated recommendations through a Regional staff report are to be considered.</p> <p><i>Moved by B. Baker</i> <i>Seconded by M. Siscoe</i></p> <p><b><i>That the Niagara Regional Housing Board of Directors does APPROVE the single sourcing purchase of modular trailers to be used as an emergency shelter in South Niagara, that NRH is authorized to enter into a lease agreement with the City of Welland for property at 851 Ontario Street and that the CEO is authorized to execute all necessary agreements associated with the lease of the land, that NRH is authorized to enter into all such agreements to acquire in the name of NRH the modular shelter units and subcontracts for installation and servicing the shelter site in Welland, that the capital budget adjustment be APPROVED and INITIATED for the South Niagara Shelter Project and that the project be FUNDED through capital variance project – levy funding transferred from the Niagara Region and that this report be FORWARDED to Regional Council for Information on August 29, 2024.</i></b></p> <p style="text-align: right;"><i>CARRIED</i></p>	