



Meeting of Board of Directors Minutes

April 26, 2023

1:30 p.m. – 3:00 p.m.

Northumberland County

Zoom Video Conference

Board Members Present (virtual):

Cathy Borowec, Steve Gilchrist, Councillor John Logel, Deputy Warden Brian Ostrander, Lindsey Reed, Lou Rinaldi, Anneke Russell

Board Members Present (in-person): Victor Fiume, Jennifer Moore

Board Members' Regrets: Doug Bates, Neil Ellis, Daniel Quesada-Rebolledo

Staff:

- Rebecca Carman, Housing Services Manager (Appointed by Board)
- Regine Climaco, Project Coordinator
- Lisa Horne, Director Community & Social Services
- Wayne Kernohan, Senior Maintenance Technician
- Kimberly O'Leary, Financial Planning Manager
- Christopher Reuse, Manager Major Capital Projects
- Matthew Stergios, Executive Assistant

1. Call to Order

- Chair Victor Fiume called the meeting to order at 1:30 p.m.

[Steve Gilchrist joined the meeting at 1:47 p.m.]

2. Territorial Land Acknowledgement

Chair, Victor Fiume

3. Approval of the Agenda

Moved by: Brian Ostrander

Seconded by: Lindsay Reed

"That the agenda for the April 26, 2023 meeting of the Northumberland County Housing Corporation Board of Directors be approved."

Disposition: **Carried**



4. **Declarations of Interest**

- No declarations.

5. **Approval of Minutes**

Minutes of March 22, 2023

Moved by: John Logel

Seconded by: Lindsey Reed

“**That** the minutes of the March 22, 2023 meeting of the Northumberland County Housing Corporation be approved.”

Disposition: **Carried**

6. **Quarter 1 Financial Update**

Moved by: Lindsey Reed

Seconded by: Anneke Russell

- Kimberly O’Leary provided a high-level overview of the Quarter 1 financial statement, highlighting that the need to pull from reserves will be monitored throughout the year.

“**That** the NCHC Board of Directors receive the first quarter financial update for information.”

Disposition: **Carried**

7. **Quarter 1 Capital Update**

Moved by: Anneke Russell

Seconded by: Lou Rinaldi

- Wayne Kernohan provided an overview of maintenance and repair efforts taking place across County properties.

“**That** the NCHC Board of Directors receive the first quarter capital update for information.”

Disposition: **Carried**

8. Quarter 1 Strategic Plan Update – Presentation

Moved by: Steve Gilchrist

Seconded by: John Logel

- Rebecca Carman shared a presentation on the Quarter 1 Strategic Plan.
- Chair Victor Fiume asked when the action of increasing web presence within the plan will be implemented, with Rebecca stating later this year, based on conversation with Communications staff.

“**That** the NCHC Board of Directors receive the first quarter Strategic Plan update for information.”

Disposition: **Carried**

9. Agenda for May 24, 2023, Annual General Meeting (AGM)

Moved by: Jennifer Moore

Seconded by: Lindsay Reed

- Rebecca Carmen reviewed the draft AGM agenda, highlighting that the draft agenda will be brought forward to the May 17th County Council meeting for information.
- AGM is expected to begin at 1:30 p.m.

“**That** the NCHC Board of Directors approve the Annual General Meeting agenda, as distributed; and

Further That the NCHC Board of Directors direct the General Manager to share the agenda with Northumberland County Council, as sole shareholder.”

Disposition: **Carried**

10. NCHC Director Terms Update

Moved by: Deputy Warden Brian Ostrander

Seconded by: Anneke Russell

- Chair Victor Fiume provided a verbal update regarding NCHC Director Terms.

“**That** the NCHC Board of Directors receive the verbal update regarding NCHC Director Terms for information.”

Disposition: **Carried**

11. New Business

11.a Changes to Provincial Policy Statement

- Cathy Borowec initiated a conversation on the provincial government's recently proposed growth plan that will repeal the 2020 plan.
- The new plan removes reference to affordability in housing outside of municipalities that have received assigned targets (larger urban sectors).
- The risk is that a municipality will now remove the affordability requirement when building housing. Cathy suggested that as a body, the NCHC should comment on this policy change.

That the NCHC Board of Directors direct staff to draft a response to the province on the changes to the Provincial Policy Statement and bring forward by email for approval prior to the next Board meeting.”

Moved by: Jennifer Moore

Seconded by: Cathy Borowec

Disposition: **Carried**

12. Move to Closed Session

Moved by: Brian Ostrander

Seconded by: Steve Gilchrist

That the NCHC Board of Directors proceed with the next portion of the meeting, being closed to the public at 2:27 p.m.; and

- (1) Further That** the meeting is closed to the public as permitted under the Municipal Act Section 239.(2k) in order to address matters pertaining to confidential negotiations regarding housing infrastructure and that Lisa Horne, Rebecca Carman, Chris Reuse, Regine Climaco, and Matthew Stergios remain present; and
- (2) Further That** the meeting is closed to the public as permitted under the Municipal Act Section 239.(2c) in order to address matters pertaining to a proposed or pending acquisition or disposition of land by the municipality or local board and that Lisa Horne, Rebecca Carman and Matthew Stergios remain present; and
- (3) Further That** the meeting is closed to the public as permitted under the Municipal Act Section 239.(2e) in order to address two matters pertaining to litigation or



potential litigation, and that Lisa Horne, Rebecca Carman and Matthew Stergios remain present.”

Disposition: **Carried**

13. Motion to Rise and Results from Closed Session

Moved by: Anneke Russell
Seconded by: Cathy Borowec

Recommended Motion (1):

"That the NCHC Board of Directors rise from Closed Session at 3:14 p.m.; and

Further That the confidential resolution moved in Closed Session regarding confidential negotiations regarding housing infrastructure is hereby referred to this open session of the NCHC Board of Directors meeting for adoption.”

Disposition: **Carried**

Moved by: John Logel
Seconded by: Brian Ostrander

Recommended Motion (2):

"That the confidential resolution moved in Closed Session regarding a proposed or pending acquisition or disposition of land by the municipality or local board is hereby referred to this open session of the NCHC Board of Directors meeting for adoption.”

Disposition: **Carried**

Moved by: Anneke Russell
Seconded by: Steve Gilchrist

Recommended Motion (3):

"That the confidential resolution moved in Closed Session regarding two matters pertaining to litigation or potential litigation is hereby referred to this open session of the NCHC Board of Directors meeting for adoption.”

Disposition: **Carried**



14. Next Meeting

- Wednesday, May 24, 2023

15. Adjournment

Moved by: Anneke Russell
Seconded by: Brian Ostrander

"**That** the meeting be adjourned at 3:16 p.m."

Disposition: **Carried**