



## **Meeting of Board of Directors**

### **Minutes**

**Wednesday, July 28, 2021**

**1:30 p.m. – 3:00 p.m.**

Northumberland County

Teleconference Meeting

**Board Members Present:** Chair Gil Brocanier, Victor Fiume, County Councillor John Henderson, Daniel Quesada Rebolledo, Treasurer Lindsey Reed, Lou Rinaldi, Anneke Russell, Neil Ellis

**Board Members Present In-Person:** County Councillor Gail Latchford, Jennifer Moore

**Board Members' Regrets:** Doug Bates

**Staff:** Rebecca Carman (staff member appointed by board), Maddison Ellis, Glenn Dees, Lisa Horne, Kaela Esseghaier

#### **1. Call to Order**

- Chair Gil Brocanier called the meeting to order at 1:31 p.m.

#### **2. Territorial Land Acknowledgement**

#### **3. Approval of the Agenda**

Moved by: Gail Latchford

Seconded by: John Henderson

“**That** the agenda for the July 28, 2021 meeting of the Northumberland County Housing Corporation Board of Directors be approved.”

Disposition: Carried

#### **4. Declarations of interest**

- No disclosures

#### **5. Approval of Minutes**

Minutes of June 23, 2021

Moved by: Anneke Russell

Seconded by: Jennifer Moore

“**That** the minutes of the June 23, 2021 meeting of the Northumberland County Housing Corporation be approved.”

Disposition: Carried

**6. Elgin Park Redevelopment – Development Agreement**

- Rebecca Carman provided an update on the Development Agreement for the Elgin Park Redevelopment project, noting that the agreement was reviewed by the NCHC’s legal counsel.
- Rebecca Carman explained that the County is listed on the agreement in addition to the NCHC due to the fact that funding received from the Canada-Ontario Community Housing Initiative is listed under the County.

Moved by: Lou Rinaldi  
Seconded by: Lindsey Reed

“**That** the Board authorize the corporate signing authorities to enter into the Development Agreement with the Town of Cobourg on its behalf.”

Disposition: Carried

**7. Second Quarter Capital Projects Update**

- Rebecca Carman provided an update on the second quarter capital projects.
- Lou Rinaldi inquired about the cost of the 24 Queen Street balcony replacement project.
- Rebecca Carman indicated that the cost of the project was lower than originally anticipated, and that staff will monitor to determine if there are any additional contingent costs.
- An engineering firm will be inspecting the completion of the project.

Moved by: Lindsey Reed  
Seconded by: Neil Ellis

“**That** the second quarter capital projects update be received for information.”

Disposition: Carried

**8. Second Quarter Financial Update**

- Glenn Dees provided an update on the NCHC’s quarter 2 financial results noting a deficit of \$27,748.
- The deficit is a result of timing issues

Moved by: Lindsey Reed  
Seconded by: Gail Latchford

“**That** the second quarter financial update be received for information.”

Disposition: Carried

#### **9. 473 Ontario Street Project Update**

- Rebecca Carman provided a verbal update on the 473 Ontario Street project, indicating that funding from the Federation of Canadian Municipalities (FCM) was received for pre-construction costs in the amount of \$175,000 (forgivable grant dollars).
- Rebecca Carman also noted that \$306,000 was received from the Canada Mortgage and Housing Corporation (CMHC), explaining that \$150,000 of this funding is non-repayable.
- A revised Memorandum of Understanding (MOU) has been signed with the Ontario Aboriginal Housing Services (OAHS) for the project’s governance structure.
- Units that will be geared towards Indigenous households will be owned by OAHS.
- It is anticipated that 62 units will be created with the OAHS owning 32, NCHC owning 20 and Habitat for Humanity Northumberland will own 10.
- Rebecca Carman explained that the County will construct the units and then sell the units to OAHS and Habitat for Humanity Northumberland.
- A formal report will be brought forward to the August 18<sup>th</sup> NCHC Board meeting.

Moved by: Anneke Russell  
Seconded by: Neil Ellis

“**That** the verbal update regarding the 473 Ontario Street project be received for information.”

Disposition: Carried

#### **10. New Business**

- Chair Gil Brocanier noted that the Strategic Planning subcommittee has met, and that the subcommittee will bring items forward to the board for feedback and input as needed.

#### **11. Move to Closed Session**

Moved by: Anneke Russell  
Seconded by: Gail Latchford

"**That** the NCHC Board of Directors proceed with the next portion of the meeting, being closed to the public at 1:58 p.m. as permitted under the Municipal Act Section 239.(2b) in order to address matters pertaining to personal matters about an identifiable individual and that Lisa Horne, Maddison Ellis, and Rebecca Carman remain present."

Disposition:            Carried

## **12. Motion to Rise and Results from Closed Session**

Moved by: Anneke Russell  
Seconded by: Gail Latchford

"**That** the NCHC Board of Directors rise from Closed Session at 2:09 p.m.; and

**Further That** the confidential resolution moved in Closed Session pertaining to personal matters about an identifiable individual is hereby referred to the Board for adoption."

Disposition:            Carried

## **13. Next Meeting**

Wednesday, August 18, 2021

## **14. Adjournment**

- Meeting adjourned at 2:09 p.m.