



**Meeting of Board of Directors
Minutes
Wednesday, September 22, 2021
1:30 p.m. – 3:00 p.m.
Northumberland County
Zoom Video Conference**

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

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

Board Members' Regrets: N/A

Staff: Rebecca Carman (staff member appointed by board), Lisa Horne, Maddison Ellis, Angie Turpin, Brandon Upton

1. Call to Order

- Chair Gil Brocanier called the meeting to order at 1:30 p.m.

2. Territorial Land Acknowledgement

Gil Brocanier

3. Approval of the Agenda

Moved by: Daniel Quesada Rebolledo

Seconded by: Doug Bates

“**That** the agenda for the September 22, 2021 meeting of the Northumberland County Housing Corporation Board of Directors be approved.”

Disposition: Carried

4. Declarations of Interest

- No declarations

5. Approval of Minutes

Moved by: Lou Rinaldi

Seconded by: Jennifer Moore

"That the minutes of the August 18, 2021 meeting of the Northumberland County Housing Corporation be approved."

Disposition: Carried

6. Move to Closed Session

Moved by: Gail Latchford
Seconded by: Lindsey Reed

"That the NCHC Board of Directors proceed with the next portion of the meeting, being closed to the public at 1:35 p.m.; and

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 a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the NCHC, and that Lisa Horne, Maddison Ellis, and Rebecca Carman remain present; and

Further That the meeting is closed to the public as permitted under the *Municipal Act* Section 239. (2b) in order to address personal matters about an identifiable individual and that Lisa Horne, Maddison Ellis, and Rebecca Carman remain present."

Disposition: Carried

[Doug Bates left the meeting at 2:14 p.m.]

7. Motion to Rise and Results from Closed Session Doug Bates left meeting

Moved by: John Henderson
Seconded by: Gail Latchford

"That the NCHC Board of Directors rise from Closed Session at 2:19 p.m.; and

Further That the confidential resolution moved in Closed Session pertaining to a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the NCHC is hereby referred to the Board for adoption; 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

8. NCHC 2022 Meeting Schedule

- Rebecca Carman briefly discussed the proposed 2022 meeting schedule, outlining that staff recommend that meeting times remain from 1:30 p.m. – 3:00 p.m.

Moved by: Lou Rinaldi

Seconded by: Neil Ellis

“**That** the NCHC Board of Directors approve the proposed NCHC Board meeting schedule for 2022.”

Disposition: Carried

9. Canada-Ontario Community Housing Initiative Year 3 Funding

- Rebecca Carman indicated that the Province has announced a top-up allocation to the Year 3 funding for the Canada-Ontario Community Housing Initiative (COCHI) in the amount of \$112,500.
- Staff have selected two projects that meet funding requirements.
- Projects look to improve accessibility of exterior walkways at 6 Percy, Colborne, Ontario and 111 Front Street, Campbellford.

Moved by: Lindsey Reed

Seconded by: Neil Ellis

“**That** the NCHC Board of Directors authorize the corporate signing authorities to enter into a funding agreement with Northumberland County for the Canada-Ontario Community Housing Initiative Year 3 funding, supporting the completion of AODA compliant exterior walkways at 6 Percy, Colborne, Ontario and 111 Front Street, Campbellford, Ontario.”

Disposition: Carried

10.1 Church Street, Colborne Development – 6 Percy Street Follow Up

- Rebecca Carman indicated that the Township of Cramahe has addressed all of the items raised by staff regarding the proposed development.
- Rebecca explained that:
 - The fence will remain;
 - There may be some landscaping required during the project;
 - Slope of roof will not cause snow to fall on NCHC property;
 - Emergency exit stairs will be 6 feet away from property line, which is sufficient room; and
 - Excavation should not impact NCHC property, however, additional parking spaces will be provided if necessary.
- Staff will continue to monitor as the Township of Cramahe proceeds with the planning process.

Moved by: Jennifer Moore

Seconded by: Neil Ellis

“**That** the verbal update on the future development of 1 Church Street, Colborne and its potential impacts on 6 Percy Street, Colborne be received for information.”

Disposition: Carried

11. Elgin Park Redevelopment Construction RFP – Staff Authority to Award

[Anneke Russell left the meeting at 2:28 p.m.]

- Discussion took place regarding the Elgin Park Redevelopment Construction RFP and NCHC Board of Directors asked for the item to be referred to a Special NCHC Board Meeting.

Moved by: Neil Ellis

Seconded by: Lou Rinaldi

“**That** the NCHC Board of Directors defer authorizing staff to award RFP 21-24 to the highest ranked proponent until further recommendations are brought back to the Board.”

Disposition: Carried

12. NCHC 2022 Budget

- Angie Turpin provided a detailed overview of the 2022 NCHC budget.
- Rebecca Carman spoke to 2022 budget pressures, such as COVID-19 cleaning costs.
- Chair Brocanier reinforced the need for an Operations Supervisor.

[Jennifer Moore left the meeting at 3:00 p.m.]

[Lou Rinaldi left the meeting at 3:04 p.m.]

Moved by: John Henderson
Seconded by: Lindsey Reed

“**That** the NCHC Budget for 2022 be approved as presented and referred to the Shareholder for consideration in the broader 2022 Northumberland County Budget.”

Disposition: Carried

13. New Business

- Chair Brocanier discussed Habitat for Humanity Northumberland's equity program for the 473 Ontario Street, Cobourg project.
- Chair Brocanier explained that Habitat for Humanity will take a portion of rent and place it in an 'equity bank'.
- When individual(s) move out, they will get to keep the equity that was put into the bank.

14. Next Meeting

Wednesday, October 27, 2021

15. Adjournment

- Meeting adjourned at 3:10 p.m.