



Meeting of Board of Directors Minutes

January 29, 2025

1:30 p.m. – 3:00 p.m.

Northumberland County

Zoom Video Conference

Board Members Present (Virtual):

Molly Anthony

Cathy Borowec

Victor Fiume, Chair

Steve Gilchrist

Councillor John Logel

Jacqueline Pennington

Lou Rinaldi

Board Members' Present (In-Person): Chair Victor Fiume, Jennifer Moore

Board Members' Regrets: Councillor Mandy Martin, Daphne Livingstone, Anneke Russell, Maryam Mohajer-Ashjai

Staff:

- Rebecca Carman, General Manager (Appointed by Board)
- Carol Coleman, Associate Director Engineering
- Emily Corkery, Housing Services Manager
- Julie Kennedy, Developmental Housing & Homelessness Supervisor
- Darrell Mast, Municipal Solicitor
- Willie Reyns, Project Manager
- Matthew Stergios, Executive Assistant to CAO
- Kim O'Leary, Financial Planning Manager

1. Call to Order

- Chair Victor Fiume called the meeting to order at 1:31 p.m.

2. Territorial Land Acknowledgement

Victor Fiume

3. Approval of the Agenda

Moved by: Jennifer Moore

Seconded by: John Logel

“That the agenda for the January 29, 2025 regular meeting of the Northumberland County Housing Corporation Board of Directors be approved.”

Disposition: **Carried**

4. Declaration of Interest

- No declarations.

5. Approval of Minutes (to be circulated prior to the meeting)

Minutes of November 27, 2024 Regular Board Meeting

Moved by: Cathy Borowec

Seconded by: Steve Gilchrist

“That the minutes of the November 27, 2024 Regular Meeting of the Northumberland County Housing Corporation be approved.”

Disposition: **Carried**

6. Operations Update

[Report was circulated prior to the meeting]

- Emily Corkery discussed Elgin Park now being fully occupied and the 151 Colborne location having 4 occupants move in during December. A new housing and homelessness supervisor started last week.

Moved by: Lou Rinaldi

Seconded by: Jacqueline Pennington

“That the NCHC Board of Directors receive the Operations Update for information.”

Disposition: **Carried**

7. Use of 129 Kent Street, Campbellford (verbal)

- Emily Corkery provided a verbal update regarding 129 Kent Street, Campbellford noting it has been purchased for \$469,000 with construction to begin April 30 and occupied by September.

Moved by: John Logel

Seconded by: Steve Gilchrist

“That the NCHC Board of Directors approve the usage of 129 Kent Street, Campbellford as transitional supportive housing pending availability of adequate support for occupants”

Disposition: **Carried**

8. NCHC Sub-Committee Update (verbal)

- Rebecca Carman provided a verbal update regarding NCHC Sub-Committees.

Moved by: John Logel

Seconded by: Steve Gilchrist

“That the NCHC Board of Directors receive the verbal update on the NCHC Sub-Committees for information.”

Disposition: **Carried**

9. 473 Ontario Street Progress Update

[Report was circulated prior to the meeting]

- Willie Reyns provided an update to the board regarding 473 Ontario Street progress, highlighting that phase 1 design is underway. By-weekly meetings with designer and construction manager will be taking place. Stage 2 arch investigations were completed in December and a report on findings expected within next week. It is on track to come in under budget.

Moved by: Steve Gilchrist

Seconded by: Jacqueline Pennington

“That the NCHC Board of Directors receive the 473 Ontario Street Progress Update for information.”

Disposition: **Carried**

10. Elgin Park Redevelopment Progress Update

[Report was circulated prior to the meeting]

- Willie Reyns provided an update to the board regarding Elgin Park Redevelopment Progress Update noting that building 3 and 4 construction well-underway.

Moved by: John Logel

Seconded by: Cathy Borowec

“That the NCHC Board of Directors receive the Elgin Park Redevelopment Progress Update for information.”

Disposition: **Carried**

11. Contingent approval for Ontario Priorities Housing Initiative/Canada-Ontario Community Housing Initiative underspending (verbal)

Rebecca Carman, General Manager

- Rebecca Carman provided a verbal update regarding Contingent approval for Ontario Priorities Housing Initiative/Canada - Ontario Community Housing Initiative underspending, noting that approval has been received to spend the money. 1 project will need NCHC agreement, looking for board approval on signing authorities.

Moved by: Jennifer Moore

Seconded by: Lou Rinaldi

“That the NCHC Board of Directors approve a potential increase of Canada-Ontario Community Housing Initiative and/or Ontario Priorities Housing Initiative allocation from Northumberland County contingent on additional funds.”

Disposition: **Carried**

12. New Business

Victor Fiume, Chair

13. Move to Closed Session

Moved by: John Logel

Seconded by: Cathy Borowec

"**That** the NCHC Board of Directors proceed with the next portion of the meeting, being closed to the public at 2:02 p.m.; and

- (1) **Further That** the meeting is closed to the public as permitted under the Municipal Act Section 239 (2.b) and (2.e) in order to address two matters relating to personal matters about an identifiable individual, including municipal or local board employees and litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board (Landlord and Tenant Board) and that Rebecca Carman, Emily Corkery, Julie Kennedy, Darrell Mast and Matthew Stergios remain present."

Disposition: **Carried**

14. Motion to Rise and Results from Closed Session

Recommended Motion (1):

Moved by: Steve Gilchrist

Seconded by: Jennifer Moore

"**That** the NCHC Board of Directors rise from Closed Session at 2:11 p.m.; and

Further That the confidential resolution moved in Closed session regarding two personal matters about an identifiable individual, including municipal or local board employees and litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board (Landlord and Tenant Board) is hereby referred to this open session of the NCHC Board of Directors for adoption."

Disposition: **Carried**

15. Next Meeting

- Wednesday February 26, 2025 at 1:30 p.m.
Location: **Virtual - Zoom**

16. Adjournment

Moved by: John Logel

Seconded by: Molly Anthony

"That the meeting be adjourned at 2:12 p.m."

Disposition: **Carried**