

Meeting of Board of Directors Minutes

May 28, 2025

1:30 p.m. – 3:00 p.m.

Northumberland County

Board Members Present:

Chair Victor Fiume
Molly Anthony
Daphne Livingstone
Councillor John Logel
Councillor Mandy Martin
Maryam Mohajer-Ashjai
Jennifer Moore
Jacqueline Pennington
Lindsey Reed
Lou Rinaldi
Anneke Russell

Board Members' Regrets:

Cathy Borowec
Steve Gilchrist

Staff:

- Rebecca Carman, General Manager (Appointed by Board)
- Emily Corkery, Housing Services Manager
- Glenn Dees, Director Health & Human Services
- Jackie Diminie, Customer Service Representative
- Linda Johnston, Application Assistance Representative
- Julie Kennedy, Developmental Housing & Homelessness Supervisor
- Rob O'Neil, Facilities Manager
- Willie Reynolds, Project Manager
- Matthew Stergios, Executive Assistant to CAO
- Kim O'Leary, Financial Planning Manager
- Negar Pakzadian, Project Manager, Major Capital Projects

1. Call to Order

- Chair Victor Fiume called the meeting to order at 2:28 p.m.

2. Territorial Land Acknowledgement
Victor Fiume

3. Approval of the Agenda

Moved by: John Logel
Seconded by: Anneke Russell

“That the agenda for the May 28, 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 Regular Board Meeting Minutes
Minutes of April 30, 2025 Regular Board Meeting

Moved by: Anneke Russell
Seconded by: Daphne Livingstone

“That the minutes of the April 30, 2025 Regular Meeting of the Northumberland County Housing Corporation be approved.”

Disposition: **Carried**

6. Approval of Construction Standards Sub-Committee Meeting Minutes
Minutes of April 10, 2025 Construction Standards Sub-Committee Meeting

Moved by: Mandy Martin
Seconded by: Maryam Mohajer-Ashjai

“That the minutes of the April 10, 2025 Construction Standards Sub-Committee Meeting be approved.”

Disposition: **Carried**

7. Approval of Gender-Based Violence Sub-Committee Meeting Minutes

Moved by: Anneke Russell
Seconded by: Lindsey Reed

“That the minutes of April 24, 2025 Gender-Based Violence Sub-Committee Meeting be approved.”

Disposition: **Carried**

8. 129 Kent Street Campbellford Additional Dwelling Unit Procurement Review
Negar Pakzadian, Project Manager, Major Capital Projects

Moved by: John Logel
Seconded by: Jacqueline Pennington

“That the NCHC Board of Directors direct staff to proceed with the development of two additional units (ADU) at 129 Kent Street, Campbellford; and

Further That the NCHC Board of Directors direct staff to issue a modular specific Request for Proposal (RFP) with a project budget upset limit of \$473,000 for design and construction of the two proposed additional units.”

Disposition: **Carried**

9. Elgin Park Redevelopment Construction Update
Willie Reyns, Major Capital Projects

Moved by: Anneke Russell
Seconded by: John Logel

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

Disposition: **Carried**

10. Update for Signing of Resolution for Partial Discharge of Land at Elgin Park
Rebecca Carman, General Manager

- Rebecca Carman provided a verbal update regarding the resolution for partial discharge of land at Elgin Park.
- Rebecca passed the resolution around the table for signature.

Moved by: Maryam Mohajer-Ashjai
Seconded by: Jennifer Moore

“That the NCHC Board of Directors receive the verbal update regarding Signing of Resolution for Partial Discharge of Land at Elgin Park.”

Disposition: **Carried**

11. Strategic Goal #2 Sub-Committee Meeting Update

Rebecca Carman, General Manager / Chair of Sub-Committee

- Rebecca Carman provided a verbal update regarding the first meeting of the sub-committee, Jacqueline and Maryam have been elected co-chairs.
- The sub-committee reviewed strategy and identified priorities, the next meeting will take place in a month.

Moved by: Mandy Martin

Seconded by: Molly Anthony

“That the NCHC Board of Directors receive the verbal update regarding Strategic Goal #2 Sub-Committee Meeting for information.”

Disposition: **Carried**

12. Levels of Services Update

Rob O’Neil, Manager, Facilities

Moved by: Anneke Russell

Seconded by: Lindsey Reed

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

Disposition: **Carried**

13. New Business

Victor Fiume, Chair

- N/A

14. Move to Closed Session

Moved by: Anneke Russell

Seconded by: Lindsey Reed

“That the NCHC Board of Directors proceed with the next portion of the meeting, being closed to the public at 3:00 p.m.; and

- (1) Further That** the meeting is closed to the public as permitted under the Municipal Act Section 239 (2.c) in order to address matters pertaining to a proposed or pending acquisition or disposition of land by the municipality or local board (Community Housing) and that Glenn Dees, Rebecca Carman, Emily Corkery, Matthew Stergios, Jackie Diminie and Linda Johnston remain present.'

Disposition: **Carried**

15. Motion to Rise and Results from Closed Session

Moved by: Anneke Russell

Seconded by: Lou Rinaldi

Recommended Motion (1):

"**That** the NCHC Board of Directors rise from Closed Session at 3:09 p.m.; and

Further That the confidential resolution moved in Closed Session regarding matters relating to 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 for adoption."

Disposition: **Carried**

16. Next Meeting

- Wednesday June 25, 2025 at 1:30 p.m.
Location: In Person – 555 Courthouse Road, Cobourg – Council Chambers

17. Adjournment

Moved by: Mandy Martin

Seconded by: John Logel

"**That** the meeting be adjourned at 3:10 p.m."

Disposition: **Carried**