

Directors:

Mat Siscoe, Chair
Councillor, St. Catharines

Jeff Jordan, Vice-Chair
Councillor, Grimsby

Leanna Villella, Treasurer
Councillor, Welland

Tom Insinna, Secretary
Councillor, Fort Erie

Gary Zalepa
Councillor, NOTL

Betty Ann Baker
Community, Welland

Betty-Lou Souter
Community,
St. Catharines & Thorold

David Mole
Community, St.
Catharines

Drew Toth
Community, Thorold

APPROVED MINUTES

**NIAGARA REGIONAL HOUSING
Board of Directors Meeting**

#232 – 2025

In Person

Friday, August 15, 2025

Attendees (In person and by videoconference)

Directors/ M. Siscoe, J. Jordan, L. Villella, T. Insinna, B. Baker,
Members: G. Zalepa, B. Souter, D. Toth

Regrets/ D. Mole
Absent:

Guests:

Regional C. Banach, W. Thompson, J. Dimanis, S. Mota,
Staff: D. D'Amboise, M. Waddington,
G. Nichols (recorder)

A quorum being present, the meeting was called to order at 9:08 a.m.

1. Adoption of Agenda/Declaration of Conflict

That the agenda be ADOPTED as revised moving Item #4.1. 2026 Capital Budget Report to follow the presentation.

No conflicts of interest were declared

*Moved by J. Jordan
Seconded by D. Toth*

CARRIED

2. Presentation – 2026 Capital Budget Report

S. Mota presented the 2026 Capital Budget Report to the Niagara Regional Housing Board of Directors.

Item #4.1. 2026 Capital Budget Report was reviewed, and it was requested that:

Recommendations

- That the Niagara Regional Housing (NRH) Board of Directors **APPROVE** the proposed NRH 2026 gross capital budget submission of \$16,240,000 as presented in Appendix 1; and
- That this report **BE REFERRED** to the Budget Review Committee of the Whole (BRCOTW) meeting on November 13, 2025, for information and subsequently for consideration as part of the 2026 budget deliberations on December 11, 2025.

Moved by J. Jordan

Seconded by B. Baker

That the Niagara Regional Housing Board of Directors does RECEIVE the 2026 Capital Budget presentation, and that the Niagara Regional Housing Board of Directors does APPROVE the 2026 Capital Budget Report and does DIRECT staff to FORWARD the report to the Budget Review Committee of the Whole meeting on November 13, 2025.

CARRIED

3. Consent Items

Moved by D. Toth

Seconded by B. Souter

That the following items be RECEIVED and/or APPROVED as stated:

- 3.1. Minutes of the April 25, 2025 Meeting 25-232 – 3.1. be APPROVED
- 3.2. Development Chart Updates – NRH 25-232 – 3.2. be RECEIVED for information
 - 3.2.1. Geneva St Budget PH1 Tracking – 25-232 – 3.2.1. be RECEIVED for information
 - 3.2.2. Geneva St Planning/Construction PH1 Report #9 – 25-232 – 3.2.2. be RECEIVED for information
 - 3.2.3. Geneva St Budget PH2 & 3 Tracking – 25-232 – 3.2.3. be RECEIVED for information
 - 3.2.4. Geneva St Planning/Construction PH2 & 3 Report #2 – 25-232 – 3.2.4. be RECEIVED for information
- 3.3. Q2 Financial Statements – 25-232 – 3.3. be APPROVED

- 3.4. Tenant Advisory Committee Minutes April 2025 – 25-232 – 3.4. be RECEIVED for information
- 3.5. Market Rents Report – 25-232 – 3.5. be APPROVED
- 3.6. NRH Ratification of Motions Memo – 25-232 – 3.6. be APPROVED
- 3.8. ClearResult Media Release – 25-232 – 3.8. be RECEIVED for information
- 3.9. NRH Q2 Report – 25-232 – 3.9. – be APPROVED

4. Discussion Items

4.2. 2025 NRH Community Director Reappointment Report

The 2025 NRH Community Director Reappointment Report was reviewed and approved by the Niagara Regional Housing Board of Directors.

Moved by T. Insinna

Seconded by J. Jordan

That the Niagara Regional Housing Board of Directors does APPROVE the 2025 NRH Community Director Reappointment Report.

CARRIED

4.3. Ratification of Motion Site Plan Approval – 14 Centre Street

C. Banach advised the Niagara Regional Housing Board of Directors that the Site Plan Approval for the expansion of the parking lot at 14 Centre Street was sent out by email on June 2, 2025 and approved by all Directors; the motion is now requested to be ratified.

Moved by B. Baker

Seconded by D. Toth

That the Niagara Regional Housing Board of Directors does RATIFY the motion for site plan approval – 14 Centre Street.

CARRIED

4.4. Denistoun Street, Welland Update (verbal)

C. Banach advised the NRH Board of Directors that we are just waiting for Legal to transfer the land into our name so we can begin the ESA work.

4.5. Haney Street Port Colborne Update (verbal)

C. Banach advised the Niagara Regional Housing Board of Directors that the Haney Street property will require clean up of the land as there are car parts buried in the ground. An RFP has been done for the remediation work which specifies what portion the City of Port Colborne will be responsible for in the clean up. Preliminary drawings are completed for a 43 unit building.

Moved by J. Jordan

Seconded by B. Baker

That the Niagara Regional Housing Board of Directors does RECEIVE the Denistoun Street, Welland and Haney Street, Port Colborne verbal updates for information.

4.6. Tender Evaluation Committee Discussion (verbal)

C. Banach shared that it is sometimes difficult to find members to participate in tender evaluations. We would like to email the tenders and request electronic approval. All information would be available prior to the meeting and captured in the minutes. Should members have any questions about the cost and specifics of the tender they can reach out for clarification. T. Insinna suggested that signatures of tender evaluation committee members be on file with the Administrative Assistant.

A motion was requested to have the Tender Evaluation policy updated and brought back to the NRH Board of Directors for approval.

Moved by L. Vilella

Seconded by T. Insinna

That the Niagara Regional Housing Board of Directors does DIRECT staff to update the Tender Evaluation Policy and DIRECTS that it be brought back to the NRH Board of Directors for approval.

CARRIED

4.7. NRH Q2 Waitlist Update

C. Banach introduced Megan Waddington, Manager Housing Service Providers and Programs to the Niagara Regional Housing Board of Directors. She shared that approximately 89% of applicants that are on the chronological waitlist do not have special priority status. It was also shared that there are currently 232 NRH tenants who are over-housed with no available units to move them to. M. Waddington advised the Board that there have been a couple of

successes where tenants were able to graduate out of market rent and apply to the Welcome Home Niagara program for down payment assistance to purchase home of their own.

Moved by B. Baker

Seconded by L. Villella

That the Niagara Regional Housing Board of Directors does RECEIVE the NRH Q2 Waitlist Update for INFORMATION.

CARRIED

4.8. 2024 NRH Annual Report Video

The 2024 NRH Annual Report video was played for the Niagara Regional Housing Board of Directors.

Moved by B. Baker

Seconded by L. Villella

That the Niagara Regional Housing Board of Directors does RECEIVE the 2024 NRH Annual Report Video for INFORMATION.

CARRIED

5. Closed Session

5.1.

With the exception of C. Banach and G. Nichols, all staff left the meeting.

Moved by L. Villella

Seconded by T. Insinna

That the NRH Board of Directors DOES NOW MOVE into Closed Session for the purposes of receiving information of a confidential nature respecting: a personal matter about an identifiable individual.

Moved by B. Baker

Seconded by G. Zalepa

That the NRH Board of Directors DOES NOW RISE from Closed Session.

6. Other Business

T. Insinna inquired as to whether we are still moving ahead with Crescent Road and C. Banach advised that we are.

7. Next Meeting

NRH Annual General Meeting

Thursday, October 23, 2025 – 6:00 p.m.

Niagara Region Council Chambers / via Zoom
1815 Sir Isaac Brock Way, Thorold, ON

NRH Regular Meeting

Friday, October 24, 2025 – 9:00 a.m.

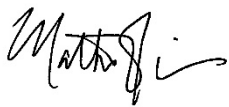
NRH Board Room / via Zoom
1815 Sir Isaac Brock Way, Thorold, ON

Or via electronic means

8. Termination

M. Siscoe adjourned the meeting at 10:51 a.m.

Minutes Approved:



M. Siscoe, Chair



T. Insinna, Secretary