

**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, Fenwick

Drew Toth  
 Community, Thorold

**APPROVED MINUTES**

**NIAGARA REGIONAL HOUSING  
 Board of Directors Meeting**

**#238 – 2026**

In Person

Friday, April 24, 2026

**Attendees (In person and by videoconference)**

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

Regrets: B. Baker, C. Banach  
 Guests: M. Ciardelli (KPMG)

Regional S. Mota, D. D'Amboise, A. Morrison,  
 Staff: G. Nichols (recorder)

A quorum being present, the meeting was called to order at 9:05 a.m.

**1. Adoption of Agenda/Declaration of Conflict**

*That the agenda be ADOPTED.*

No conflicts of interest were declared

*Moved by G. Zalepa*

*Seconded by J. Jordan*

**CARRIED**

## 2. Presentation

### 2.1. 2025 Draft Annual Audited Financial Statements

S. Mota presented the 2025 Draft Annual Audited Financial Statements to the NRH Board of Directors. M. Ciardelli from KMPG also presented the auditors findings to the Board and reported that there were no significant findings and that there were no issues that required adjustment. He advised the Board that a clean audit opinion would be issued with no concerns.

*Moved by G. Zalepa*

*Seconded by T. Insinna*

***That the Niagara Regional Housing Board of Directors does RECEIVE the Annual Audited Financial Statements presentation for information.***

***CARRIED***

## 3. Consent Items

*Moved by J. Jordan*

*Seconded by T. Insinna*

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

- 3.1. Minutes of the February 20, 2026 Meeting 26-238 – 3.1. be APPROVED
- 3.2. Development Chart Updates – NRH 26-238 – 3.2. be RECEIVED for information
  - 3.2.1. Geneva St PH1 Budget Tracking – 26-238 – 3.2.1. be RECEIVED for information
  - 3.2.2. Geneva St PH1 Planning/Construction Report #14 – 26-238 – 3.2.2. be RECEIVED for information
  - 3.2.3. Geneva St PH 2 & 3 Budget Tracking – 26-238 – 3.2.3. be RECEIVED for information
  - 3.2.4. Geneva St PH2 Planning/Construction Report #5 – 26-238 – 3.2.4. be RECEIVED for information
- 3.3. NRH Q1 Report – 26-238 – 3.3. be APPROVED
- 3.4. Transition to Non-Smoking Buildings Update – 26-238 – 3.4. be RECEIVED for information

#### 4. Discussion Items

##### 4.1. 2025 Draft Annual Audited Financial Statements Report

S. Mota presented the 2025 Draft Annual Audited Financial Statements Report to the NRH Board of Directors.

It was requested that:

#### Recommendations

1. That the draft audited financial statements of Niagara Regional Housing as attached in Appendix 1 to report 26-238-4.1, for the year ended December 31, 2025 **BE APPROVED**;
2. That staff **BE DIRECTED** to co-ordinate with the auditors to finalize the statements as presented; and
3. That this report **BE FORWARDED** to the Region's Audit Committee for information.

*Moved by G. Zalepa*

*Seconded by T. Insinna*

***That the Niagara Regional Housing Board of Directors does APPROVE the 2025 Draft Audited Financial Statements, DIRECT staff to co-ordinate with the auditors to finalize statements as presented, and does FORWARD this report to the Region's Audit Committee for information.***

**CARRIED**

##### 4.2. 2025 Write-Off of Uncollectible Accounts Receivable Report

S. Mota presented the 2025 Write-Off of Uncollectible Accounts Receivable to the NRH Board of Directors.

It was requested that:

#### Recommendations

1. That the 2025 write-off of Uncollectible Accounts Receivable, pursuant to the write-off policy, in the amount of \$261,306 **BE APPROVED** as follows:
  - \$21,517 early write-offs (deported, deceased and bankrupt), and
  - \$239,789 for those former tenant accounts that have been in collection for more than two (2) years and have had no activity since December 31, 2023.

*Moved by T. Insinna  
Seconded by J. Jordan*

***That the Niagara Regional Housing Board of Directors does APPROVE the 2025 Write-Off of Uncollectible Accounts Receivable report.***

4.3. Denistoun Street Welland Update (Verbal)

A. Morrison advised the NRH Board of Directors that the city solicitor has reached out to the legal team to initiate the land transfer process. The RFP for remediation was posted in March and has closed; we are currently reviewing the bids received. We expect the cost of remediation to be approximately \$250,000. We will also be submitting to the City of Welland to their Brownfield TIG program. A preliminary detailed drawing has been issued for the concept itself.

***CARRIED***

4.4. Haney St Port Colborne Update (verbal)

A. Morrison advised the NRH Board of Directors that he has been working with the City to confirm the agreement of purchase and sale for the land transfer and on the MOU that expired in October. The city is putting forward a report to their council on Tuesday, April 28<sup>th</sup>. The MOU is changing from non-binding to binding. It will include two parcels of land 725 King as well as the Haney Street road allowance. We don't anticipate any challenges. We have awarded the tender for remediation; it will be starting within the month. We have submitted a Brownfield TIG.

4.5. Build Canada Homes Update (verbal)

A. Morrison advised the NRH Board of Directors that he has been working with the upper tier housing providers. A joint letter is being submitted to the CEO of Build Canada Homes directly as a collective advocacy effort; advising we are ready to move forward. The letter should be sent either today or early next week.

*Moved by B. Souter  
Seconded by D. Toth*

***That the Niagara Regional Housing Board of Directors does RECEIVE the Denistoun Street, Welland, Haney Street, Port Colborne and Build Canada Homes verbal updates for INFORMATION.***

***CARRIED***

**5. Closed Session – Not Required****6. Other Business**

On behalf of C. Banach, S. Mota shared that our Manager of Housing Operations, Jim Dimanis has left the Region in March for another opportunity. The recruitment process has been undertaken and Michelle Mellen is our new Manager of Housing Operations. She has come up through the ranks in NRH starting as a Tenant Support Representative, Property Manager, Senior Property Manager and has been covering in Jim's absence. Michelle will be attending future Board meetings.

T. Insinna inquired about the trailers that are being housed in Fort Erie. A. Morrison advised that we are having a meeting with the City next week regarding the trailers.

L. Villella advised she has received many calls and emails regarding police attendance at Woodcroft in Welland. She is wondering who she should send the inquiries to. G. Nichols advised to send the inquiries to M. Waddington who is covering for C. Banach at the moment and she will field the questions to the appropriate teams for follow up.

M. Siscoe advised the Board that he has spoken to C. Banach and was asked to share that he is dealing with some health issues at the moment but that he is doing well, and just taking some time off to ensure healing.

**7. Next Meeting**

**Friday, September 18, 2026 – 9:00 a.m.**

NRH Board Room / via Zoom

1815 Sir Isaac Brock Way, Thorold, ON

Or via electronic means

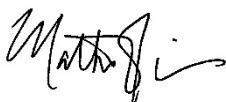
**8. Termination**

M. Siscoe adjourned the meeting at 10:01 a.m.

*Moved by D. Toth*

*Seconded by G. Zalepa*

Minutes Approved:



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M. Siscoe, Chair



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T. Insinna, Secretary