



NDHC BOARD MEETING

MINUTES OF PROCEEDINGS

Date: June 28, 2023, 2:00 p.m.
Location: DNSSAB Boardroom
200 McIntyre Street East, North Bay, ON, P1B 8V6

Members Present: Chris Mayne- Chair
Lana Mitchell- Vice Chair
Dan O'Mara
Ethel LaValley
Mark King
Melanie Chenier
Peter Chirico
Terry Kelly

1. Call to Order

Resolution #: NDHC2023-28

Moved by: Dan O'Mara
Seconded by: Lana Mitchell

THAT the Board of Directors accept the Roll Call as read by the Recording Secretary for the NDHC Board meeting of June 28 at 3:14 PM.

CARRIED

1.1 Declaration of Conflict of Interest

Peter Chirico declared a conflict with an item involving properties in the closed session.

2. Opening remarks by the Chair

Chair noted the progress made in the land transfer deal with Ontario Aboriginal Housing Services regarding the vacant Brookes Street property.

3. Approval of Agenda for June 28, 2023

Resolution #: NDHC2023-29

Moved by: Ethel LaValley
Seconded by: Mark King

THAT the Board accept the Agenda as amended for Wednesday June 28, 2023.

CARRIED

4. Approval of Minutes May 24, 2023

Resolution #: NDHC2023-30

Moved by: Mark King
Seconded by: Lana Mitchell

THAT the Board adopt the minutes of the proceedings of the NDHC Board meeting of May 24, 2023.

CARRIED

5. Delegations

5.1 Update on 1040 Brookes Street Property

Manager of Project Development, Donna Mayer updated the Board on an agreement with Ontario Aboriginal Housing Services to transfer property at 1040 Brookes Street in North Bay, owned by NDHC, for \$2 in exchange for the development of the vacant site into 60 units of affordable housing. Construction is to begin by October 2024 with a potential extension of October 2025 at the latest. The property cannot be sold or redeveloped for anything other than affordable rental housing, within the 20-year period. The site was purchased for \$277K. The estimated value of the development is \$21.9M.

NDHC is now fully divested of the property.

The rent supplement units in the development count towards the Service Level Standards.

[While this item was originally placed in the closed session, developments to finalize the transfer just before the meeting (and after the Agenda was published) deemed the item could be placed in the open session.]

6. Consent Agenda

Resolution #: NDHC2023-31

Moved by: Ethel LaValley
Seconded by: Lana Mitchell

THAT the Board receives for information, Consent Agenda items 6.1 and 6.2.

CARRIED

6.1 NDHC15-23 North East Model of Care Nipissing Expansion

NDHC Director Tracy Bethune shared preliminary programming information being offered at Golden Age, through a partnership with North East Community Care to support healthy and safe NDHC tenant communities.

The site was identified as a potential project for the North East Model of Care. Community partners include Victoria Order of Nurses (VON), March of Dimes, Community Paramedicine and Ontario Health North. Further community partners may be accessed to maximize resources. While in the preliminary stages, on site staff have been hired to meet with tenants to help them navigate through health care system to sustain aging in place strategies. If successful, the program could be expanded to include Edgewater.

This is for low-income seniors.

6.2 NDHC16-23 eScribe Software

It was noted that this platform works well at North Bay city council.

7. Managers' Reports

8. Move In Camera

Peter Chirico declared a conflict.

Resolution #: NDHC2023-32

Moved by: Mark King
Seconded by: Dan O'Mara

THAT the Board move in camera at 3:28 PM to discuss a matter of potential acquisition of property.

CARRIED

8.1 Matter of Disposition of Land

9. Adjourn In Camera

Resolution #: NDHC2023-33

Moved by: Ethel LaValley
Seconded by: Lana Mitchell

THAT the Board adjourn in-camera at 3:35 PM; and approve the action/direction discussed in-camera.

CARRIED

10. Other / New Business

Mayor Ethel Lavalley inquired about the RFPs for the studies on housing and homelessness. The CAO indicated the evaluations are underway and the consultants will then start in July and August with an update in the fall.

11. Next Meeting Date

Tentatively set for September 27, 2023.

12. Adjournment

Resolution #: NDHC2023-34

Moved by: Dan O'Mara
Seconded by: Lana Mitchell

THAT the NDHC Board meeting be adjourned at 3:36 PM.

CARRIED

CHRIS MAYNE
CHAIR OF THE BOARD

CATHERINE MATHESON
SECRETARY OF THE BOARD