



AGENDA

of the Kenora Municipal Non-Profit Housing Board (Deemed a Special Meeting of Council of the City of Kenora)

**Thursday, September 5, 2019
3:00 p.m.**

Kenora Recreation Centre Rotary Room

1. Call to Order

2. Public Information Notices

As required under Notice By-law #144-2007, the public is advised of Council's intention to adopt the following at today's meeting:
None

3. Declaration of Pecuniary Interest and the General Nature Thereof

The Mayor will ask if any Member of Council has any Declarations of Pecuniary Interest and the General Nature Thereof pertaining to any items as follows:

- i) On today's agenda or from a previous meeting;
- ii) From a meeting at which a Member was not in Attendance

4. Presentations/Deputations

Approximately five (5) minutes per person/group.

- Sharon Scribilo – Gardner House Under Review

5. Special Items

- Accept the Minutes of the July 31 Kenora Municipal Non-Profit Housing Board Meeting (Special Committee of the Whole)
- June 2019 Financial Statements
- Mortgage Renewal
- 2019 Capital Budget and 10 Year Capital Plan
- Response to Sewer and Water Rate Increase
- Annual Guideline for Market Rent Increase

6. By-laws

Council will give three readings to the following by-laws: -

- KMNPHB Mortgage Renewal (7 A & B MacDonell St; 60 A & B Kay St, 67 & 69 Amethyst St, 4 & 8 Woods Dr, 1521, 1523, 1525 & 1527 Pine Portage Rd)

7. Adjourn Meeting

Information on Voting by Mayor & Council under The Municipal Act, 2001

243. Except as otherwise provided, **every member** of a council shall have **one** vote;

245. Any question on which there is a **tie vote shall be deemed to be lost**, except where otherwise provided by any Act;

246. (1) If a member present at a meeting at the time of a vote requests immediately before or after the taking of the vote that the vote be recorded, each member present, except a member who is disqualified from voting by any Act, shall announce his or her vote openly and the clerk shall record each vote;

(2) A **failure to vote** under subsection (1) by a member who is present at the meeting at the time of the vote and who is qualified to vote shall be **deemed to be a negative vote**.



MINUTES
SPECIAL COMMITTEE OF THE WHOLE
(KENORA MUNICIPAL NON PROFIT HOUSING BOARD)

Wednesday, July 31, 2019
2:00 p.m.
City Hall Council Chambers

Present:	Mayor D. Reynard Councillor M. Goss Councillor R. McMillan Councillor A. Poirier Councillor K. Ralko Councillor S. Smith
Regrets:	Councillor C. Van Wallegghem
City Staff:	Karen Brown, CAO, Kelly Galbraith, Deputy Clerk
Housing Staff:	Suzanne Belanger, Executive Director, Direct Management Services Inc.

Call Meeting to Order

Mayor Reynard called the meeting to order at 2:00 p.m.

Public Notices

Take Notice that as required under Notice By-law #144-2007, Council intends to adopt the following items at this Special Meeting of Council:

N/A

Declaration of Pecuniary Interest & General Nature thereof

- i) On Today's Agenda
- ii) From a Meeting at which a Member was not in Attendance

There were none declared.

Deputations

None.

1. Kenora Municipal Non Profit Housing Board Chair / Vice Chair Appointment

Councillor Goss was nominated and elected as Chair of the Kenora Municipal Non Profit Housing Board and Councillor Ralko was nominated and elected as Vice Chair.

Discussion:

The role of the Secretary and Treasurer were discussed. Karen Brown, CAO shared that these roles will be subject to the rules of Council, and the Mayor and the City Clerk will assume these roles.

2. Kenora Municipal Non Profit Housing Board Responsibilities

Suzanne Belanger was introduced and welcomed by the group. She shared her background with the Kenora Municipal Non-profit Housing Board (KMNPBH). An overview of the roles and responsibilities of the board was given. Highlights included the history and mandate of the KMNPBH as well as policy surrounding social housing. Conflict of interest and confidentiality of social housing was also discussed. It was shared that mortgage and insurance renewals are not handled by the KMNPBH however, new mortgages would be handled at the board level. Tenant complaints are handled by the Landlord and Tenant Board.

An inventory of buildings and the financials ending December 2018 were circulated to the group for their review. Revenue surplus is shared approximately 50/50 with the Kenora District Services Board (KDSB). In 2018, a surplus of just over \$100,000 was put into reserves. The current capital reserves are just over \$1,000,000. Suzanne was asked to provide some background on the operational relationship with the KDSB. The funding formula was commented as being very prescribed by the province as to what KDSB can provide.

The provincial funding model was discussed. It was noted that Kenora has not had a paid out mortgage since the program was introduced however, the Gardener House which falls under a federal funding program will have the mortgage paid in full as of April 2020 at which time the federal government funding will no longer be available. Provincial funding will continue until the end of the operating agreement.

The operating budget is approved annually and includes a ten year projection. In 2019 the buildings are undergoing building inspections. The building inspection report is not yet available but it is anticipated it will be available in the fall. Present financial challenges include the new sewer and water rates coming into effect in January 2020. There is no funding available for the increase in rates and the previous board had discussed options but no decision had been reached. Karen Brown requested that Suzanne bring forward a report to the next meeting which outlines the options that were identified.

Funding for a proposed new build has not been guaranteed. The provincial and federal government will negotiate the funding rates for a new build.

Discussion:

Suzanne shared that the previous board members feel as though they did something wrong in the manner that the board was dissolved. It was asked if something could be done to mitigate their concerns. Karen Brown advised that letters were to be sent to the board members thanking them for their time and contributions. Councillor Poirier spoke to the matter and expressed his concern for the way the media portrayed the situation and that it was not the intent of Council for how the situation was portrayed to the public.

Members of the public in attendance requested the opportunity to speak. The group was informed the meeting is run under Council procedure and is not open for public comment. The process to request a deputation was provided to those in attendance.

3. Adjourn to Closed Session

Moved by Councillor Ralko, Seconded by Councillor McMillan & Carried:-

That pursuant to Section 239 (3.1) of the Municipal Act, 2001, as amended, authorization is hereby given for Committee to move into a Closed Session at 2:36 p.m. for the purpose of educating/training Members pertaining to Kenora Municipal Non Profit Housing Board; and further

That at this meeting no Member will discuss or otherwise deal with any matter in a way that materially advances the business or decision-making of Council.

4. Reconvene to Open Meeting

Council reconvenes to open session at 3:55 p.m. with no reports from its closed session.

Meeting adjourned at 3:56 p.m.