



## NIAGARA REGIONAL HOUSING

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26-238 – 3.1.  
April 24, 2026  
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### 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

**#236 – 2026**

In Person

Friday, February 20, 2026

### Attendees (In person and by videoconference)

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

Regrets/ L. Villella  
Absent:

Regional C. Banach, W. Thompson, S. Mota, A. Morrison,  
Staff: G. Nichols (recorder)

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A quorum being present, the meeting was called to order at 9:04 a.m.

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

*That the agenda be ADOPTED.*

No conflicts of interest were declared

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

**CARRIED**

## 2. Consent Items

*Moved by D. Toth*

*Seconded by B. Souter*

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

- 2.1. Minutes of the January 16, 2026 Meeting 26-237 – 2.1. be APPROVED
- 2.2. Development Chart Updates – NRH 26-237 – 2.2. be RECEIVED for information
  - 2.2.1. Geneva St PH1 Budget Tracking – 26-237 – 2.2.1. be RECEIVED for information
  - 2.2.2. Geneva St PH1 Planning/Construction Report #13 – 26-237 – 2.2.2. be RECEIVED for information
  - 2.2.3. Geneva St PH 2 & 3 Budget Tracking – 26-237 – 2.2.3. be RECEIVED for information
- 2.3. Tenant Satisfaction Survey Report – 26-237 – 2.3. be RECEIVED for information
- 2.4. NRH Q4 Report – 26-237 – 2.4. be APPROVED

## 3. Discussion Items

- 3.1. Year End Transfer/Surplus Report

S. Mota presented the Year End Transfer/Surplus Report to the NRH Board of Directors. It was requested that:

### Recommendations

1. That the unaudited summarized results of Niagara Regional Housing (NRH), as detailed in Appendix 1 to report 26-237-3.1, **BE RECEIVED** for information;
2. That the recommendation that NRH request a transfer of \$155,798 from the Niagara Region's year-end surplus to fund the NRH year-end operating deficit, to be addressed through the Niagara Region's consolidated levy year-end transfer report, **BE APPROVED**; and
3. That this report **BE FORWARDED** to the March 11, 2026 Corporate Services Committee (CSC) meeting.

*Moved by G. Zalepa*

*Seconded by B. Souter*

**CARRIED**

### 3.2. Denistoun Street Welland Update (Verbal)

A. Morrison advised we have received the Phase 2 ESA results which identified contaminants on the site. We will be tendering out for the remediation work. He also advised that the Brownfield incentive application will be submitted today.

*CARRIED*

### 3.3. Haney St Port Colborne Update (verbal)

A. Morrison advised that conversations are taking place both internally and with the City. He shared that we have received a request from the Children's Division to accommodate childcare at the build. Phase 2 ESA work was completed on February 13<sup>th</sup> for 725 King Street, and we will be proceeding with a tender for remediation. A. Morrison also advised that our current MOU is expiring in October this year and we are working on an update to renew.

### 3.4. Build Canada Homes Update (verbal)

A. Morrison advised that the NRH portfolio has been submitted and that it is a very strong submission. He shared that we are hopeful that 95% of our submission costs will be covered. The four projects that were submitted were Phase 2 Geneva Street in St. Catharines, Denistoun Street in Welland, Haney Street in Port Colborne and Summer Street in Niagara Falls. M. Siscoe and D. Toth shared that they would be willing to attend Ottawa to meet with the Minister regarding the NRH submission.

### 3.5. Geneva Street Phase 2 St. Catharines Update (verbal) – add on

A. Morrison advised RFP for detailed design received 4 bids, two based in Toronto and two based in Niagara. Evaluation still has to be completed but the lowest bid went to MZE Architects. C. Banach advised we are doing detailed design in advance of funding, so we are ready to go once we do receive funding.

*Moved by J. Jordan*

*Seconded by T. Insinna*

***That the Niagara Regional Housing Board of Directors does RECEIVE the Denistoun Street, Welland, Haney Street, Port Colborne, Build Canada Homes and Geneva Street, Phase 2, St. Catharines updates for INFORMATION.***

*CARRIED*

## 4. Closed Session – Not Required

**5. Other Business**

T. Insinna would like to see a proposal from NRH for the excess land on Gilmore Road to come to NRH. C. Banach advised a portion of it has already been carved out for NRH. A. Morrison advised that there was a corporate visioning exercise completed in January and he shared there was a strong appetite for an age in place campus style living associated with the long-term care facility.

**6. Next Meeting**

**Friday, April 24, 2026 – 9:00 a.m.**

NRH Board Room / via Zoom

1815 Sir Isaac Brock Way, Thorold, ON

Or via electronic means

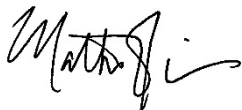
**8. Termination**

M. Siscoe adjourned the meeting at 9:50 a.m.

*Moved by J. Jordan*

*Seconded by D. Toth*

Minutes Approved:



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M. Siscoe, Chair



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T. Insinna, Secretary