



NIAGARA REGIONAL HOUSING

Campbell East, 3rd Floor
1815 Sir Isaac Brock Way, P.O. Box 344
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26-237 – 2.1.
Feb. 20, 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, January 16, 2026

Attendees (In person and by videoconference)

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

Regrets/ L. Villella
Absent:

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

A quorum being present, the meeting was called to order at 9:09 a.m.

1. Adoption of Agenda/Declaration of Conflict

That the agenda be ADOPTED as amended by removing Item #3.3 Tenant Satisfaction Survey Report.

No conflicts of interest were declared

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

CARRIED

C. Banach introduced Alex Morrison to the Niagara Regional Housing Board of Directors. He advised that Alex is our new Manager Housing Strategy and Development, but that he had been working alongside Housing Services on the Consolidated Housing Master Plan – Implantation Plan. C. Banach advised that going forward Alex will be providing the construction reports to the Board.

2. Executive Committee Election

In accordance with By-Law #1, officers of the Corporation will be elected annually and serve at the pleasure of the Board, and shall hold such office until his/her resignation, removal, or other disqualification from service or until a qualified successor shall be elected.

The meeting was turned over to C. Banach, Chief Executive Officer to facilitate election of the Chair.

Chair

The CEO opened the floor to nominations for the office of Chair.

M. Siscoe was nominated by T. Insinna for the office of the Chair.

J. Jordan Seconded the nomination.

M. Siscoe accepted the nomination.

Nominations for the office of Chair were called for a 2nd time. There were no further nominations.

Nominations for the office of Chair were called for a 3rd time. There were no further nominations.

Moved by D. Toth

Seconded by D. Mole

That nominations for the office of Chair be CLOSED.

CARRIED

The CEO announced that M. Siscoe was the successful candidate.

C. Banach handed the meeting over to Chair Siscoe.

Vice-Chair

The Chair opened the floor to nominations for the office of Vice-Chair.

J. Jordan was nominated by G. Zalepa for the office of Vice-Chair.

M. Siscoe seconded the nomination.

J. Jordan accepted the nomination.

Nominations for the office of Vice-Chair were called for a 2nd time. There were no further nominations.

Nominations for the office of Vice-Chair were called for a 3rd time. There were no further nominations.

That nominations for the office of Vice-Chair be CLOSED.

CARRIED

Chair Siscoe announced that J. Jordan was the successful candidate.

Secretary

The floor was opened to nominations for the office of Secretary.

T. Insinna was nominated by G. Zalepa for the office of Secretary.

M. Siscoe seconded the nomination.

T. Insinna accepted the nomination.

Nominations for the office of Secretary were called for a 2nd time. There were no further nominations.

Nominations for the office of Secretary were called for a 3rd time. There were no further nominations.

That nominations for the office of Secretary be CLOSED.

CARRIED

Chair Siscoe announced that T. Insinna was the successful candidate.

Treasurer

The floor was opened to nominations for the office of Treasurer.

L. Villella was nominated by G. Zalepa for the office of Treasurer.

M. Siscoe seconded the nomination.

L. Villella accepted the nomination.

Nominations for the office of Treasurer were called for a 2nd time. There were no further nominations.

Nominations for the office of Treasurer were called for a 3rd time. There were no further nominations.

That nominations for the office of Treasurer be CLOSED.

CARRIED

Chair Siscoe announced that L. Villella was the successful candidate.

3. Consent Items

Moved by D. Toth

Seconded by T. Insinna

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

- 3.1. Minutes of the October 24, 2025 Meeting 26-236 – 3.1. be APPROVED
- 3.1.1. Minutes of the November 21, 2025 Meeting 26-236 – 3.1.1. be APPROVED
- 3.1.2. Minutes of the December 18, 2025 Meeting 26-236 – 3.1.2. be APPROVED
- 3.2. Development Chart Updates – NRH 26-236 – 3.2. be RECEIVED for information
- 3.2.1. Geneva St PH1 Budget Tracking – 26-236 – 3.2.1. be RECEIVED for information
- 3.2.2. Geneva St PH1 Planning/Construction Report #12 – 26-236 – 3.2.2. be RECEIVED for information
- 3.2.3. Geneva St PH 2 & 3 Budget Tracking – 26-236 – 3.2.3. be RECEIVED for information

4. Discussion Items

- 4.1. Haney St Port Colborne Update (verbal)

A. Morrison advised Phase 2 ESA work is underway, additional boreholes are being tested so we can have a true understanding of what needs to be remediated hopefully by the spring. A new residence has been found for the remaining tenant at Haney Street, and they will be relocated prior to demolition. We had a meeting with the City of Port Colborne, and they are attending a conference called ROMA and will be highlighting this project as part of their package.

CARRIED

4.2. Denistoun Street Welland Update (verbal)

A. Morrison advised that Phase 2 ESA work is being done on the site. Some initial analysis has been done, which identified some areas of potential concern which will be determined in the spring; from what we can tell it's very isolated pockets which is not unexpected.

4.3. Geneva Street Phase 2 St. Catharines (verbal)

A. Morrison advised it is the 105 unit five story apartment building. Phase 2 was completed, and record of site condition has been filed with the Ministry. Pre-consultation has been done with the City and had a very productive conversation, and we received some discretionary feedback to consider, and we have made many of the adjustments. The RPF process for detailed design will be underway this spring.

Moved by D. Mole

Seconded by T. Insinna

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

CARRIED

4.4. Tender Awards Committee Terms of Reference

C. Banach advised that the new process is working quite well with the Tender Awards Committee receiving tenders by email for approval.

Moved by J. Jordan

Seconded by T. Insinna

That the Niagara Regional Housing Board of Directors does APPROVE the Tender Awards Committee Terms of Reference.

CARRIED

5. Closed Session – Not Required

6. Other Business

6.1. Social Media Concerns

M. Siscoe inquired what the process is when receiving concerns via social media and would like to know who they should be forwarded to. C. Banach advised that the majority of the social media concerns are handled by the Region's Comms Department and will quite often reach out for context. If any social media concerns are received by Board members send them along to C. Banach to review and reply so that communication is consistent. W.

Thompson advised that the FAQ's for elected representatives and the Board are being reviewed so that information will be at their fingertips, and it will direct any additional questions to C. Banach. She also advised that the communication policy in the NRH Board of Directors handbook is scheduled to be reviewed to align with the new council in January of 2027, but if it needs to be reviewed prior to then we can do that; the current policy will be circulated for review.

6.2. Tax Break Discussion

T. Insinna inquired whether we have approached the Region for a tax break for Niagara Regional Housing new builds. C. Banach advised it would have to be looked at by Finance, but we aren't sure what can be done, and it is a hindrance for our tenants as well because they cannot claim their taxes on income tax or receive any other benefits like the Trillium benefit. M. Siscoe advised if the Region would move forward with some sort of tax break that the City of St. Catharines would be willing to have the conversation, but that the Region would need to have the same buy-in. G. Zalepa advised that the Town of Niagara on the Lake is preparing an affordability housing study and part of that is going to include that discussion. D. Toth inquired if we are able to apply for the Brownfield C.I.P. for the projects that have ESA work underway; A. Morrison advised we were reimbursed 50% of our Phase 2 ESA work through the Brownfield C.I.P.

7. Next Meeting

Friday, February 20, 2026 – 9:00 a.m.

NRH Board Room / via Zoom

1815 Sir Isaac Brock Way, Thorold, ON

Or via electronic means

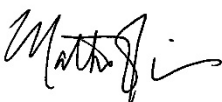
8. Termination

G. Zalepa adjourned the meeting at 9:33 a.m.

Moved by D. Mole

Seconded by T. Insinna

Minutes Approved:



M. Siscoe, Chair



T. Insinna, Secretary