



	<b>REPORT No.: 2019-51</b>
<b>MEETING DATE: OCTOBER 17, 2019</b>	<b>DATE PREPARED: SEPTEMBER 30, 2019</b>
<b>SUBJECT: JANUARY 2020 MORTGAGE RENEWAL – WALKOVER</b>	

**RECOMMENDATION**

THAT with respect to Report No. 2019-51 (Corporate Services Division), we, The District of Thunder Bay Social Services Administration Board (TBDSSAB or the Board), approve the Ministry Resolution as attached, to be duly signed in accordance with TBDSSAB By-Law No. 01-2017 (Governance and Procedural);

AND THAT we authorize the Board Chair and Chief Administrative Officer to execute the mortgage financing documents related thereto.

**REPORT SUMMARY**

To provide The District of Thunder Bay Social Services Administration Board (TBDSSAB or the Board) with the upcoming mortgage renewal arrangements for the Walkover project located in the City of Thunder Bay.

**BACKGROUND**

The Ministry of Municipal Affairs and Housing (MMAH) is responsible for facilitating and co-ordinating certain mortgage renewals on behalf of TBDSSAB. Once MMAH receives the borrowing Resolution from the Board, MMAH will enter into negotiations with lenders, on TBDSSAB's behalf, to secure more favourable interest rates.

The *Housing Services Act, 2011*, permits a housing provider to seek alternative financing arrangements where a business case can be made to the Service Manager. Given the competitive rates recently secured through the MMAH process, this option is not being considered at this time.

**COMMENTS**

The following TBDSSAB mortgage is due for renewal on January 1, 2020:

Project	Balance Owing at Renewal	Current Rate	Mortgage Maturity
Walkover Project 14 units located in the City of Thunder Bay:	\$ 622,067	2.141%	January 1, 2027

This mortgage was last renewed on January 1, 2015.

**FINANCIAL IMPLICATIONS**



Mortgage financing costs are included in the annual TBDSSAB Operating Budget. The mortgage renewal process that was recently completed in September 2019 resulted in an interest rate of 1.73%. That mortgage was held by the Canada Mortgage and Housing Corporation (CMHC), whereas the Walkover project mortgage is currently held by Scotiabank. Generally, CMHC mortgage rates are lower than the rates at the major Canadian financial institutions. Administration anticipates any annual cost changes, related to this renewal, to be minimal.

**CONCLUSION**

It is concluded that the mortgage financing for the Walkover project is due for renewal on January 1, 2020, and should be renewed through the MMAH negotiation process.

**REFERENCE MATERIALS ATTACHED**

Attachment 1 - [Resolution of the Board of Directors of The District of Thunder Bay Social Services Administration Board](#)

<b>PREPARED BY:</b>	Keri Greaves, CPA, CMA, Manager, Finance The District of Thunder Bay Social Services Administration Board
<b>APPROVED / SIGNATURE:</b>	 Georgina Daniels, FCPA, FCA, Director – Corporate Services Division The District of Thunder Bay Social Services Administration Board
<b>SUBMITTED / SIGNATURE:</b>	 William (Bill) Bradica, Chief Administrative Officer The District of Thunder Bay Social Services Administration Board

**RESOLUTION OF THE BOARD OF DIRECTORS  
OF  
THE DISTRICT OF THUNDER BAY SOCIAL SERVICES ADMINISTRATION BOARD**

**WHEREAS THE DISTRICT OF THUNDER BAY SOCIAL SERVICES ADMINISTRATION BOARD** (the "Corporation" and/or "Housing Provider") has requested the Ministry of Municipal Affairs and Housing (the "Ministry") to arrange on its behalf a refinancing of the existing charge/mortgage of land (the "Mortgage") for its project municipally known as **Picadilly; Regina; 384 Culyer St; 929 Athabaska St; 521 Walkover St, Thunder Bay** maturing on January 1, 2020 in the approximate amount of **\$622,066.80**.

**AND WHEREAS** the Ministry has agreed to arrange said mortgage financing and the Housing Provider agrees to be bound for those purposes by the terms and conditions contained in the said Mortgage, or any amendments thereto.

**THEREFORE BE IT RESOLVED THAT:**

1. The Housing Provider hereby authorizes the Ministry to solicit and arrange on its behalf such Mortgage(s) or Mortgage facilities with a lender or its authorized agent (the "Lender") as it deems necessary, appropriate or advisable for the project identified above and for the maturity date aforementioned;
2. The Housing Provider hereby agrees to be bound to the Lender for such mortgage purposes and upon the terms and conditions contained in the said Mortgage, or any amendments thereto, and the Housing Provider hereby further agrees to mortgage its property and assets to secure its present and future obligations under the said Mortgage, or any amendments thereto, to the Lender, as deemed necessary or advisable;
3. The Housing Provider hereby authorizes the designated signing Officers to enter into such agreement or agreements amending the terms of the said Mortgage and to deliver to the Lender such document or documents as may be deemed necessary, advisable or required by the Lender to give effect thereto;
4. The Housing Provider hereby confirms that this Resolution has been ratified and approved by its Board of Directors and it agrees to deliver this resolution to the Ministry and to the Lender; and

The Housing Provider further confirms that this resolution shall continue in force and effect until written notice to the contrary is delivered to the Lender and the Ministry with receipt acknowledged by the Lender and the Ministry.

**I HEREBY CERTIFY** that the foregoing is a true copy of a Resolution passed by the Board of Directors of the Housing Provider on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, which Resolution was duly enacted in the manner authorized by law and in conformity with the constating documents of the Housing Provider and that this Resolution has not been amended and continues to be in full force and effect.

Dated at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**THE DISTRICT OF THUNDER BAY SOCIAL  
SERVICES ADMINISTRATION BOARD**

Per: \_\_\_\_\_ c/s

Name:

Title:

I have the authority to bind the subject Corporation