



**MINUTES OF BOARD SPECIAL MEETING NO. 21/2019  
OF**

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

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**DATE OF MEETING:** November 20, 2019

**TIME OF MEETING:** 5:00 p.m.

**LOCATION OF MEETING:** TBDSSAB Headquarters  
231 May Street South  
3rd Floor Boardroom  
Thunder Bay, ON

**CHAIR:** Lucy Kloosterhuis

**PRESENT:**

Albert Aiello  
Kim Brown  
Brian Hamilton  
Jody Davis  
Andrew Foulds  
James Foulds  
Kevin Holland  
Rebecca Johnson  
Lucy Kloosterhuis  
Elaine Mannisto  
Aldo Ruberto  
Wendy Wright

**OFFICIALS:**

William (Bill) Bradica, Chief Administrative Officer, Acting  
Director – Client Services Division  
Georgina Daniels, Director – Corporate Services Division  
Ken Ranta, Director – Housing Services Division  
Glenda Flank, Recording Secretary  
Diana Hennel, Administrative Assistant

**GUESTS:**

Aaron Park, Manager, Housing & Homelessness Programs  
Keri Greaves, Manager, Finance  
Kristyn Lovato-Day, Acting Supervisor, Communications &  
Engagement  
Louise Piercey, Manager, Child Care & Early Years Programs

**REGRETS:**

Shelby Ch'ng  
Ray Lake

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Note: For the purposes of the Minutes references to TBDSSAB or the Board refers to The District of Thunder Bay Social Services Administration Board of Directors as relevant to specific agenda items; references to TBDHC or the Board refers to the Directors of Thunder Bay District Housing Corporation as relevant to specific agenda items. References to CAO refer jointly to the Chief Administrative Officer of TBDSSAB and Senior Administrator of TBDHC.

**BOARD MEETING**

**DISCLOSURES OF INTEREST**

None.

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NEW BUSINESS

Board Member Aldo Ruberto requested that a discussion be held to discuss the issue of drugs, gangs, the security in social housing facilities and possible solutions to these issues.

A brief discussion was held regarding this issue. On consensus, the Board directed Administration to provide a confidential report regarding these issues at the December meeting.

The Board was reminded that when providing information to Administration that they do so through the Office of the Chief Administrative Officer.

CONFIRMATION OF BOARD MEETING AGENDA

Resolution No. 19/99

Moved by: Kevin Holland  
Seconded by: Elaine Mannisto

THAT with respect to the agenda for the Board Special meeting of The District of Thunder Bay Social Services Administration Board for November, we approve the agenda as printed,

AND THAT we approve any additional information and new business.

CARRIED

MINUTES OF PREVIOUS MEETINGS

Board Meetings

Minutes of Board Special Meeting No. 18/2019 held on October 16, 2019, Meeting No. 19/2019 and Meeting No. 20/2019 (Regular and Closed Session) of TBDSSAB, held on October 17, 2019 respectively were presented for confirmation.

Resolution No. 19/100

Moved by: Andrew Foulds  
Seconded by: Kim Brown

THAT the Minutes of TBDSSAB Board Special Meeting No. 18/2019 held on October 16, 2019, Meeting No. 19/2019 and Meeting No. 20/2019 (Regular and Closed Session), held on October 17, 2019 respectively, to be confirmed.

CARRIED

## PRESENTATION

### Bertrand Court Regeneration

Presentation was made by Sean Serino, B.E.D., M.Arch, OAA, Principal, Brook McIlroy relative to the above noted, for information only. A copy of the presentation was distributed at the meeting.

Sean Serino, Principal, introduced himself, Richard Gillies, Architect and gave a brief background on himself and the company Brook McIlroy.

Sean Serino provided an overview of his presentation with the following items noted:

- Regeneration plan to be devised to displace as few people as possible
- Provide a mixture of low income, and market rent units
- Mixture of Bachelor, 1, 2 and 3 bedroom units was reviewed
- Designed as efficient and environmentally friendly as possible
- Plan to leave room for green space and/or gardens

Sean Serino, Principal responded to questions and provided further information.

William Bradica, CAO provided clarification

At 5:45 p.m. Sean Serino, Principal and Richard Gillies, Architect left the meeting and the Chair called for a dinner break.

At 6:10 p.m. the meeting reconvened with all members of the Board and Administration in attendance with the exception of Louise Piercey, Manager, Child Care & Early Years Programs.

## REPORTS OF ADMINISTRATION

### Bertrand Court Regeneration Strategy Update

At the July 28, 2019 Board Meeting, the Board was presented with Report No. 2019-34 Bertrand Court and McIlroy Court Regeneration Strategy Update and the Board directed Administration to prepare a further report for the September Board Meeting.

At the October 17, 2019 Board Meeting, Administration advised, by Memorandum, that a report would be presented at the November 20, 2019 Board Meeting, for consideration.

Report No. 2019-54 (Housing Services Division) relative to providing the Board with Administration's recommended direction for the Bertrand Court property was presented, for consideration.

Ken Ranta, Director – Housing Services Division responded to questions and provided further information.

William Bradica, CAO responded to questions.

Resolution No. 19/101

Moved by: Albert Aiello  
Seconded by: Rebecca Johnson

THAT with respect to Report No. 2019-54 (Housing Services Division) we, The District of Thunder Bay Social Services Administration Board (the Board), accept and approve the development direction for the Bertrand Court property;

AND THAT the Board direct Administration to continue with the regeneration plan, including the development of a final budget, funding and finance options and a construction tender plan for the Bertrand Court property and provide reports to the Board as appropriate.

CARRIED

TBDSSAB 10 Year Housing and Homelessness Plan – 5 Year Update

The Board received Report No. 2019-55 including the 5 Year Update to the 10 Year Housing and Homelessness Plan at the September 26, 2019 Board Meeting.

A Board Special Meeting was then held on October 16 2019 to ensure the Board had the time it would take to consider this information properly. Ken Ranta, Director – Housing Services Division and Aaron Park, Manager, Housing and Homelessness Programs provided a presentation relative to the above noted.

Report No. 2019-55 (Housing Services Division), was presented to the Board to provide the TBDSSAB 10 Year Housing and Homelessness Plan – 5 Year Update, for consideration.

William Bradica, CAO responded to questions and provided clarifying information.

Resolution No. 19/102

Moved by: Aldo Ruberto  
Seconded by: Kim Brown

THAT with respect to Report No. 2019-55 (Housing Services Division) we, The District of Thunder Bay Social Services Administration Board (TBDSSAB or the Board), approve the TBDSSAB 10 Year Housing and Homelessness Plan – 5 Year Update as presented;

AND THAT the Board authorizes the Chief Administrative Officer, to submit the TBDSSAB 10 Year Housing and Homelessness Plan – 5 Year Update to the Ministry of Municipal Affairs and Housing (MMAH).

CARRIED

TBDSSAB 2019 3rd Quarter Financial Report

Report No. 2019-56 (Corporate Services Division), was presented to provide the Board with the 2019 3<sup>rd</sup> Quarter Financial Report, and projection to year-end, for information only.

Enterprise Risk Management Framework

Report No. 2019-57 (Corporate Service Division), providing the Board with the Enterprise Risk Management Framework and resulting risk tolerance was presented, for consideration.

Georgina Daniels, Director – Corporate Services Division and William Bradica, CAO responded to questions.

Resolution No. 19/103

Moved by: Wendy Wright  
Seconded by: Elaine Mannisto

THAT with respect to Report No. 2019-57 (Corporate Services), we, The District of Thunder Bay Social Services Administration Board (the Board), approve the Enterprise Risk Management Framework and resulting risk tolerance, as presented;

AND THAT based on the approved risk tolerance, we direct Administration to develop an appropriate Risk Appetite Statement for Board approval.

CARRIED

TBDSSAB 2019 3rd Quarter Operational Report

Report No. 2019-58 (CAO Division), providing the Board with information regarding the trends within TBDSSAB programs and services was presented, for information only.

Policy - TBDSSAB Mission, Vision, & Values

Report No. 2019-59 (CAO Division), was provided to the Board presenting an amended Mission, Vision and Values Policy, for consideration.

William Bradica, CAO provided a brief explanation for the reason for the changes to the Policy.

Resolution No. 19/104

Moved by: Elaine Mannisto  
Seconded by: Wendy Wright

THAT with respect to Report No. 2019-59 (CAO's Office), we, The District of Thunder Bay Social Services Administration Board, amend the Mission, Vision and Values Policy #BRD-01:60 as presented.

CARRIED

Child Care and Early Years Pedagogist Model

Report No. 2019-60 (Client Services Division), relative to providing information regarding a proposed new pedagogist model for child care and early years service system was presented, for consideration.

Resolution No. 19/105

Moved by: Kevin Holland  
Seconded by: Albert Aiello

THAT with respect to Report No. 2019-60, (Client Services Division), we, The District of Thunder Bay Social Services Administration Board (the Board), approve the attached plan for a Child Care Early Years Pedagogist Model for the District of Thunder Bay.

AND THAT the Board directs Administration to proceed with the implementation of a pedagogist model for the child care and early years system.

CARRIED

NEXT MEETING

The next meeting of The District of Thunder Bay Social Services Administration Board will be held on Thursday, December 12, 2019, in the 3rd Floor Boardroom, TBDSSAB Headquarters, 231 May Street South, Thunder Bay, Ontario.

ADJOURNMENT

Resolution No. 19/106

Moved by: Albert Aiello  
Seconded by: Kevin Holland

THAT Board Meeting No. 21/2019 of The District of Thunder Bay Social Services Administration Board, held on November 20, 2019, be adjourned at 6:40 p.m.

CARRIED

  
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Chair

  
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Chief Administrative Officer