



BOARD REPORT

REPORT No.: 2026-10

MEETING DATE: MARCH 19, 2026

SUBJECT: DECEMBER 2026 MORTGAGE RENEWAL – 1200 JASPER DRIVE

RECOMMENDATION

THAT with respect to Report No. 2026-10 (Corporate Services Division), we, The District of Thunder Bay Social Services Administration Board, approve the Ministry Resolution as attached, to be duly signed in accordance with TBDSSAB Governance and Procedural By-Law No. 03-2021;

AND THAT we authorize the Board Chair and Chief Executive 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 properties identified as 1200 Jasper Drive in the City of Thunder Bay.

BACKGROUND

The Ministry of Municipal Affairs and Housing (MMAH) is responsible for facilitating and coordinating mortgage renewals for certain legacy social housing properties on behalf of TBDSSAB. Once MMAH receives the borrowing Resolution from the Board, MMAH will enter 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 December 1, 2026:

Project	Balance Owing at Renewal	Current Rate	Current Term Expiry	Mortgage Maturity
1200 Jasper Drive	\$350,321.49	1.8320%	December 1, 2026	September 1, 2027

This mortgage, held by Scotiabank, was last renewed on December 1, 2021.

STRATEGIC PLAN IMPACT

This Report relates to the Board's strategic direction of Financial Stewardship, with a focus on ensuring accountability of TBDSSAB resources.

FINANCIAL IMPLICATIONS

Mortgage financing costs are included in the annual TBDSSAB Operating Budget. The interest rate for the existing mortgage term is favourable at 1.8320% and it is expected to increase. It is anticipated that the renewal of the mortgage will result in a higher rate which will result in additional interest costs. This is supported through a recent mortgage renewal completed in 2025 which acquired a rate of 5.653% and the current economic factors. However, the remaining term of the mortgage at renewal will be nine months, which will limit the mortgage's exposure at the higher rate.

CONCLUSION

It is concluded that the mortgage financing for 1200 Jasper Drive property is due for renewal on December 1, 2026, and should be renewed through the MMAH negotiation process.

REFERENCE MATERIALS

Attachment #1 Resolution of the Board of Directors of TBDSSAB

PREPARED BY:	Richard Jagielowicz, CPA, CA, CBV, Director - Corporate Services Division
SIGNATURE	
APPROVED BY	Richard Jagielowicz, CPA, CA, CBV, Director - Corporate Services Division
SIGNATURE	
SUBMITTED BY:	Ken Ranta, Chief Executive Officer

**RESOLUTION OF THE BOARD OF DIRECTORS
OF**

The District of Thunder Bay Social Services Administration Board (the "Corporation")

WHEREAS 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 **1200 Jasper Drive, Thunder Bay (the "project") for approximately \$350,321.49 maturing on December 1, 2026 (Ministry Reference No: NW0049).**

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; and
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 19th day of March, 2026, 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 Thunder Bay this 19th day of March, 2026.

The District of Thunder Bay Social Services
Administration Board

Per: _____ c/s

Name: Jim Vezina

Title: Board Chair

I have the authority to bind the subject Corporation