



NDHC BOARD MEETING AGENDA

Date: Wednesday, December 18, 2024, 2:00 PM
Location: DNSSAB Boardroom
200 McIntyre Street East, North Bay, ON, P1B 8V6

1. Call to Order

Recommended Resolution:

THAT the Board of Directors accept the Roll Call as read by the Recording Secretary for the NDHC Board Meeting of **December 18, 2024** at **##:## PM**.

1.1 Declaration of Conflict of Interest

2. Opening Remarks by the Chair

3. Approval of Agenda

Recommended Resolution:

THAT the NDHC Board accept the Agenda for the **December 18, 2024** Board meeting.

4. Approval of Minutes

Recommended Resolution:

THAT the Board adopt the minutes of the **November 27, 2024** proceedings of the NDHC Board Meeting.

5. Delegations

There are no delegations.

6. Consent Agenda

All items in the consent agenda are voted on collectively. The Chair will call out each item for consideration of discussion. Any item can be singled out for a separate vote; only the remaining items will be voted on collectively.

Recommended Resolution:

THAT the Board receives for approval, Consent Agenda item 7.1.

6.1 Social Housing Mortgage Renewal , CORP-2024-048

Recommended Resolution:

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 Birchcrest, 11-101 Thelma Avenue, North Bay (the "project") for approximately \$705,139.87 maturing on February 1, 2025 (Ministry Reference No: N00502).

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:

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;

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;

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

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.

7. Managers' Reports

7.1 2025 NDHC Budget, NDHC-2024-019

Recommended Resolution:

THAT the Board approves the 2025 operating and capital budgets for all phases operated by the Nipissing District Housing Corporation (NDHC) as set out in report NDHC-2024-019.

7.2 Edgewater Pilot Review, NDHC-2024-020

8. Move In Camera

An in-camera session is not required.

9. Adjourn In Camera

10. Other / New Business

11. Next Meeting Date

Recommended Resolution:

THAT the next NDHC Board Meeting will be held at a yet to be determined date.

12. Adjournment

Recommended Resolution:

THAT the NDHC Board Meeting be adjourned at ###:## PM on **December 18, 2024**.