

MEETING MINUTES

Thursday, August 14, 2025 at 6:30 PM



Board Meeting Location: 1 Beechwood Drive, Parry Sound, Ontario (In-Person)

Board Members Present:

Joel Constable Ted Collins
Jerry Brandt Teri Brandt
Sharon Smith Jamie McGarvey
Tom Lundy Rick Zanussi
Irene Smit Teresa Hunt
Janice Bray

Board Members Absent:

Peter McIsaac
Gail Finnson
Ted Knight

Staff:

Tammy MacKenzie, CAO
JJ Blower, Communications Officer
Sylvia Roy, Director of Finance
Sharon Davis, Director of Housing Operations and Service Management
Pam Nelson, Director of Child Care Service Management
Jeff Degagne, Director of Income Support & Stability
Danielle Villeneuve, Director of Human Resources
Jennifer Bouwmeester, Director of Women's Services
Ian Holmes, Director of Information Technology

1. CALL MEETING TO ORDER:

The meeting was called to order by Rick Zanussi at 6.32PM.

2. TRADITIONAL LAND ACKNOWLEDGMENT.

3. DISCLOSURE OF PECUNIARY INTEREST.

Jamie McGarvey disclosed issue with 9.5 due to his position as a MEPCO Board Member.

4. APPROVAL OF AGENDA

Resolution 25 08 01

CARRIED

Moved by Jerry Brandt

Seconded by Sharon Smith

"THAT the agenda of the Regular Meeting of the Board held on August 14, 2025 be accepted as presented."

5. APPROVAL OF MINUTES:

5.1 June 12, 2025

Resolution 25 08 02

CARRIED

Moved by Jamie McGarvey

Seconded by Irene Smit

“THAT the Board meeting minutes of Thursday, June 12, 2025 be approved as presented.”

5.2 June 17, 2025

Resolution 25 08 03

CARRIED

Moved by Joel Constable

Seconded by Tom Lundy

“THAT the Board meeting minutes of Special Meeting held on Tuesday, June 17, 2025, be approved as presented.”

6. DEPUTATIONS & PRESENTATIONS.

7. REPORTS:

7.1 Chair

Note the Everyday Impact section in the Board Report and the new format.

7.2 Chief Administrative Officer

A written report was provided. Ms. MacKenzie was available to take any questions regarding the CAO report.

7.3 Director of Finance

Finance staff are working on forwarding the 2026 budget templates to get out to all department heads. The plan is to present the 2026 budget at the December 11, 2025 board meeting.

8. OUTSTANDING ISSUES.

9. NEW BUSINESS:

9.1 Financial Comparisons – KPMG

A presentation was made by Oscar Poloni of KPMG. Copies of the presentation will be forwarded to board members following the meeting. Mr. Poloni presented benchmarking information and spoke about the lack of recent property assessments, and evaluated this DSSAB’s financial standing relative to other DSSABs. At Mr. Constable’s suggestion, he will also add income data to his presentation. A key point raised was that the model is based on averages, with consideration needed for how to handle outliers. Discussion also touched on reserves and the need for greater investment in them. While there is some room to increase the levy, it was noted that any increases should take reserves into account, particularly for housing. The Chair, Mr. Zanussi, cautioned that while the impact on ratepayers may not be immediate, it will eventually be felt, and reserves must be strengthened. Mr. Constable added that the timing of this information is challenging, given the current economic climate and the outlook for the next few years. Ms. MacKenzie clarified that the purpose of presenting this information is to support long-term planning by the board. She thanked Mr. Poloni for presenting these comparisons and emphasized that housing must be maintained regardless of reserves, as without them, borrowing would be required. She also pointed to challenges with aging infrastructure, such as asbestos, old piping, and the condition of the housing stock inherited. This underscores the need for a 10–20 year plan with informed decision-making.

A question was raised by Ms. Brandt about whether municipalities could collectively advocate to other levels of government for funding to repair old units that had been downloaded to municipalities without reserves, but Mr. Poloni advised that a favorable response is unlikely. He noted that other municipalities are exploring strategies such as mixed-use developments (community, social, and market housing) or reconfiguring unit layouts (e.g., converting two units into four).

9.2 Tender – Retaining Wall Replacement at 22A Belvedere Avenue

A written report was prepared by Ms. Davis and presented by Ms. Roy.

A question was raised regarding parking, which Sharon addressed. Another question asked how the excess funding—being higher than the original quote—would be used. It was explained that the surplus will be allocated to cover other related expenses.

Resolution 25 08 04

CARRIED

Moved by Janice Bray

Seconded by Ted Collins

“THAT the Board direct staff to proceed with awarding the tender for the demolition and replacement of the retaining wall at 22A Belvedere Avenue, Parry Sound, ON, to Kenalex Construction Company Limited, according to the outlined specifications and requirements detailed in ITT #25-535-24 in the amount of \$262,400.00 plus HST for a total of \$296,512.00.”

9.3 Directed Growth Plan

A written report was prepared and presented by Ms. Nelson, for information.

9.4 Early Learning Child Care (ELCC) Infrastructure Funding

A written report was prepared and presented by Ms. Nelson.

Resolution 25 08 05

CARRIED

Moved by Teri Brandt

Seconded by Teresa Hunt

“THAT the board approve the staff recommendation to award the Early Learning Child Care (ELCC) Infrastructure Fund, up to \$1,500,000, to the YMCA of Northeastern Ontario based on their submission, to expand child care, by 30 new spaces for children aged 0-4, in the Municipality of Callander.”

9.5 Municipal Employer Pension Centre of Ontario (MEPCO) Membership

A written report was prepared and presented by Ms. Villeneuve.

Resolution 25 08 06

CARRIED

Moved by Jerry Brandt

Seconded by Sharon Smith

“WHEREAS the Municipal Employer Pension Centre of Ontario (MEPCO) is a non-profit corporation that provides expert advice and resources to the Association of Municipalities

of Ontario's (AMO) appointees on the OMERS Sponsors Corporation and Administration Corporation Boards; and

WHEREAS MEPCO plays a key role in ensuring that the OMERS pension plan remains affordable, sustainable, and meaningful by offering municipal employers a unified, well-informed voice in plan governance; and

WHEREAS MEPCO's work includes analyzing pension impacts, evaluating proposed plan changes, and providing professional guidance and tools to AMO's appointees, as well as communicating regular updates to members; and

WHEREAS the annual contribution of \$824.62 provides valuable access to MEPCO's expertise and advocacy on behalf of OMERS participating employers; and

WHEREAS the District Social Services Administration Board (DSSAB), as an OMERS participating employer, and its employees benefit from MEPCO's efforts in safeguarding employer interests in the governance and administration of the OMERS Plan;

NOW THEREFORE BE IT RESOLVED THAT the Board supports the annual contribution to MEPCO in the amount of \$824.62 and recognizes the value of continued participation in the MEPCO organization to support the long-term interests of municipal employers and employees in the OMERS pension plan."

Irene Smit left the meeting at 7:50pm

9.6 Encampment Response Plan

A written report was prepared and presented by Mr. Degagne for information. Ms. Brandt suggested that The Meadowview could be considered for transitional housing. Mr. Lundy inquired about the involvement of the OPP and the Police Services Board as partners. Jeff explained the current collaboration with these organizations. Mr. McGarvey acknowledged the proactive approach and engagement with other community partners, and asked staff about the new shelter opening on Wausaksing First Nation. Staff provided some general information on the information they've received on the project, including its general scope, and noted that they have been in contact with the Executive Director of that program to share policies and information.

9.7 HPP Investment Plan

Resolution 25 08 07

CARRIED

Moved by Tom Lundy

Seconded by Janice Bray

"THAT the Board approve, as presented, the 2025-26 Homelessness Prevention Program Investment Plan for submission to the Ministry of Municipal Affairs and Housing (MMAH)."

9.8 Adjustment of LHC Board 2025

A written report was prepared and presented by Ms. Blower.

Resolution 25 08 08

Moved by Ted Collins

Seconded by Jamie McGarvey

CARRIED

“THAT the Board approve the amendment of Resolution 25 01 05 to remove Ryan Baptiste as a Director from the Parry Sound District Housing Corporation.”

9.9 Adjustment of NOAH Board 2025

A written report was prepared and presented by Ms. Blower.

Resolution 25 08 09

Moved by Sharon Smith

Seconded by Joel Constable

CARRIED

“THAT the Board approve the amendment of Resolution 25 01 06 to remove Ryan Baptiste as a Director from the Non-Profit Organization for Almaguin Housing Inc. (NOAH) Board.”

10. IN-CAMERA: 1

Resolution 25 08 10

Moved by Teri Brandt

Seconded by Jamie McGarvey

CARRIED

“THAT pursuant to Section 38 of the District of Parry Sound Social Services Administration Board’s Procedural Rules, the Board moves to an In-Camera session in order to address matters pertaining to:

- i) a decision concerning negotiations for an agreement or contract between the Board and a third party

Resolution 25 08 11

Moved by Sharon Smith

Seconded by Janice Bray

CARRIED

“THAT the Board now rises out of In-Camera without report.”

11. CORRESPONDENCE.

11.1 NBPSDHU Overdose Report

11. ADJOURNMENT.

Resolution 25 08 12

Moved by Ted Collins

Seconded by Teresa Hunt

CARRIED

“THAT the Board meeting now be adjourned at 9:07 PM, and that the next Regular meeting be held Thursday, September 11, 2025 at the hour of 6:30 PM via Zoom Video Conference.”