

## **Minutes**

### **Housing York Inc. Board of Directors**

May 15, 2025

Electronic and In-Person Meeting

Committee Room A

17250 Yonge Street, Newmarket

Directors: E. Jolliffe, G. Chan, N. Davison, V. Hackson, A. Ho, I. Lovatt,  
S. Pellegrini, M. Quirk, J. Taylor, T. Vegh

Staff: K. Antonio-Hadcock, L. Bigioni, E. Boudreau, P. Casey, C. Clark,  
K. Doyle, L. Gonsalves, B. Kreps, D. Kuzmyk, E. Mahoney,  
L. Mirabella, C. Raynor, J. Scholten, O. Tavakoli-Nabavi, G. Wong

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#### **A. Call to Order**

Mayor Taylor called the meeting to order at 9 a.m.

#### **B. Land Acknowledgement**

Mayor Taylor provided the following land acknowledgement:

We acknowledge that York Region is located on the traditional territory of many Indigenous peoples including the Anishinaabeg, Haudenosaunee, Huron-Wendat and Métis peoples and the treaty territories of the Haudenosaunee, Mississaugas of the Credit First Nation and Williams Treaties First Nations.

Today this area is home to many diverse Indigenous Peoples, and we recognize their history, spirituality, culture and stewardship of this land.

We also acknowledge the Chippewas of Georgina Island First Nation as our closest First Nation community.

#### **C. Disclosures of Interest**

None

**D. Approval of Minutes**

**D.1 Minutes of Housing York Inc. Board Meeting held on January 23, 2025**

**Moved by** Regional Chair Jolliffe

**Seconded by** Regional Councillor Vegh

The Board approve the Minutes of the Housing York Inc. Board of Directors meeting held on January 23, 2025.

**Carried**

**E. Presentations**

**E.1 Housing York Inc. Activity Update**

**Moved by** Mayor Quirk

**Seconded by** Regional Chair Jolliffe

The Board receive the presentation from Karen Antonio-Hadcock, General Manager, Housing York Inc.

(See Item G.1)

**Carried**

**F. Deputations**

None

**G. Communications**

**G.1 Housing York Inc. Activity Update**

**Moved by** Mayor Pellegrini

**Seconded by** Mayor Hackson

The Board receive the memorandum dated May 2, 2025 from Karen Antonio-Hadcock, General Manager, Housing York Inc.

**Carried**

**G.2 Quarterly Contract Awards - January 1, 2025 to March 31, 2025**

**Moved by** Mayor Pellegrini

**Seconded by** Mayor Hackson

The Board receive the memorandum dated May 2, 2025 from Karen Antonio-Hadcock, General Manager, Housing York Inc.

**Carried**

## **H. Reports**

### **H.1 Contract Award for Evergreen Terrace Kitchens, Bathrooms and Exhaust Fan Replacements in the City of Richmond Hill**

**Moved by** Regional Councillor G. Chan

**Seconded by** Regional Councillor Ho

The Board adopt the following recommendation in the report dated May 2, 2025 from the General Manager:

1. The Housing York Inc. Board approve award of Contract RFTC-1760-24 for kitchens, bathrooms and exhaust fans replacement at Evergreen Terrace, 75 Dunlop Street in the City of Richmond Hill, to Joe Pace & Sons Contracting Inc. in the amount of \$1,333,000 excluding HST.

**Carried**

### **H.2 Purchasing Bylaw Update**

**Moved by** Mayor Quirk

**Seconded by** Mayor Lovatt

The Board adopt the following recommendations in the report dated May 2, 2025 from the General Manager and Chief Financial Officer:

1. Approve an amendment to the [Purchasing Bylaw No.1-18](#), Section 7.1 to increase purchases not exceeding \$100,000 to \$133,800.
2. Approve an amendment to the Purchasing Bylaw No. 1-18, Section 7.1 (c) to increase the cost of any deliverable from \$50,000 but does not exceed \$100,000 to \$70,000 and \$133,800 respectively.
3. Approve an amendment to the Purchasing Bylaw No. 1-18, Section 7.3 to increase purchases exceeding \$100,000 to \$133,800.
4. Approve an amendment to the Purchasing Bylaw No. 1-18, Section 10.1 to increase direct purchase exceeding \$100,000 to \$133,800.
5. Approve an amendment to the Purchasing Bylaw No. 1-18, Section 16.3 to increase the amount in dispute in any unresolved litigation does not exceed \$100,000 to \$133,800.
6. Authorize the President to negotiate any tariff related increases beyond the current 15% contingency threshold set out in Section 11.1 of the Purchasing Bylaw No. 1-18 using a rigorous vetting process on a case by case basis.

7. Authorize the Solicitor to prepare and submit an amendment to the Purchasing Bylaw No. 1-18 to give effect to the amendments approved under this report.

**Carried**

### **H.3 Housing York Inc. Corporate Governance and Mandate Implementation**

**Moved by** Regional Councillor Ho

**Seconded by** Mayor Quirk

The Board adopt the following recommendation in the report dated May 13, 2025 from the President and the Regional Solicitor and General Counsel:

1. The Board endorse the draft amendments to the Amended and Restated Shareholder Direction and to the Articles of Arrangement for Housing York Inc. in a form substantially similar to Attachment 1 and Appendix A, respectively.

**Carried**

## **I. Other Business**

### **I.1 Bylaw 1-25 - Housing York Inc. Purchasing Bylaw Amendment**

**Moved by** Mayor Lovatt

**Seconded by** Regional Councillor Vegh

The Board adopt Bylaw No. 1-25, a bylaw to amend Bylaw No. 1-18, being a bylaw to provide for the procurement of goods and services by Housing York Inc.

**Carried**

## **J. Private Session**

**Moved by** Mayor Pellegrini

**Seconded by** Mayor Hackson

The Board resolve into Private Session at 9:15 a.m. to consider the following:

### **J.1 Funding Secured for Repair and Renovation of Housing York Inc. Units**

**Moved by** Mayor Lovatt

**Seconded by** Mayor Quirk

The Board resume in Public Session at 9:20 a.m.

**Carried**

**K. Adjournment**

**Moved by** Mayor Hackson

**Seconded by** Mayor Pellegrini

The Board meeting adjourn at 9:20 a.m.

**Carried**

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Carol Clark  
for Christopher Raynor, Secretary

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John Taylor  
Chair