



City Council Meeting Minutes

Tuesday, December 2, 2025, 6:32 p.m.

S.H. Blake Memorial Auditorium

Present:

- Mayor Ken Boshcoff
- Councillor Rajni Agarwal
- Councillor Albert Aiello
- Councillor Mark Bentz
- Councillor Shelby Ch'ng
- Councillor Kasey Etreni
- Councillor Andrew Foulds
- Councillor Trevor Giertuga
- Councillor Brian Hamilton
- Councillor Greg Johnsen
- Councillor Kristen Oliver
- Councillor Dominic Pasqualino
- Councillor Michael Zussino

Officials:

- Krista Power, Director - Legislative Services & City Clerk
- John Collin, City Manager
- Mike Grimaldi, Solicitor
- Kayla Dixon, Commissioner - Infrastructure & Operations
- Keri Greaves, Commissioner - Corporate Services & City Treasurer
- Kerri Marshall, Commissioner - Growth
- Kelly Robertson, Commissioner - Community Services
- Cynthia Olsen, Director - Strategy & Engagement
- Matthew Pearson, Senior Advisor-Growth
- Jamie Taylor, CEO-Community Economic Development Commission
- Katie Piché, Council & Committee Clerk

1. City Council

Speaker: Councillor Andrew Foulds

2. Opening Ceremonies

Land Acknowledgement

Councillor Brian Hamilton provided a land acknowledgement.

Moment of Silent Reflection

National Anthem

Students from Algonquin Avenue Public School performed the National Anthem.

3. Presentations

Students from Algonquin Avenue Public School performed a medley of holiday songs in celebration of the holiday season.

4. Disclosures of Interest

Aside from those disclosures already recorded in the previous minutes as presented here, no additional disclosures of interest were announced.

5. Confirmation of Agenda

MOVED BY: Councillor Trevor Giertuga

SECONDED BY: Councillor Greg Johnsen

WITH RESPECT to the December 2, 2025 City Council meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

For (12): Mayor Ken Boshcoff, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Shelby Ch'ng, Councillor Kasey Etreni, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

Absent (1): Councillor Rajni Agarwal

CARRIED (12 to 0)

6. Minutes of Previous Committee of the Whole Meeting (Approval of the 2026-2027 Capital Budget)

The Minutes of the following Meeting of Special Committee of the Whole, to be confirmed:

1. Special Committee of the Whole - Capital Budget held on November 24, 2025 was distributed separately Friday, November 28, 2025.

Memorandum from Policy & Research Analyst Kristyn Lovato-Day, dated November 27, 2025 relative to the Proposed Capital Budget Survey Results, for information was distributed separately on Monday, December 1, 2025.

MOVED BY: Councillor Albert Aiello
SECONDED BY: Councillor Michael Zussino

The Minutes of the following Meeting of Special Committee of the Whole, to be confirmed:

1. Special Committee of the Whole - Capital Budget held on November 24, 2025.

For (12): Mayor Ken Boshcoff, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Shelby Ch'ng, Councillor Kasey Etreni, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

Absent (1): Councillor Rajni Agarwal

CARRIED (12 to 0)

7. Items Arising from Closed Session

7.1 Council Appointments to Boards and Committees

Memorandum dated November 17, 2025 from Coordinator – Boards, Committees and Special Projects Tina Larocque relative to the above noted was distributed separately to Members of Council, City Manager, and City Solicitor only on Friday, November 28, 2025.

MOVED BY: Councillor Greg Johnsen

SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to the confidential memorandum from Tina Larocque, Coordinator – Boards, Committees and Special Projects dated November 17, 2025 relative to Council appointments to Committees and Boards, we recommend the following Council members be appointed for the remainder of a 4 year term expiring November 14, 2026, or until such time as a replacement has been appointed:

1. Community Safety and Well Being Committee:

Councillor Dominic Pasqualino

2. The District of Thunder Bay Social Services Administration Board:

Councillor Shelby Ch'ng

3. The Thunder Bay Community Auditorium Board:

Councillor Kristen Oliver

For (12): Mayor Ken Boshcoff, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Shelby Ch'ng, Councillor Kasey Etreni, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

Absent (1): Councillor Rajni Agarwal

CARRIED (12 to 0)

7.2 Property Related Matter – Lease Agreement - The Corporation of the Township of Terrace Bay - SNEMS Base

Report 2025CLS.035 (Realty Services) relative to the above noted was distributed separately to Members of Council, City Manager, City Solicitor, Commissioner – Corporate Services and Commissioner – Growth only on Friday, November 28, 2025.

MOVED BY: Councillor Albert Aiello
SECONDED BY: Councillor Dominic Pasqualino

WITH RESPECT to Report 2025CLS.035-Growth-Development Services- Realty Services, we recommend that the City enter into a lease as tenant with The Corporation of the Township of Terrace Bay (“Terrace Bay”) for an ambulance base facility to be constructed at “Old Scout Hall Property”, Highway 11/17, legally described as part of Lot 313, Registered Plan M121, Terrace Bay, Ontario;

AND THAT the City enter into any required Municipal Capital Facilities agreement with Terrace Bay;

AND THAT the Director Development Services be authorized to execute all required documentation in form satisfactory to the Manager – Realty Services;

AND THAT the above direction be conditional upon Terrace Bay receiving the necessary Council approvals and financing confirmation;

AND THAT any necessary by-laws be presented to City Council for ratification.

For (12): Mayor Ken Boshcoff, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Shelby Ch'ng, Councillor Kasey Etrene, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

Absent (1): Councillor Rajni Agarwal

CARRIED (12 to 0)

7.3 Human Resources Matter - Memorandum of Settlement - UNIFOR Local 229 – SNEMS District Paramedics

Report 2025CLS.044 (Human Resources) relative to the above noted was distributed separately to Members of Council, City Manager, City Solicitor, Commissioner – Corporate Services, Commissioner – Community Services and Director – Human Resources only on Friday, November 28, 2025.

MOVED BY: Councillor Brian Hamilton

SECONDED BY: Councillor Kristen Oliver

WITH RESPECT to Report 2025CLS.044 (Human Resources) we recommend that the Memorandum of Settlement between the Corporation of the City of Thunder Bay and UNIFOR, Local 229 for the Superior North Emergency Medical Services (SNEMS) District Paramedics be approved;

AND THAT the Mayor and Clerk be authorized to execute all necessary agreements;

AND THAT the necessary by-law be presented to City Council for ratification.

For (12): Mayor Ken Boshcoff, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Shelby Ch'ng, Councillor Kasey Etreni, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

Absent (1): Councillor Rajni Agarwal

CARRIED (12 to 0)

8. Consent Agenda and Consent Agenda Resolution

8.1 Minutes of Previous Council Meeting

The Minutes of the following Meetings of the Thunder Bay City Council, to be confirmed:

1. The Thunder Bay City Council held on November 4, 2025;
2. The Thunder Bay City Council-Special Session held on November 24, 2025 was distributed separately on Monday, December 1, 2025.

8.2 Committee of the Whole Meeting Minutes

The Minutes of the following Meeting of Committee of the Whole, to be confirmed:

1. Committee of the Whole - Closed Session held on November 4, 2025.

8.3 Finance & Administration Standing Committee Minutes

Minutes of Finance & Administration Standing Committee, held on November 25, 2025, for information was distributed separately on Friday, November 28, 2025.

8.4 Growth Standing Committee Minutes

Minutes of Growth Standing Committee, held on November 25, 2025, for information was distributed separately on Friday, November 28, 2025.

8.5 Quality of Life Standing Committee Minutes

Minutes of Quality of Life Standing Committee, held on November 18, 2025, for information.

8.6 Northwood Ward Meeting Minutes

Meeting 02-2025 of the Northwood Ward, held on October 16, 2025, for information.

8.7 Committee of Adjustment Minutes

Minutes of Meetings 05-2025, 06-2025, 07-2025 and 08-2025 of the Committee of Adjustment, held on May 29, 2025, June 26, 2025, July 18, 2025 and July 26, 2025, respectively, for information.

8.8 Mayor's Taskforce on Building More Homes Advisory Committee Minutes

Minutes of Meeting 08-2025 of the Mayor's Taskforce on Building More Homes Advisory Committee, held on October 15, 2025, for information.

8.9 Lakehead Region Conservation Authority Minutes

Meeting 08-2025 of the Lakehead Region Conservation Authority, held on September 24, 2025, for information.

8.10 2026 Interim Tax Levy

Report 372-2025-Corporate Services-Revenue recommending that the 2026 interim tax levy be established at 50% of the 2025 final tax obligation.

8.11 Affordable Access Program for Recreation and Transit (Pilot Extension)

Report 374-2025-Community Services-Recreation & Culture recommending that the Affordable Access to Recreation and Transit Pilot Program be extended from June 30, 2026 to December 31, 2026.

8.12 Building Faster Fund (BFF) and Housing Accelerator Fund Funding Reallocation

At the November 25, 2025 Growth Standing Committee meeting, a resolution was passed endorsing Report 262-2025 relative to the Building Faster Fund and Housing Accelerator Fund funding reallocation.

Report 380-2025-Growth-Development Services recommending that Appropriation 20-2025 be approved to reallocate Building Faster Fund Funding and Housing Accelerator Fund funding between the Burwood Road Network Expansion Phase II and Empire Avenue – Brown Street to 100M West projects and increase the Empire Avenue project budget by \$180,000 was distributed separately on Friday, November 28, 2025.

8.13 Appointment of Acting City Clerks

Memorandum from Director- Legislative Services and City Clerk Krista Power, dated November 10, 2025 recommending that City Council pass a by-law to appoint two (2) Acting City Clerks for The Corporation of the City of Thunder Bay to support on-going office procedures.

8.14 Establishment of 2026 City Council Special Session - Annual General Meetings

Memorandum from Director-Legislative Services & City Clerk Krista Power, dated November 3, 2025 recommending the establishment of Special City Council - Annual General Meetings for 2026.

8.15 Establishment of Special Committee of the Whole - Citizens of Exceptional Achievement Awards

Memorandum from Manager-Legislative Services & City Clerk Jeff Walters, dated November 20, 2025 recommending the establishment of a Special City Council - Citizens of Exceptional Achievement Awards.

8.16 Versorium's Central Avenue Generating Facility Update

Correspondence from Versorium Energy Ltd. dated November 20, 2025 providing an update relative to the proposed Central Avenue Generating Facility, for information.

8.17 Consent Agenda Resolution

MOVED BY: Mayor Ken Boshcoff

SECONDED BY: Councillor Shelby Ch'ng

WITH RESPECT to the Consent Agenda for the December 2, 2025 City Council meeting, we recommend that the following items be confirmed:

- Minutes of Previous Council Meetings - November 4, 2025 and November 24, 2025
- Minutes of Previous Committee of the Whole (Closed Session) Meeting - November 4, 2025
- Finance & Administration Standing Committee Minutes - November 25, 2025
- Growth Standing Committee Minutes - November 25, 2025
- Quality of Life Standing Committee Minutes - November 18, 2025
- Northwood Ward Meeting Minutes - October 16, 2025
- Committee of Adjustment Minutes - May 29, June 26, July 18 and July 26, 2025
- Mayor's Taskforce on Building More Homes Advisory Committee Minutes - October 15, 2025
- Lakehead Region Conservation Authority Minutes - September 24, 2025
- 2026 Interim Tax Levy Report 372-2025
- Affordable Access Program for Recreation & Transit (Pilot Extension) Report 374-2025
- Building Fast Fund and Housing Accelerator Fund Reallocation Funding Report 380-2025
- Appointment of City Clerks
- Establishment of 2026 City Council Special Session - Annual General Meetings
- Establishment of Special Committee of the Whole - Citizens of Exceptional Achievement Awards
- Versorium's Central Avenue Generating Facility Update

For (12): Mayor Ken Boshcoff, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Shelby Ch'ng, Councillor Kasey Etrene, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

Absent (1): Councillor Rajni Agarwal

CARRIED (12 to 0)

9. Petitions and Communications

9.1 Update to Ward and Townhall Meeting By-law

Memorandum from Councillor Greg Johnsen dated November 5, 2025, containing a motion relative to By-law 225-1998 (as amended) Ward and Townhall meetings.

MOVED BY: Councillor Greg Johnsen
SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to the Memorandum from Councillor Greg Johnsen dated November 5, 2025, we recommend that Administration prepare an amendment to By-law 225-1998 (as amended) that requires each member of council to hold a minimum of one (1) Ward or Townhall meeting per year beginning in 2027;

AND THAT Administration bring this report and proposed by-law amendment to the Standing Committee on Finance and Administration in Q2 2026 prior to presentation to City Council for approval;

AND THAT any necessary by-laws be presented to Council for ratification.

For (5): Mayor Ken Boshcoff, Councillor Albert Aiello, Councillor Brian Hamilton, Councillor Greg Johnsen, and Councillor Michael Zussino

Against (8): Councillor Rajni Agarwal, Councillor Mark Bentz, Councillor Shelby Ch'ng, Councillor Kasey Etrene, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Kristen Oliver, and Councillor Dominic Pasqualino

LOST (5 to 8)

9.2 Advocacy - Proposed Regional Consolidation of Conservation Authorities

Memorandum from Councillor Trevor Giertuga - Chair, Inter-Governmental Affairs Committee, dated November 24, 2025, containing a motion relative to the proposed regional consolidation of Conservation Authorities.

MOVED BY: Councillor Trevor Giertuga

SECONDED BY: Mayor Ken Boshcoff

WITH RESPECT to the Memorandum from Councillor Trevor Giertuga, Chair – Inter-Governmental Affairs Committee, dated November 24, 2025, we recommend that City Council calls on the Government of Ontario to maintain local, independent, municipally governed, watershed-based conservation authorities to ensure strong local representation in decisions related to municipal levies, community-focused service delivery, and the protection and management of conservation lands;

AND THAT while City Council supports provincial goals for consistent permit approval processes, shared services, and digital modernization, imposing a new top-down agency structure without strong local accountability and governance risks creating unnecessary cost, red tape, and bureaucracy, thereby undermining efficiency and responsiveness to local community needs;

AND THAT City Council supports efforts to balance expertise, capacity, and program delivery across the province, and requests that the Province work collaboratively with municipalities and local conservation authorities to determine the most effective level of strategic consolidation to achieve both provincial and local objectives;

AND THAT City Council is opposed to the proposed “Huron-Superior Regional Conservation Authority” boundary configuration outlined in Environmental Registry Notice 025-1257;

AND THAT City Council recommends that the Lakehead Region Conservation Authority form the “Northwestern Ontario Regional Conservation Authority”;

AND THAT the Ministry engage directly with affected municipalities of the Lakehead Region Conservation Authority, before finalizing any consolidation boundaries or legislative amendments;

AND THAT careful consideration be given to the financial ownership of reserve funds that have been collected by the LRCA over many years, through municipal funding;

AND THAT a copy of this resolution be forwarded to:

- The Environmental Registry of Ontario consultations prior to the deadline of December 22, 2025,
- The Minister of the Environment, Conservation and Parks and the Opposition critics,
- Local Members of Provincial Parliament,
- Local Members of Parliament,
- The Association of Municipalities of Ontario,
- Conservation Ontario,
- All local municipalities within the LRCA Area of Jurisdiction, and
- All Conservation Authorities in Ontario;

AND THAT any necessary by-laws be presented to City Council for ratification.

For (13): Mayor Ken Boshcoff, Councillor Rajni Agarwal, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Shelby Ch'ng, Councillor Kasey Etreni, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

CARRIED (13 to 0)

10. Reports of Administration

10.1 Smart Growth Action Plan

At the November 25, 2025 Growth Standing Committee meeting, a resolution was passed endorsing Report 377-2025 and recommending that City Council adopt the Smart Growth Action Plan as presented.

Report 383-2025-Growth recommending that City Council adopt the Smart Growth Action Plan as presented was distributed separately on Friday, November 28, 2025.

City Manager John Collin, Commissioner-Growth Kerri Marshall and CEO-Community Economic Development Jamie Taylor provided a PowerPoint presentation and responded to questions.

MOVED BY: Mayor Ken Boshcoff
SECONDED BY: Councillor Albert Aiello

WITH RESPECT to Report 383-2025-Growth, we recommend that City Council adopt the Smart Growth Action Plan as presented;

AND THAT Administration report to City Council two times per year on the implementation of the Plan;

AND THAT any necessary by-laws be presented to City Council for ratification.

Amendment - Smart Growth Action Plan

Memorandum from Councillor Trevor Giertuga dated December 1, 2025 containing a motion relative to the Smart Growth Action Plan was distributed separately on Monday, December, 1, 2025.

MOVED BY: Councillor Trevor Giertuga
SECONDED BY: Councillor Rajni Agarwal

WITH RESPECT to Report 383-2025-Growth, we recommend that City Council adopt the Smart Growth Action Plan as presented, we recommend that the following addition be included;

- Item A4 - a renewed effort to continue the development of Thunder Bay's Waterfront Trail Improvement Plan "as presented and approved by City Council under Report No. R178/2016 (Engineering & Operations)"

Amendment to the Amendment - Smart Growth Action Plan

MOVED BY: Councillor Shelby Ch'ng
SECONDED BY: Councillor Albert Aiello

WITH RESPECT to the Smart Growth Action Plan Amendment, we recommend that "as presented and approved by City Council" in paragraph 2 be replaced with "guided by".

CARRIED (12 to 0)

For (12): Councillor Rajni Agarwal, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Shelby Ch'ng, Councillor Kasey Etreni, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

Absent (1): Mayor Ken Boshcoff

Amended – Amendment – Smart Growth Action Plan

MOVED BY: Councillor Trevor Giertuga

SECONDED BY: Councillor Rajni Agarwal

WITH RESPECT to Report 383-2025-Growth, we recommend that City Council adopt the Smart Growth Action Plan as presented, we recommend that the following addition be included;

- Item A4 - a renewed effort to continue the development of Thunder Bay's Waterfront as guided under Report R178/2016 (Engineering & Operations)

CARRIED (12 to 0)

For (12): Councillor Rajni Agarwal, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Shelby Ch'ng, Councillor Kasey Etreni, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

Absent (1): Mayor Ken Boshcoff

Amended - Smart Growth Action Plan

MOVED BY: Mayor Ken Boshcoff

SECONDED BY: Councillor Albert Aiello

WITH RESPECT to Report 383-2025-Growth, we recommend that City Council adopt the Smart Growth Action Plan as presented;

AND THAT Administration report to City Council two times per year on the implementation of the Plan;

AND THAT as described in Item A4 of the Smart Growth Action Plan, that a renewed effort to continue the development of Thunder Bay's Waterfront Trail as guided by Report R178/2016 (Engineering & Operations);

AND THAT any necessary by-laws be presented to City Council for ratification.

For (13): Mayor Ken Boshcoff, Councillor Rajni Agarwal, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Shelby Ch'ng, Councillor Kasey Etreni, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

CARRIED (13 to 0)

10.2 2024 Annual Financial Report and Audited Consolidated Financial Statements

At the November 25, 2025 Finance & Administration Standing Committee meeting, a resolution was passed endorsing Report 327-2025 relative to the draft Audited Consolidated Financial Statements and the Trust Fund Statements was distributed separately on Friday, November 28, 2025.

MOVED BY: Councillor Trevor Giertuga

SECONDED BY: Mayor Ken Boshcoff

WITH RESPECT to Report 328-2025-Corporate Services-Finance, we recommend that the draft Audited Consolidated Financial Statements and the Trust Fund Statements of The Corporation of the City of Thunder Bay, for the year ended December 31, 2024, be approved;

AND THAT any necessary by-laws be presented to City Council for ratification.

For (11): Mayor Ken Boshcoff, Councillor Rajni Agarwal, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Shelby Ch'ng, Councillor Kasey Etreni, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, and Councillor Michael Zussino

Absent (2): Councillor Kristen Oliver, and Councillor Dominic Pasqualino

CARRIED (11 to 0)

10.3 Tbaytel Multiplex Operating Model

Report 381-2025-Community Services recommending that the City of Thunder Bay move forward with a City-run operating model for the Tbaytel Multiplex;

MOVED BY: Councillor Greg Johnsen

SECONDED BY: Councillor Kasey Etreni

WITH RESPECT to Report 381-2025-Community Services we recommend that the City of Thunder Bay move forward with a City-run operating model for the Tbaytel Multiplex;

AND THAT the financial implications of a City-operated model be included in the 2026 Operating Budget for City Council's consideration;

AND THAT any necessary by-laws be presented to City Council for ratification.

For (11): Mayor Ken Boshcoff, Councillor Rajni Agarwal, Councillor Albert Aiello, Councillor Shelby Ch'ng, Councillor Kasey Etreni, Councillor Andrew Foulds, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

Against (1): Councillor Mark Bentz

Absent (1): Councillor Trevor Giertuga

CARRIED (11 to 1)

10.4 Thunder Bay Community Tennis Centre - Referral

At the November 25, 2025 Finance & Administration Standing Committee meeting, a referral resolution was passed relative to Report 368-2025, recommending that administration review an additional financial contribution of up to \$650,000 for the capital costs associated with the construction of the indoor tennis facility was distributed separately on Friday, November 28, 2025.

MOVED BY: Councillor Rajni Agarwal
SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to Report 393-2025-Corporate Services-Finance , we recommend that an additional municipal contribution totalling \$650,000 be allocated, in the form of a Loan Agreement and Grant, for the Thunder Bay Community Tennis Centre (TBCTC) towards construction of the new indoor tennis facility;

AND THAT the additional contribution be structured as follows:

- \$325,000 in the form of a Loan Agreement
- \$325,000 in the form of a Grant;

AND THAT the Mayor and City Clerk be authorized to execute the Loan Agreement in accordance with the terms in this report, in form and content satisfactory to the City Solicitor and Commissioner, Corporate Services & City Treasurer;

AND THAT the Mayor and City Clerk be authorized to execute a Funding Agreement for the Grant in form and content satisfactory to the City Solicitor and Commissioner, Corporate Services & City Treasurer;

AND THAT the source of financing for the Loan Agreement be committed from the Renew Thunder Bay Reserve Fund;

AND THAT repayment of the loan, eliminate the commitment from the Renew Thunder Bay Reserve Fund;

AND THAT the source of financing for the Grant be from the Renew Thunder Bay Reserve Fund;

AND THAT any necessary by-laws be presented to City Council for ratification.

Amendment - Thunder Bay Tennis Centre Referral

MOVED BY: Councillor Albert Aiello
SECONDED BY: Councillor Trevor Giertuga

WITH RESPECT to Report 393-2025-Corporate Services-Finance we recommend that the grant be increased by \$130,000 and the loan be decreased by an equal amount.

For (6): Mayor Ken Boshcoff, Councillor Rajni Agarwal, Councillor Albert Aiello, Councillor Trevor Giertuga, Councillor Kristen Oliver, and Councillor Dominic Pasqualino

Against (7): Councillor Mark Bentz, Councillor Shelby Ch'ng, Councillor Kasey Etreni, Councillor Andrew Foulds, Councillor Brian Hamilton, Councillor Greg Johnsen, and Councillor Michael Zussino

LOST (6 to 7)

Deputy Speaker Greg Johnsen assumed the chair.

11. By-laws and By-law Resolution

11.1 By-law 89-2025 Appointment of Acting City Clerks

A By-law to appoint two (2) Acting City Clerks for The Corporation of the City of Thunder Bay

11.2 By-law 250-2025 - To Close a Portion of Travelled Dead-End Roadway known as Mountdale Avenue

A By-law to close a portion of travelled dead-end roadway known as Part of Mountdale Avenue (formerly Mountain Avenue), Registered Plan W295, Part of Street Widening, Registered Plan W-809, Part of Mountdale Avenue (formerly Mountain Street), Registered Plan WM38, Part of Street Widening, Registered Plan WM-85, and Part of a 1-foot reserve, Registered Plan W295, described as Parts 1 & 2 on Reference Plan 55R-15469, City of Thunder Bay, District of Thunder Bay.

11.3 By-law 359-2025 - Authorization of the Borrowing Upon Serial Debentures

A By-law to Authorize the Borrowing upon Serial Debentures

11.4 By-law 360-2025- Authorization of the Borrowing Upon Serial Debentures

A By-law to Authorize the Borrowing upon Serial Debentures

11.5 By-law 361-2025 - Authorization of the Borrowing Upon Serial Debentures

A By-law to Authorize the Borrowing upon Serial Debentures

11.6 By-law 362-2025 - Authorization of the Borrowing Upon Serial Debentures

A By-law to Authorize the Borrowing upon Serial Debentures

11.7 By-law 363-2025 - Authorization of the Borrowing upon Serial Debentures

A By-law to Authorize the Borrowing upon Serial Debentures

11.8 By-law 365-2025 - To amend By-law 203-1996 being a By-law to Adopt a Corporate Policy Manual

A by-law to amend By-law 203-1996, being a by-law to adopt the Corporate Policy Manual for The Corporation of the City of Thunder Bay with respect to Clean, Green & Beautiful – Corporate Policy 02-05-01, Affordable Rental Housing Funding Program – Corporate Policy 02-06-01, Investment Policy Statement – Corporate Policy 05-01-04, Reserve & Reserve Fund Policy – Corporate Policy 05-01-08, Asset Retirement Obligation (ARO) – Corporate Policy 05-01-18 and Assessment Growth Fund – Corporate Policy 05-02-06, Strategic Asset Management – Corporate Policy 11-02-08, Complete Streets – Corporate Policy 11-03-11 and Traffic Calming – Corporate Policy 11-03-12.

11.9 By-law 378-2025- Appointment of Persons to Enforce Parking

A By-law to amend By-law Number 99-2005, being a By-law to appoint Municipal Law Enforcement Officers for The Corporation of the City of Thunder Bay for the enforcement of Municipal Parking By-laws.

11.10 By-law 379-2025 - To amend By-law 011-2007 to update the Appointment of Officers

A By-law to amend By-law 011-2007, being a By-law to Appoint Officers for The Corporation of the City of Thunder Bay (Development Services Department/Finance Department) to update the Appointment of Officers.

11.11 By-law 382-2025 - Establishing and Naming By-law - Jasper Dr. Extension

A By-law to establish and name a new portion of Jasper Drive.

11.12 By-law Resolution

By-law Resolution - December 2, 2025 - City Council

MOVED BY: Mayor Ken Boshcoff

SECONDED BY: Councillor Brian Hamilton

THAT the following By-laws be introduced, read, dealt with individually, engrossed, signed by the Mayor and Clerk, sealed and numbered:

By-law 89-2025

1. A By-law to appoint two (2) Acting City Clerks for The Corporation of the City of Thunder Bay

By-law 250-2025

2. A By-law to close a portion of travelled dead-end roadway known as Part of Mountdale Avenue (formerly Mountain Avenue)

By-law 359-2025

3. A By-law to Authorize the Borrowing upon Serial Debentures

By-law 360-2025

4. A By-law to Authorize the Borrowing upon Serial Debentures

By-law 361-2025

5. A By-law to Authorize the Borrowing upon Serial Debentures

By-law 362-2025

6. A By-law to Authorize the Borrowing upon Serial Debentures

By-law 363-2025

7. A By-law to Authorize the Borrowing upon Serial Debentures

By-law 365-2025

8. A By-law to Amend By-law 203-1996 being a by-law to adopt the Corporate Policy Manual

By-law 378-2025

9. A By-law to amend By-law Number 99-2005, being a By-law to appoint Municipal Law Enforcement Officers for The Corporation of the City of Thunder Bay for the enforcement of Municipal Parking By-laws.

By-law 379-2025

10. A By-law to amend By-law 011-2007, being a By-law to Appoint Officers for The Corporation of the City of Thunder Bay (Development Services Department/Finance Department) to update the Appointment of Officers.

By-law 382-2025

11. A By-law to establish and name a new portion of Jasper Drive.

For (12): Mayor Ken Boshcoff, Councillor Rajni Agarwal, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Shelby Ch'ng, Councillor Kasey Etreni, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

Absent (1): Councillor Andrew Foulds

CARRIED (12 to 0)

12. New Business

12.1 Establishment of Committee of the Whole - Closed Session - January 13, 2026

The following resolution is presented to establish a Committee of the Whole - Closed Session Meeting on Tuesday, January 13, 2026:

MOVED BY: Councillor Michael Zussino

SECONDED BY: Councillor Trevor Giertuga

THAT a Committee of the Whole – Closed Session meeting be scheduled for Tuesday, January 13, 2025 at 5:00 p.m. in order to receive information pursuant to the Municipal Act (Section 239 (2)) relative to:

(i) a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization.

For (12): Mayor Ken Boshcoff, Councillor Rajni Agarwal, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Shelby Ch'ng, Councillor Kasey Etreni, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

Absent (1): Councillor Andrew Foulds

CARRIED (12 to 0)

Speaker Andrew Foulds resumed the chair.

13. Confirming By-law and Confirming By-law Resolution

13.1 By-law 352-2025 – Confirming By-law – December 2, 2025

A By-law to confirm the proceedings of a meeting of Council, this 2nd day of December 2025.

13.2 Confirming By-law Resolution

Confirming By-law Resolution - December 2, 2025 - City Council

MOVED BY: Councillor Greg Johnsen

SECONDED BY: Councillor Kristen Oliver

THAT the following By-law be introduced, read, dealt with individually, engrossed, signed by the Mayor and Clerk, sealed and numbered:

By-law 352-2025

1. A By-law to confirm the proceedings of a meeting of Council, this 2nd day of December, 2025.

For (13): Mayor Ken Boshcoff, Councillor Rajni Agarwal, Councillor Albert Aiello, Councillor Mark Bentz, Councillor Shelby Ch'ng, Councillor Kasey Etreni, Councillor Andrew Foulds, Councillor Trevor Giertuga, Councillor Brian Hamilton, Councillor Greg Johnsen, Councillor Kristen Oliver, Councillor Dominic Pasqualino, and Councillor Michael Zussino

CARRIED (13 to 0)

14. Adjournment

The meeting adjourned at 10:39 p.m.

Speaker

City Clerk