



**City Council Meeting
Additional Information**

**Tuesday, April 7, 2026, 6:30 p.m.
S.H. Blake Memorial Auditorium**

Pages

4. Consent Agenda

4.4 Growth Standing Committee Minutes

- *4.4.1 March 24, 2026 Growth Standing Committee Minutes**
Minutes of Growth Standing Committee, held on March 24, 2026, for information.

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6. Reports of Administration

6.4 Property Tax Accounts with 2024 Arrears

- *6.4.1 Report 37-2026 Property Tax Accounts with 2024 Arrears**
Confidential Memorandum from Chantal Harris, Manager - Billing & Collection Services, dated March 18, 2026.
(Distributed Separately to Members of Council, City Manager, City Solicitor, and Commissioner - Corporate Services & City Treasurer only)

6.6 Property Related Matter – 144 Fanshaw Street, 300 Tokio Street, 791 Arundel Street Land Sales

- *6.6.1 Report 62-2026 & 161-2026 Confidential Memorandum**
Confidential Memorandum from Mariah Maunula, Property Agent – Realty Services, dated March 30, 2026 relative to Property Related Matter – 144 Fanshaw Street, 300 Tokio Street, 791 Arundel Street Land Sales and Property Related Matter – 545 Algoma Street Land Sale. **(Distributed Separately to Members of Council, City Manager, City Solicitor and Commissioner - Growth only)**

8. New Business

- *8.1 Establishment of Special Committee of the Whole - Closed Session**
The following resolution will be presented for Council's consideration:

THAT a Committee of the Whole – Closed Session meeting be scheduled for Tuesday, April 21, 2026 at 5:00 p.m. in order to receive information pursuant to the Municipal Act (Section 239 (2)) relative to:

(d) labour relations or employee negotiations; and

(k) a position, plan, procedure, criteria, or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.



Growth Standing Committee Meeting Minutes

Tuesday, March 24, 2026, 4:30 p.m.

S.H. Blake Memorial Auditorium

Present: Mayor Ken Boshcoff
Councillor Rajni Agarwal
Councillor Kasey Etrene
Councillor Dominic Pasqualino

Officials: Jeff Walters, Deputy City Clerk
John Collin, City Manager
Cynthia Cline, Deputy City Solicitor
Keri Greaves, Commissioner - Corporate Services & City Treasurer
Kerri Marshall, Commissioner - Growth
Kelly Robertson, Commissioner - Community Services
Jamie Taylor, CEO - Thunder Bay Community Economic Development Commission
Joel DePeuter, Director, Development Services - Infrastructure & Operations
Yvonne Opoku, Council & Committee Clerk

1. Growth Standing Committee in the S.H. Blake Memorial Auditorium (Council Chambers) at 4:32 p.m.

Vice Chair: Councillor Kasey Etrene

2. Land Acknowledgement

Councillor Dominic Pasqualino provided a land acknowledgement.

3. Disclosures of Interest

4. Confirmation of Agenda

MOVED BY: Mayor Ken Boshcoff
SECONDED BY: Councillor Dominic Pasqualino

WITH RESPECT to the Tuesday, March 24, 2026 Growth Standing Committee meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

5. Presentations

5.1 Welcoming Community for Newcomers

Jamie Taylor, CEO, Thunder Bay Community Economic Development Commission (CEDC) and Kelly Robertson, Commissioner- Community Services, City of Thunder Bay, appeared before committee, provided a PowerPoint presentation, and responded to questions.

6. Minutes of Previous Meetings

Minutes of Growth Standing Committee, held on Tuesday, February 24, 2026, for information.

7. Reports of Administration

7.1 Property Related Matters - Land Sale - 545 Algoma Street North; Potential Land Sale - 144 Fanshaw Street, 300 Tokio Street and 791 Arundel Street

Confidential report 2026CLS.004 (Realty Services) was distributed separately to all Members of Council, City Manager, City Solicitor, Commissioner - Corporate Services & City Treasurer and Commissioner - Growth only on Friday, March 20, 2026.

Confidential report 2026CLS.010 (Realty Services) was distributed separately to all Members of Council, City Manager, City Solicitor, Commissioner- Corporate Services & City Treasurer and Commissioner - Growth only on Friday, March 20, 2026.

MOVED BY: Mayor Ken Boshcoff
SECONDED BY: Councillor Dominic Pasqualino

Resolution to Recess and Resolve Into Closed Session

THAT we resolve into Closed Session in order to receive information that is relative to confidential reports 2026CLS.004 and 2026CLS.010 (Realty Services) pursuant to the Municipal Act (Section 239 (2)):

(c) a proposed or pending acquisition or disposition of land by the municipality or local board;

(j) a trade secret or scientific, technical, commercial or financial information that belongs to the municipality or local board and has monetary value or potential monetary value;

(k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

CARRIED

Growth Standing Committee - Closed Session in the McNaughton Room at 5:10 p.m.

Present: Mayor Ken Boshcoff
Councillor Rajni Agarwal
Councillor Kasey Etreni
Councillor Dominic Pasqualino

Officials: Jeff Walters, Deputy City Clerk
John Collin, City Manager
Cynthia Cline, Deputy City Solicitor
Keri Greaves, Commissioner - Corporate Services & City Treasurer
Kerri Marshall, Commissioner - Growth
Joel DePeuter, Director- Development Services - Infrastructure & Operations
Mariah Maunula, Property Agent - Growth
Aaron Ward, Project Manager - Growth
Gillian Matson, Solicitor II

Guests: Councillor Brian Hamilton
Councillor Shelby Ch'ng

7.1.1 Growth Standing Committee - Closed Session

Vice Chair: Councillor Kasey Etreni

7.1.2 Disclosures of Interest

7.1.3 Reports of Municipal Officers

Property Related Matter - Land Sale - 545 Algoma Street North

Confidential Report 2026CLS.004 (Realty Services) was distributed separately to all Members of Council, City Manager, City Solicitor, Commissioner-Corporate Services & City Treasurer and Commissioner - Growth only on Friday, March 20, 2026.

Mariah Maunula, Property Agent, provided an overview and responded to questions.

Joel DePeuter, Director - Development Services and Aaron Ward, Project Manager, provided an overview and responded to questions.

It was the consensus of Committee that the Closed Session portion of the meeting recess and then reconvene following an amendment to establish the Closed Session meeting.

Growth Standing Committee - Open Session in the McNaughton Room at 5:18 p.m.

Present: Mayor Ken Boshcoff
Councillor Rajni Agarwal
Councillor Kasey Etreni
Councillor Dominic Pasqualino

Officials: Jeff Walters, Deputy City Clerk
John Collin, City Manager
Cynthia Cline, Deputy City Solicitor
Keri Greaves, Commissioner - Corporate Services & City Treasurer
Kerri Marshall, Commissioner - Growth
Joel DePeuter, Director - Development Services - Infrastructure & Operations
Mariah Maunula, Property Agent - Growth
Aaron Ward, Project Manager - Growth
Gillian Matson, Solicitor II

Guests: Councillor Brian Hamilton
Councillor Shelby Ch'ng

7.1.4 Growth Standing Committee - Open Session

Vice Chair: Kasey Etreani

7.1.5 Establishment of Growth Standing Committee - Closed Session

At the March 24, 2026 Growth Standing Committee meeting, the following resolution was presented to establish the Growth Standing Committee Closed Session Meeting:

MOVED BY: Mayor Ken Boshcoff
SECONDED BY: Councillor Dominic Pasqualino

THAT a Growth Standing Committee - Closed Session meeting be scheduled for Tuesday, March 24, 2026 at 4:30 p.m. in order to receive information pursuant to the Municipal Act (Section 239 (2)) relative to:

- (c) a proposed or pending acquisition or disposition of land by the municipality or local board;
- (j) a trade secret or scientific, technical, commercial or financial information that belongs to the municipality or local board and has monetary value or potential monetary value; and
- (k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

7.1.5.1 Amendment - Establishment of Growth Standing Committee - Closed Session

The following resolution is presented to amend the purpose of the March 24, 2026 Growth Standing Committee - Closed Session meeting:

MOVED BY: Mayor Ken Boshcoff
SECONDED BY: Councillor Dominic Pasqualino

WITH RESPECT to the resolution to establish the Tuesday, March 24, 2026 Growth Standing Committee - Closed Session, we recommend that the following reason be added:

- (f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED

7.1.5.2 Amended - Establishment of Growth Standing Committee - Closed Session

MOVED BY: Mayor Ken Boshcoff
SECONDED BY: Councillor Dominic Pasqualino

THAT the Growth Standing Committee - Closed Session meeting be scheduled for Tuesday, March 24, 2026 at 4:30p.m. in order to receive information pursuant to the Municipal Act (Section 239 (2)) relative to:

- (c) a proposed or pending acquisition or disposition of land by the municipality or local board;
- (f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- (j) a trade secret or scientific, technical, commercial or financial information that belongs to the municipality or local board and has monetary value or potential monetary value;
- (k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

CARRIED

Committee reconvened Closed Session to continue with the business at hand.

Growth Standing Committee - Closed Session in the McNaughton Room at 5:18 p.m.

Present: Mayor Ken Boshcoff
Councillor Rajni Agarwal
Councillor Kasey Etrene
Councillor Dominic Pasqualino

Officials: Jeff Walters, Deputy City Clerk
John Collin, City Manager
Cynthia Cline, Deputy City Solicitor
Keri Greaves, Commissioner - Corporate Services & City Treasurer
Kerri Marshall, Commissioner - Growth

Joel DePeuter, Director, Development Services - Infrastructure
& Operations
Mariah Maunula, Property Agent - Growth
Aaron Ward, Project Manager - Growth
Gillian Matson, Solicitor II

Guests: Councillor Brian Hamilton
Councillor Shelby Ch'ng

7.1.6 Growth Standing Committee - Closed Session

Vice Chair: Councillor Kasey Etrene

7.1.7 Reports of Municipal Officers

7.1.7.1 Property Related Matter - Land Sale - 545 Algoma Street North

Cynthia Cline - Deputy City Solicitor, responded to questions.

It was the consensus of the Committee to proceed as directed.

7.1.7.2 Property Related Matter - Potential Land Sale - 144 Fanshaw Street, 300 Tokio Street and 791 Arundel Street.

Confidential report 2026CLS.010 (Realty Services) was distributed separately to all Members of Council, City Manager, City Solicitor, Commissioner - Corporate Services & City Treasurer and Commissioner - Growth only on Friday, March 20, 2026.

Joel DePeuter, Director- Development Services and Mariah Maunula, Property Agent provided an overview and responded to questions.

It was the consensus of the Committee to proceed as directed.

At 6:21 p.m. the Closed Session concluded.

Growth Standing Committee - Open Session in the S.H. Blake Memorial Auditorium (Council Chambers) at 6:21p.m.

Present: Mayor Ken Boshcoff
Councillor Rajni Agarwal
Councillor Kasey Etreni
Councillor Dominic Pasqualino

Officials: Jeff Walters, Deputy City Clerk
John Collin, City Manager
Cynthia Olsen, Director - Strategy & Engagement
Yvonne Opoku, Council & Committee Clerk

7.2 Growth Standing Committee - Open Session

Vice Chair: Councillor Kasey Etreni

The Deputy City Clerk advised that there were no further items.

8. Adjournment

The meeting adjourned at 6:23 p.m.