



City Council Meeting Minutes

Monday, July 21, 2025, 8:36 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:

- Dana Earle, Manager-Legislative Services & Deputy City Clerk
- Jeff Walters, Manager-Legislative Services & Deputy City Clerk
- John Collin, City Manager
- Patty Robinet, City Solicitor
- Kayla Dixon, Commissioner - Infrastructure & Operations
- Keri Greaves, Commissioner - Corporate Services & City Treasurer
- Joel DePeuter, Acting Commissioner - Growth
- Kelly Robertson, Commissioner - Community Services
- Cynthia Olsen, Director - Strategy & Engagement
- Rilee Willianen, Specialist – Drug Strategy
- Katie Piché, Council & Committee Clerk

1. City Council

Chair: Acting Mayor Greg Johnsen

2. Opening Ceremonies

One Minute of Silence.

3. Appointment of Acting Mayor

It is required to appoint an Acting Mayor to preside over the July 21, 2025 City Council meeting, as per Section 242 of the Municipal Act, 2001 and By-law 315-2023-A By-law respecting the appointment of Acting Mayors. As such, please see the following recommendation from Manager-Legislative Services & Deputy City Clerk Dana Earle:

MOVED BY: Councillor Michael Zussino

SECONDED BY: Councillor Shelby Ch'ng

WITH RESPECT to the Appointment of Acting Mayor for July 21, 2025 City Council meeting, we recommend that Councillor Greg Johnsen be appointed to preside over the meeting as Acting Mayor as per Section 242 of the Municipal Act;

AND THAT the Confirming By-law for the July 21, 2025 City Council meeting be the authorizing by-law which provides signing authority for any associated documentation including but not limited to by-laws.

CARRIED

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 Michael Zussino

SECONDED BY: Councillor Andrew Foulds

WITH RESPECT to the July 21, 2025 City Council meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

6. Minutes of Previous Meetings

6.1 City Council Minutes

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

1. The Thunder Bay City Council held on July 15, 2025 was distributed separately on Friday, July 18, 2025.

MOVED BY: Councillor Brian Hamilton

SECONDED BY: Councillor Albert Aiello

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

1. The Thunder Bay City Council meeting held on July 15, 2025.

CARRIED

7. Reports of Committees, Boards, and Outside Agencies

7.1 Committee of the Whole Minutes

The Minutes of the following Committee of the Whole meeting, to be adopted:

1. July 14, 2025 Committee of the Whole was distributed separately on Friday, July 18, 2025.

MOVED BY: Councillor Albert Aiello

SECONDED BY: Councillor Kasey Etreni

THAT the Minutes of the following Committee of the Whole meeting, be adopted:

1. July 14, 2025 Committee of the Whole.

It was requested the that following resolution be voted on separately:

7.1.2 Report Back - Temporary Shelter Village Initiative - Alternate Locations

MOVED BY: Councillor Kristen Oliver

SECONDED BY: Councillor Greg Johnsen

WITH RESPECT to Report 239-2025, we recommend that 114 Miles Street East be approved as the site for the Temporary Shelter Village Initiative;

AND THAT the Director, Strategy & Engagement have delegated authority to make decisions regarding operationalizing the Temporary Shelter Village Initiative;

AND THAT the Director, Strategy & Engagement be authorized to execute documents for the Temporary Shelter Village Initiative for the duration of the project, on terms satisfactory to the City Solicitor and City Manager;

AND THAT the municipally owned property at 142 Simpson Street and immediately adjacent property be excluded in the future identification process for recognized encampment locations;

AND THAT the Miles Street and Simpson Street be added to the Eye on the Street program's Code of Practice, pending a public consultation process;

AND THAT a recurring financial contribution, reviewed annually, of \$125,000 be included in the 2026 Fort William Business Improvement Association (BIA) Budget to support their revitalization efforts and address concerns related to security and cleanliness;

AND THAT Appropriation Change Order 07-2025 be approved;

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

Amendment - Report 239-2025 - Temporary Shelter Village Initiative

Memorandum from Mayor Ken Boshcoff, dated July 17, 2025, containing an amendment relative to Report 239-2025 was distributed separately on Friday, July 18, 2025.

A recorded vote was requested on the following resolution, the results of which are as follows:

YEA	NAY
	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

MOVED BY: Mayor Ken Boshcoff
 SECONDED BY: Councillor Shelby Ch'ng

WITH RESPECT to the Memorandum from Mayor Ken Boshcoff dated July 17, 2025 and Report 239-2025, we recommend the following paragraphs be added after paragraph 1;

"AND THAT Administration provide an update on the temporary village and its associated operation on or before the end of Q2 2027;

AND THAT following the report back in 2027, Council may provide alternate direction relating to the continuation of the temporary village;"

LOST

Report Back - Temporary Shelter Village Initiative - Alternate Locations

A recorded vote was requested on the following resolution, the results of which are as follows:

YEA	NAY
	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

MOVED BY: Councillor Kristen Oliver

SECONDED BY: Councillor Greg Johnsen

WITH RESPECT to Report 239-2025, we recommend that 114 Miles Street East be approved as the site for the Temporary Shelter Village Initiative;

AND THAT the Director, Strategy & Engagement have delegated authority to make decisions regarding operationalizing the Temporary Shelter Village Initiative;

AND THAT the Director, Strategy & Engagement be authorized to execute documents for the Temporary Shelter Village Initiative for the duration of the project, on terms satisfactory to the City Solicitor and City Manager;

AND THAT the municipally owned property at 142 Simpson Street and immediately adjacent property be excluded in the future identification process for recognized encampment locations;

AND THAT the Miles Street and Simpson Street be added to the Eye on the Street program's Code of Practice, pending a public consultation process;

AND THAT a recurring financial contribution, reviewed annually, of \$125,000 be included in the 2026 Fort William Business Improvement Association (BIA) Budget to support their revitalization efforts and address concerns related to security and cleanliness;

AND THAT Appropriation Change Order 07-2025 be approved;

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

LOST

Recess

At 9:49 p.m. a recess was requested.

MOVED BY: Councillor Dominic Pasqualino

SECONDED BY: Councillor Michael Zussino

THAT City Council recess to allow Administration to review potential options for City Council's consideration relating to the Temporary Shelter Village Initiative - Hillyard Property.

CARRIED

Alternate Resolution - Temporary Shelter Village Initiative - Hillyard Property

City Council reconvened at 10:04 p.m.

A recorded vote was requested on the following resolution, the results of which are as follows:

YEA	NAY
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 Zussinno	

MOVED BY: Councillor Mark Bentz
 SECONDED BY: Councillor Rajni Agarwal

WITH RESPECT to Report 239-2025-Growth-Strategy & Engagement, we direct that the Hillyard Site, next to 8th Avenue, be approved as the site for the Temporary Shelter Village Initiative;

AND THAT the Director, Strategy & Engagement, have delegated authority to make decisions regarding operationalizing the Temporary Shelter Village Initiative;

AND THAT the Director, Strategy & Engagement be authorized to execute all necessary documentation for the Temporary Shelter Village Initiative at the Hillyard Site for the duration of the project, on terms satisfactory to the City Manager and City Solicitor;

AND THAT Administration be authorized to return to Council should they determine a significant barrier to proceeding at the Hillyard site;

AND THAT the Appropriation change order 7-2025 be approved;

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

CARRIED

Committee of the Whole Minutes

MOVED BY: Councillor Albert Aiello

SECONDED BY: Councillor Kasey Etrene

THAT the Minutes of the following Committee of the Whole meeting, be adopted:

1. July 14, 2025 Committee of the Whole.

CARRIED

8. Ratifying Resolution

MOVED BY: Councillor Michael Zussino

SECONDED BY: Councillor Kasey Etrene

THAT the following resolution be introduced, read, dealt with individually:

1. Board Appointments - Waterfront District BIA
2. Board Appointment - Tbaytel Board of Directors

CARRIED

9. By-laws and By-law Resolution

9.1 By-law 240-2025 – Subdivision Agreement – Di Gregorio Developments Inc. (Parkdale Subdivision Stage 8)

A By-law to authorize the execution of a Subdivision Agreement between The Corporation of the City of Thunder Bay and Di Gregorio Developments Inc.

9.2 By-law Resolution

By-law Resolution - July 21, 2025 - City Council

MOVED BY: Councillor Albert Aiello

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 Number: 240- 2025

1. A By-law to authorize the execution of a Subdivision Agreement between The Corporation of the City of Thunder Bay and DiGregorio Developments Inc.

CARRIED

10. Confirming By-law and Confirming By-law Resolution

10.1 Confirming By-law 229-2025 – July 21, 2025

A By-law to confirm the proceedings of a meeting of Council, this 21st day of July 2025.

10.2 Confirming By-law Resolution

Confirming By-law Resolution - July 21, 2025 - City Council

MOVED BY: Councillor Dominic Pasqualino

SECONDED BY: Councillor Trevor Giertuga

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

By-law Number: 229-2025

1. A By-law to confirm the proceedings of a meeting of Council, this 21st day of July, 2025.

CARRIED

11. Adjournment

The meeting adjourned at 10:57 p.m.

Acting Mayor

Deputy City Clerk