



**THE DISTRICT OF THUNDER BAY
SOCIAL SERVICES ADMINISTRATION BOARD**

BOARD MINUTES

**MINUTES OF BOARD (CLOSED SESSION) MEETING NO. 14/2025
OF**

THE DISTRICT OF THUNDER BAY SOCIAL SERVICES ADMINISTRATION BOARD

DATE OF MEETING: September 18, 2025

TIME OF MEETING: 10:11 a.m.

LOCATION OF MEETING: Microsoft Teams &
3rd Floor Boardroom
TBDSSAB Headquarters
231 May Street South
Thunder Bay, ON

CHAIR: Brian Hamilton

PRESENT:

Albert Aiello
Ken Boshcoff
Anne Marie Bourgeault
Gordon Cuthbertson
Chris Eby
Kasey Etreni
Brian Hamilton
Elaine Mannisto
Jim Moffat
Dominic Pasqualino
Jim Vezina

OFFICIALS:

Ken Ranta, Chief Executive Officer
Richard Jagielowicz, Director, Corporate Services Division
Crystal Simeoni, Director, Integrated Social Services Division
Shari Mackenzie, Manager, Human Resources
Dianne Lampi, Manager, Housing Operations
Aaron Park, Manager, Housing & Homelessness Programs
Marty Read, Manager, Infrastructure & Asset Management
Bindiya Patel, Communications Assistant
Glenda Flank, Recording Secretary

REGRETS:

Meghan Chomut
Greg Johnsen
Kathleen Lynch

GUESTS:

Note: For the purposes of the Minutes references to TBDSSAB or the Board refers to The District of Thunder Bay Social Services Administration Board of Directors as relevant to specific agenda items; references to TBDHC or the Board refers to the Directors of Thunder Bay District Housing Corporation as relevant to specific agenda item. References to CEO refer jointly to the Chief Executive Officer of TBDSSAB and Senior Administrator of TBDHC.

BOARD MEETING

DISCLOSURES OF INTEREST

None

REPORTS OF ADMINISTRATION

2026 TBDSSAB Market Rent Report

Memorandum from Dianne Lampi, Manager, Housing Operations, (Integrated Social Services Division) dated August 29, 2025, was presented to the Board providing confidential information to Report No. 2025-24.

Crystal Simeoni, Director, Integrated Social Services provided a brief overview and responded to questions.

Ken Ranta, CEO, provided clarification and responded to questions.

At 10:17 a.m. Marty Read, Manager, Infrastructure & Asset Management, joined the meeting.

Nipigon Direct-Owned Housing Property Options

Memorandum from Richard Jagielowicz, Director, Corporate Services Division, dated September 2, 2025, was presented to the Board providing confidential information to Report No. 2025-25 and Administration's recommended action plan for the vacant direct-owned Nipigon housing properties.

Ken Ranta, CEO provided an overview on the confidential portion of Administration's recommendation for the property and responded to questions.

Richard Jagielowicz, Director, Corporate Services provided further information and responded to questions.

At 10:28 a.m. Dianne Lampi, Manager, Housing Operations and Marty Read, Manager, Infrastructure & Asset Management left the meeting and Aaron Park, Manager, Housing & Homelessness Programs, joined the meeting.

COCHI – OPHI Capital Projects

Memorandum from Aaron Park, Manager, Housing & Homelessness Programs, (Integrated Social Services Division) dated August 29, 2025, was presented to the Board providing the Board with confidential information regarding the proposed Capital projects referenced in Report No. 2025-26.

ADJOURNMENT

Resolution No. 25/CS07

Moved by: Gordon Cuthbertson
Seconded by: Dominic Pasqualino

THAT the Board (Closed Session) Meeting No. 14/2025 of The District of Thunder Bay Social Services Administration Board, held on September 18, 2025, be adjourned at 10:29 a.m., to reconvene in Regular Session to consider the remaining agenda items.

CARRIED

Chair

A handwritten signature in blue ink, consisting of a large, stylized 'P' followed by a horizontal line and a diagonal stroke.

Chief Executive Officer

A handwritten signature in blue ink, featuring a large, circular loop followed by a horizontal line and a diagonal stroke.