



Committee of the Whole Meeting Minutes

Monday, March 17, 2025, 5:00 p.m.

McNaughton Room

Present:

- Mayor Ken Boshcoff
- Councillor Rajni Agarwal
- Councillor Mark Bentz
- 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
- Patty Robinet, City Solicitor

1. Special Committee of the Whole - Open Session in the McNaughton Room at 5:30 p.m.

1.1 Establishment of Committee of the Whole - Closed Session

At the March 10, 2025 Committee of the Whole meeting, the following resolution was presented to establish the March 17, 2025 Committee of the Whole - Closed Session Meeting:

MOVED BY: Councillor Michael Zussino
SECONDED BY: Councillor Greg Johnsen

THAT a Committee of the Whole Closed Session meeting be scheduled for Monday, March 17, 2025, 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;
- (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.

Amendment - Establishment of Committee of the Whole - Closed Session

The following resolution was presented to amend the purpose of the March 17, 2025 Committee of the Whole - Closed Session meeting:

MOVED BY: Councillor Dominic Pasqualino

SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to the resolution to establish the Monday, March 17, 2025 Committee of the Whole – Closed Session, we recommend that the following reasons be added:

- (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;

AND THAT the following reason be removed:

- (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 THAT the meeting start time be changed to 5:30 p.m.

CARRIED

Amended - Establishment of Committee of the Whole - Closed Session

MOVED BY: Councillor Michael Zussino

SECONDED BY: Councillor Dominic Pasqualino

THAT a Committee of the Whole Closed Session meeting be scheduled for Monday, March 17, 2025, 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;

(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;

(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

2. Closed Session in the McNaughton Room at 5:31 p.m.

Present: Mayor Ken Boshcoff
Councillor Rajni Agarwal
Councillor Mark Bentz
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
Patty Robinet, City Solicitor

3. Disclosures of Interest

4. Reports of Municipal Officers

4.1 Property Related Matter - 119 Simpson Street

Commissioner - Corporate Services Keri Greaves, Commissioner - Growth Kerri Marshall and Manager - Realty Services Deanna Walker entered the meeting room.

Report 2025CLS.015 (Realty Services) was distributed to Members of Council, City Manager, City Solicitor, Commissioner – Growth and Commissioner – Corporate Services only on Thursday, March 13, 2025.

Manager - Realty Services Deanna Walker provided an overview and responded to questions.

City Manager John Collin and Director - Development Services Joel DePeuter responded to questions.

It was consensus of Committee that Administration proceed as directed.

The City Clerk advised that the resolution will be presented to Committee of the Whole to be held later in the evening.

4.2 Property Related Matter - Science North

Commissioner - Infrastructure & Operations Kayla Dixon and Manager - Parks & Open Spaces Cory Halvorsen entered the meeting room.

Confidential Memorandum from Director - Development Services Joel DePeuter, dated March 5, 2025 was distributed to Members of Council, City Manager, City Solicitor, Commissioner – Growth, Commissioner – Infrastructure & Operations, Commissioner – Corporate Services and Commissioner – Community Services only on Thursday, March 13, 2025.

Commissioner - Growth Kerri Marshall provided an overview and responded to questions.

Director - Development Services Joel DePeuter provided a reference document for information and responded to questions.

City Manager John Collin responded to questions.

It was consensus of Committee that Administration proceed as directed.

The City Clerk advised that the resolution will be presented to Committee of the Whole to be held later in the evening.

4.3 Property Related Matter - Lease Negotiations

Confidential Memorandum from Director - Development Services Joel DePeuter, dated March 5, 2025, for information was distributed to Members of Council, City Manager, City Solicitor, Commissioner – Growth, Commissioner – Infrastructure & Operations and Commissioner – Corporate Services only on Thursday, March 13, 2025.

Director - Development Services Joel DePeuter provided an overview and responded to questions.

City Manager John Collin and City Solicitor Patty Robinet responded to questions.

5. Open Session (Planning Services/Growth) in the S.H. Blake Memorial Auditorium at 6:49 p.m.

Chair: Councillor Andrew Foulds

Present:

- Mayor Ken Boshcoff
- Councillor Rajni Agarwal
- 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
- Patty Robinet, City Solicitor
- Kayla Dixon, Commissioner - Infrastructure & Operations
- Keri Greaves, Commissioner - Corporate Services & City Treasurer
- Kerri Marshall, Commissioner - Growth
- Kelly Robertson, Commissioner - Community Services
- Paul Pepe, Manager – Tourism
- Summer Stevenson, Project Manager – Development Services
- Katie Piché, Council & Committee Clerk

6. Disclosures of Interest

7. Confirmation of Agenda

MOVED BY: Councillor Michael Zussino

SECONDED BY: Councillor Dominic Pasqualino

WITH RESPECT to the March 17, 2025 Committee of the Whole meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

8. Presentations

8.1 Tourism Development Fund - Tourism Thunder Bay

Memorandum from City Manager John Collin, dated February 5, 2025 requesting that Manager of Tourism Paul Pepe provide a presentation relative to Thunder Bay's Tourism Development Fund, 2024 year-end review and 2025 strategic priorities.

Manager - Tourism Paul Pepe and CEO - Community Economic Development Commission Jamie Taylor provided a PowerPoint presentation and responded to questions.

9. Items Arising from Closed Session

9.1 Property Related Matter - 119 Simpson Street

Report 2025CLS.015 (Growth, Development Services - Realty Services) was previously presented at Committee of the Whole - Closed Session held earlier in the evening.

MOVED BY: Mayor Ken Boshcoff

SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to Report 2025CLS.015 (Growth, Development Services - Realty Services), we recommend that the City acquire the lands legally described as Part Old School Site, Plan W-54, being Part 2 on Reference Plan 55R9408; Thunder Bay and municipally known as 119 Simpson Street, Thunder Bay, Ontario for the sum of \$250,000.00 (the "Purchase Price");

AND THAT the Purchase Price be funded from the Land Development Account;

AND THAT the Director – Development Services be authorized to execute any and all documentation required to finalize the transaction, in form and content satisfactory to the Manager – Realty Services;

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

CARRIED

9.2 Property Related Matter - Science North

Confidential Memorandum from Director – Development Services Joel DePeuter, dated March 5, 2025 was previously presented at Committee of the Whole - Closed Session held earlier in the evening.

MOVED BY: Councillor Kristen Oliver

SECONDED BY: Councillor Trevor Giertuga

WITH RESPECT to the Confidential Memorandum from Joel DePeuter, Director – Development Services dated March 5, 2025, we recommend that a letter be provided to Science North in support of Science North constructing a new Science Centre within the Phase 2 lands of the Prince Arthur's Landing (PAL) Development;

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

CARRIED

10. Reports of Committees, Boards and Outside Agencies

10.1 Committee of Adjustment Minutes

Minutes of Meeting 01-2025 of Committee of the Adjustment, held on January 29, 2025, for information.

10.2 Community Economic Development Commission Minutes

Minutes of Meeting 01-2025 of the Community Economic Development Commission Board of Directors, held on January 22, 2025, for information.

10.3 Community Safety & Well-Being Advisory Committee Minutes

Minutes of Meeting 01-2024 of the Community Safety & Well-Being Advisory Committee held February 28, 2024, for information.

10.4 Lakehead Region Conservation Authority Minutes

Minutes of Meeting 01-2025 of the Lakehead Region Conservation Authority held on January 29, 2025, for information.

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

Minutes of Meeting 01-2025 of the Mayor's Taskforce on Building More Homes Advisory Committee held on January 29, 2025, for information.

11. Reports of Municipal Officers

11.1 Housing Accelerator Fund Annual Report

Report 87-2025-Growth-Development Services providing and overview of the first Annual Report of Thunder Bay's Housing Accelerator Fund Program submitted to the Canada Mortgage and Housing Corporation on March 7, 2025, for information.

Memorandum from Project Manager Summer Stevenson, dated February 27, 2025 requesting to provide a presentation on the Housing Accelerator Fund Annual Report.

Project Manager Summer Stevenson provided a PowerPoint presentation and responded to questions.

11.2 Appointment of Weed Inspectors

Report 91-2025-Corporate Services-Licensing & Enforcement recommending that the proposed By-law 092-2025, a by-law to appoint Weed Inspectors, be approved as outlined in this report.

MOVED BY: Councillor Kristen Oliver

SECONDED BY: Councillor Greg Johnsen

WITH RESPECT to Report 091-2025-Corporate Services-Licensing & Enforcement, we recommend that the proposed By-law 092-2025, a by-law to appoint Weed Inspectors, be approved as outlined in this report;

AND THAT the Manager – Licensing & Enforcement be authorized to prepare by-laws from time to time for presentation to City Council, to appoint new Weed Inspectors and delete the appointments of inactive officers as required;

AND THAT by-law 092-2025 be presented to City Council for ratification at the March 24, 2025 meeting.

CARRIED

12. Petitions and Communications

12.1 2025 User Fees - Schedule U - Thunder Bay Fire Rescue

Memorandum from Manager - Budgets & Financial Planning Tom Kane, dated March 7, 2025 recommending that the user fees be approved as provided in Schedule U – Infrastructure & Operations Department – Thunder Bay Fire Rescue.

MOVED BY: Councillor Greg Johnsen

SECONDED BY: Mayor Ken Boshcoff

WITH RESPECT to the Memorandum from Tom Kane, Manager – Budgets & Financial Planning, dated March 7, 2025, we recommend that the user fees be approved as provided in Schedule U – Infrastructure & Operations Department – Thunder Bay Fire Rescue;

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

CARRIED

13. Outstanding Items

13.1 Outstanding Items List as of March 4, 2025 for Planning/Growth

Memorandum from Director - Legislative Services & City Clerk Krista Power, dated March 4, 2025, for information.

14. New Business

14.1 Establishment of Committee of the Whole - Closed Session - Monday, March 24, 2025

The following resolution was presented to establish Committee of the Whole - Closed Session Meeting on March 24, 2025:

MOVED BY: Councillor Brian Hamilton

SECONDED BY: Councillor Michael Zussino

THAT a Committee of the Whole – Closed Session meeting be scheduled for Monday, March 24, 2025 at 4:30 p.m. in order to receive information pursuant to the Municipal Act (Section 239 (2)) relative to:

(b) personal matters about an identifiable individual, including municipal or local board employees;

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

(d) labour relations or employee negotiations;

(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;

(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; or

(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

15. Adjournment

The meeting adjourned at 8:53 p.m.