



Committee of the Whole Meeting Minutes

Monday, May 26, 2025

Committee of the Whole – Closed Session in the McNaughton Room at 5:30 p.m.

Present:

- 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
- Kerri Marshall, Acting City Manager
- Patty Robinet, City Solicitor
- Dawne Latta, Deputy City Solicitor
- Ashley Eager, Law Clerk & Litigation Support Specialist

1. Committee of the Whole - Closed Session

Chair: Councillor Andrew Foulds

1.1 Disclosures of Interest

1.2 Reports of Municipal Officers

1.2.1 Litigation Status Report

2025CLS.021 (Legal Services) was distributed separately to Members of Council, City Manager, City Solicitor and Commissioner - Growth only.

Deputy City Solicitor Dawne Latta provided an overview and responded to questions.

Acting City Manager Kerri Marshall responded to questions.

City Solicitor Patty Robinet responded to questions.

Committee of the Whole – Open Session in the S. H. Blake Auditorium at 6:43 p.m.

Present

- Councillor Rajni Agarwal
- 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
- Councillor Michael Zussino

Officials:

- Dana Earle, Manager – Legislative Services & Deputy City Clerk
- Kerri Marshall, Acting City Manager
- Patty Robinet, City Solicitor
- Keri Greaves, Commissioner - Corporate Services & City Treasurer
- Kelly Robertson, Commissioner - Community Services
- Matt Miedema, Acting Commissioner - Infrastructure & Operations
- Kelvin Jankowski, Manager – Capital Facilities Construction
- Gordon Stover, Committee & Meeting Management System Coordinator

2. Open Session (Administrative Services)

Chair: Councillor Mark Bentz

3. Disclosures of Interest

4. Confirmation of Agenda

MOVED BY: Councillor Andrew Foulds

SECONDED BY: Councillor Kristen Oliver

WITH RESPECT to the May 26, 2025 Committee of the Whole meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

5. Deputation

5.1 Sign Variance Application - Hyatt House Hotel

Correspondence received from Sean Connelly, Connelly Signs and Services Lmt. on May 13, 2025 requesting to provide a deputation.

Memorandum from Keri Greaves, Commissioner - Corporate Services & City Treasurer, dated May 13, 2025, containing a recommendation from Administration in support of the variance application from Connelly Signs and Service Ltd., on behalf of Hyatt House Hotel, for oversized wall signs at 1171-1191 Oliver Road.

Ronda Mostowy, Connelly Signs and Services Ltd. appeared before Committee, provided a PowerPoint presentation.

MOVED BY: Councillor Trevor Giertuga

SECONDED BY: Councillor Kasey Etreni

WITH RESPECT to the Memorandum from Keri Greaves, Commissioner – Corporate Services & City Treasurer dated May 13, 2025, we recommend that the variance application from Connelly Signs and Service Ltd., on behalf of Hyatt House Hotel, for oversized wall signs at 1171-1191 Oliver Road be approved;

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

CARRIED

6. Reports of Committees, Boards and Outside Agencies

6.1 Council Composition Review Committee

Minutes of Meeting 01-2025 of the Council Composition Review Committee, held on January 7, 2025, for information.

6.2 Accessibility Advisory Committee

Minutes of Meeting 02-2025 of the Accessibility Advisory Committee, held on April 9, 2025, for information.

6.3 Inter-Governmental Affairs Committee

Minutes of Meeting 04-2025 of the Inter-Governmental Affairs Committee, held on April 9, 2025, for information.

7. Reports of Municipal Officers

7.1 2025 Operating Budget Q1 Financial Status Update

Report 164-2025 - Corporate Services - Finance providing a year-to-date update of revenues and expenditures of the City's financial position, for information only.

7.2 RFP Award - Indoor Sports Turf Facility

Report 168-2025 Infrastructure & Operations - Engineering recommending that the Request for Proposal 2024-71, Design Build Team for new Indoor Sports Turf Facility, be awarded to Finn Way General Contractor Inc. up to the amount of \$36,056,040, inclusive of all taxes and a contingency allowance.

Memorandum from Kelvin Jankowski, Manager - Capital Facilities Construction, dated May 12, 2025 requesting to provide a presentation.

Memorandum from Kelvin Jankowski, Manager - Capital Facilities Construction, dated May 26, 2025 advising that Administration will be providing the overview of the Turf Facility design concept was distributed separately on Monday, May 26, 2025.

Kelvin Jankowski, Manager - Capital Facilities Construction appeared before Committee, provided a PowerPoint presentation and responded to questions.

MOVED BY: Councillor Trevor Giertuga
SECONDED BY: Councillor Kasey Etreni

WITH RESPECT to Report 168-2025-Infrastructure & Operations-Engineering, we recommend that Request for Proposal 2024-71, Design Build Team for new Indoor Sports Turf Facility, be awarded to Finn Way General Contractor Inc. up to the amount of \$36,056,040, inclusive of all taxes and a contingency allowance;

AND THAT Stantec Architecture continue to be retained as needed for technical assistance during the course of the project, to a maximum of \$200,000, inclusive of all taxes;

AND THAT \$4.5 million, representing the amount of the special dividend declared by Tbaytel, be transferred from the Renew Thunder Bay Reserve Fund to the Indoor Turf Facility Reserve Fund to support construction of the new Indoor Sports Turf Facility;

AND THAT the City Manager and City Treasurer be authorized to approve all appropriations necessary to accept additional external financing towards construction of the new Indoor Sports Turf Facility, to fully exhaust the Indoor Turf Facility Reserve Fund, and to minimize the Special Debenture;

AND THAT the maximum Special Debenture financing be reduced from \$20,900,000 to \$3,300,000 and the duration of the Special Debenture be reduced from 25 years to 10 years;

AND THAT Administration be authorized to enter into an agreement with the non-profit entity formed by Turf Facility user groups that will set out the parameters around how this group will undertake its community fundraising campaign;

AND THAT the Commissioner of Community Services be authorized to execute the fundraising agreement;

AND THAT the Multi-Use Indoor Sports Facility Special Purpose Committee be dissolved;

AND THAT the Commissioner of Infrastructure and Operations report circumstances to City Council should overages in the contract value occur above the recommended funding strategy;

AND THAT the Mayor and Clerk be authorize to sign all documentation related to this matter;

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

CARRIED

7.3 External Funding for Various Capital Works

Report 187-2025 Infrastructure & Operations - Central Support recommending approval of the receipt and expenditure of funding from external sources including Tree Chipping Revenue from Resolute, Scrap Metal Funds, Canada Community Building Fund and The Friends of Chippewa Park as outlined in this Report.

Attachment A - Appropriation #26 - Report 187-2025 - Infrastructure & Operations - Central Support was distributed separately on Thursday, May 22, 2025.

MOVED BY: Councillor Dominic Pasqualino

SECONDED BY: Councillor Andrew Foulds

WITH RESPECT to Report 187-2025 - Infrastructure and Operations – Central Support, we recommend approval of the receipt and expenditure of funding from external sources including Tree Chipping Revenue from Resolute, Scrap Metal Funds, Canada Community Building Fund and The Friends of Chippewa Park as outlined in this Report;

AND THAT Appropriation No. 26-2025 be approved;

AND THAT the Commissioner Infrastructure and Operations be authorized to sign any necessary documents relative to receipt of funding from the above noted funding sources;

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

CARRIED

8. Petitions and Communications

8.1 Appointment to Association of Municipalities of Ontario (AMO) Board of Directors

Memorandum from Councillor Kristen Oliver, dated May 8, 2025 containing a recommendation requesting City Council support for her appointment to the position of Director, Northern Caucus (Northwestern) on the Association of Municipalities of Ontario (AMO) Board of Directors for the 2024-2026 term.

MOVED BY: Councillor Andrew Foulds
SECONDED BY: Councillor Michael Zussino

WITH RESPECT to the Memorandum from Councillor Kristen Oliver, dated May 8, 2025, we recommend the appointment of Councillor Kristen Oliver to the position of Director, Northern Caucus (Northwestern) on the Association of Municipalities of Ontario (AMO) Board of Directors for the 2024-2026 term;

AND THAT a copy of the resolution be provided to the AMO Board of Directors;

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

CARRIED

8.2 Thunder Bay Public Library – County Park Branch Lease Renewal

Memorandum from Keri Greaves, Commissioner - Corporate Services & City Treasurer dated May 15, 2025, containing a recommendation relative to the Thunder Bay Public Library lease agreement with County Fair Mall Shopping Centre was distributed separately on Thursday, May 22, 2025.

Correspondence received from Dr. Richard Togman, CEO - Thunder Bay Public Library on May 13, 2025 requesting to provide a deputation was distributed Separately on Thursday, May 22, 2025.

Confidential Memorandum from Cynthia Cline, Deputy City Solicitor dated May 21, 2025 providing additional information was distributed to Members of Council, City Manager, City Solicitor, Commissioner - Growth and Commissioner - Corporate Services & City Treasurer only on Thursday, May 22, 2025.

Dr. Richard Togman, CEO - Thunder Bay Public Library appeared before Committee and responded to questions.

MOVED BY: Councillor Andrew Foulds
SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to the Memorandum from Keri Greaves, Commissioner – Corporate Services and City Treasurer, dated May 15, 2025, we consent to the Thunder Bay Public Library’s intent to amend and extend the Lease Agreement with 1873280 Ontario Inc. for the premises located at 1020 Dawson Road, Unit 1 and Unit 5;

AND THAT we consent to the Thunder Bay Public Library's intent to enter into a Lease Agreement with 1873280 Ontario Inc. for the premises located at 1020 Dawson Road, Unit 25;

AND THAT we consent to the Thunder Bay Public Library's intent to enter into a Lease Agreement with 1873280 Ontario Inc. for the premises located at 1020 Dawson Road, Unit 30;

AND THAT, should the Thunder Bay Public Library determine it no longer requires space at the County Fair location for library purposes, or for greater certainty, any other space currently being used for library purposes, that it obtain the consent of City Council prior to disposing of such space;

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

Resolution to Recess and Resolve Into Closed Session

MOVED BY: Councillor Kasey Etreni

SECONDED BY: Councillor Andrew Foulds

THAT we resolve into Closed Session in order to receive information that is relative to Thunder Bay Public Library - County Park Branch Lease Renewal pursuant to the Municipal Act (Section 239 (2)):

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

(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

Committee of the Whole - Closed Session at 8:29 p.m.

Chair: Councillor Andrew Foulds

Present: 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
Kerri Marshall, Acting City Manager
Keri Greaves, Commission – Corporate Services & City Treasurer
Patty Robinet, City Solicitor
Cynthia Cline, Deputy City Solicitor

Thunder Bay Public Library – County Park Branch Lease Renewal

City Solicitor Patty Robinet responded to questions.

Deputy City Solicitor Cynthia Cline responded to questions.

Deputy City Clerk Dana Earle responded to questions.

Open Session (Administration Services) in the S. H. Blake Memorial Auditorium at 8:36 p.m.

Chair: Councillor Mark Bentz

Present 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
Kerri Marshall, Acting City Manager
Patty Robinet, City Solicitor
Keri Greaves, Commissioner - Corporate Services & City
Treasurer
Kelly Robertson, Commissioner - Community Services
Matt Miedema, Acting Commissioner - Infrastructure &
Operations
Cynthia Cline, Deputy City Solicitor
Gordon Stover, Committee & Meeting Management System
Coordinator

The Committee of the Whole - Open Session meeting reconvened.

Thunder Bay Public Library – County Park Branch Lease Renewal

MOVED BY: Councillor Andrew Foulds
SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to the Memorandum from Keri Greaves, Commissioner – Corporate Services and City Treasurer, dated May 15, 2025, we consent to the Thunder Bay Public Library’s intent to amend and extend the Lease Agreement with 1873280 Ontario Inc. for the premises located at 1020 Dawson Road, Unit 1 and Unit 5;

AND THAT we consent to the Thunder Bay Public Library’s intent to enter into a Lease Agreement with 1873280 Ontario Inc. for the premises located at 1020 Dawson Road, Unit 25;

AND THAT we consent to the Thunder Bay Public Library’s intent to enter into a Lease Agreement with 1873280 Ontario Inc. for the premises located at 1020 Dawson Road, Unit 30;

AND THAT, should the Thunder Bay Public Library determine it no longer requires

space at the County Fair location for library purposes, or for greater certainty, any other space currently being used for library purposes, that it obtain the consent of City Council prior to disposing of such space;

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

CARRIED

9. Outstanding Items

9.1 Outstanding Items List for Administrative Services

Memorandum from Director-Legislative Services & City Clerk Krista Power, dated May 13, 2025, for information.

10. New Business

10.1 Establishment of Committee of the Whole - Closed Session - June 2, 2025

The following resolution will be presented at the May 26, 2025 Committee of the Whole meeting:

MOVED BY: Councillor Greg Johnsen

SECONDED BY: Councillor Rajni Agarwal

THAT a Committee of the Whole – Closed Session meeting be scheduled for Monday, June 2, 2025 at 6:00 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;

(h) information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them;

(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; 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.

CARRIED

11. Adjournment

The meeting adjourned at 8:38 p.m.