



Committee of the Whole Meeting Minutes

Monday, August 25, 2025

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

Present: Councillor Rajni Agarwal
Councillor Albert Aiello
Councillor Shelby Ch'ng
Councillor Brian Hamilton
Councillor Greg Johnsen
Councillor Kristen Oliver
Councillor Dominic Pasqualino
Councillor Michael Zussino

Officials: Jeff Walters, Manager – Legislative Services
John Collin, City Manager
Kayla Dixon, Commissioner - Infrastructure & Operations
Keri Greaves, Commissioner - Corporate Services & City Treasurer
Cynthia Olsen, Acting Commissioner - Growth
Deanna Walker, Manager – Realty Services
Cynthia Cline, Deputy City Solicitor
Krista Power, Director – Legislative Services & City Clerk

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

Chair: Councillor Brian Hamilton

1.1 Establishment of Committee of the Whole - Closed Session

At the August 11, 2025 Committee of the Whole meeting, the following resolution was passed to establish the August 25, 2025 Committee of the Whole Closed Session:

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

THAT a Committee of the Whole – Closed Session meeting be scheduled for Monday, August 25, 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;
- (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; 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.

1.2 Amendment - Establishment of Committee of the Whole - Closed Session

MOVED BY: Councillor Michael Zussino
SECONDED BY: Councillor Kristen Oliver

WITH RESPECT to the resolution to establish the Monday, August 25, 2025 Committee of the Whole - Closed Session, we recommend:

THAT the following reasons be removed:

- (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;
- (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 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;

CARRIED

1.3 Amended - Establishment of Committee of the Whole - Closed Session

MOVED BY: Councillor Michael Zussino

SECONDED BY: Councillor Andrew Foulds

THAT a Committee of the Whole – Closed Session meeting be scheduled for Monday, August 25, 2025 at 4:30 p.m. in order to receive information pursuant to the Municipal Act (Section 239 (2)) relative to:

(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 in the McNaughton Room at 5:31 p.m.

Present: Councillor Rajni Agarwal
Councillor Albert Aiello
Councillor Shelby Ch'ng
Councillor Kasey Etrene
Councillor Brian Hamilton
Councillor Greg Johnsen
Councillor Kristen Oliver
Councillor Dominic Pasqualino
Councillor Michael Zussino

Officials: Jeff Walters, Manager – Legislative Services
John Collin, City Manager
Kayla Dixon, Commissioner - Infrastructure & Operations

Keri Greaves, Commissioner - Corporate Services & City
Treasurer
Cynthia Olsen, Acting Commissioner - Growth
Deanna Walker, Manager – Realty Services
Cynthia Cline, Deputy City Solicitor
Krista Power, Director – Legislative Services & City Clerk

2. Committee of the Whole - Closed Session

Chair: Councillor Brian Hamilton

2.1 Disclosures of Interest

2.2 Reports of Municipal Officers

2.2.1 Thunder Bay Art Gallery - City's Financial Contribution

Confidential Memorandum from Kerri Greaves, Commissioner – Corporate Services & City Treasurer, dated August 18, 2025 was distributed to Members of Council, City Manager, Commissioner – Corporate Services & City Treasurer, Commissioner - Growth and City Solicitor only.

Keri Greaves, Commissioner - Corporate Services & City Treasurer provided an overview and responded to questions.

Deanna Walker, Manager - Realty Services responded to questions.

John Collin, City Manager responded to questions.

Cynthia Cline, Deputy City Solicitor responded to questions.

At 6:18 p.m. the Closed Session concluded. It was the consensus of Committee that Open Session reconvene following City Council (Public Meeting).

Committee of the Whole – Open Session

Present: Councillor Rajni Agarwal
Councillor Albert Aiello
Councillor Shelby Ch'ng
Councillor Kasey Etreli
Councillor Brian Hamilton
Councillor Greg Johnsen
Councillor Kristen Oliver
Councillor Dominic Pasqualino
Councillor Michael Zussino

Officials: Jeff Walters, Manager – Legislative Services & Deputy City Clerk
John Collin, City Manager
Kayla Dixon, Commissioner - Infrastructure & Operations
Keri Greaves, Commissioner - Corporate Services & City Treasurer
Cynthia Olsen, Acting Commissioner - Growth
Kelly Robertson, Commissioner - Community Services
Krista Power, Director – Legislative Services & City Clerk
Matt Pearson, Senior Advisor - Growth
Cynthia Cline, Deputy City Solicitor
Andrea Morrison, Director - Finance
Deana Walker, Manager – Realty Services
Gordon Stover, Committee & Meeting Management System Coordinator

3. Open Session (Planning Services/Growth) in the S.H. Blake Memorial Auditorium at 6:54 p.m.

Chair: Councillor Brian Hamilton

4. Disclosures of Interest

5. Confirmation of Agenda

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

WITH RESPECT to the Monday, August 25, 2025 Committee of the Whole meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

6. Deputations

6.1 Thunder Bay Symphony Orchestra

Correspondence received from Andrea Sears requesting to provide an overview of the contribution of the Thunder Bay Symphony Orchestra to Thunder Bay and the region.

Andrea Sears, President – Thunder Bay Symphony Orchestra and Ryleigh Dupuis, Executive Director – Thunder Bay Symphony Orchestra appeared before Committee provided a PowerPoint presentation and responded to questions.

7. Reports of Committees, Boards and Outside Agencies

7.1 Mayor's Taskforce on Building More Homes Advisory Committee Meeting Minutes

Updated Minutes of the Wednesday, May 21, 2025 Mayor's Taskforce on Building Homes Advisory Committee Meeting, for information were distributed separately on Monday, August 25, 2025.

8. Reports of Municipal Officers

8.1 Eye on the Street – Phase 3 Budget Appropriation

Report 264-2025 - Growth recommending that a new 2025 Capital Budget Project be created for the Eye on the Street – Phase 3 Expansion.

MOVED BY: Councillor Kristen Oliver

SECONDED BY: Councillor Kasey Etreni

WITH RESPECT to Report 264 - 2025, we recommend that a new 2025 Capital Budget Project be created for the Eye on the Street – Phase 3 Expansion;

AND THAT the municipal portion of the Eye on the Street – Phase 3 Expansion project, in the amount of \$254,731 be financed from the Capital General Reserve Fund;

AND THAT Budget Appropriation #18-2025 be approved;

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

CARRIED

9. Outstanding Items

9.1 Outstanding Item List - Planning Services/Growth

Memorandum from Director - Legislative Services & City Clerk Krista Power, dated August 12, 2025, for information only.

10. Open Session (Administrative Services)

Chair: Councillor Michael Zussino

11. Reports of Committees, Boards and Outside Agencies

11.1 Thunder Bay Recruitment Committee (Synergy North)

Minutes of Meetings 01-2025 & 02-2025 held on April 16, 2025 and June 5, 2025, respectively, for information.

11.2 Thunder Bay Recruitment Committee (Tbaytel)

Minutes of Meetings 01-2025, 02-2025 & 03-2025 held on March 26, 2025, May 20, 2025 and June 24, 2025, respectively, for information.

12. Reports of Municipal Officers

12.1 2025 Operating Budget Q2 Financial Status Update

Report 252-2025 - Corporate Services - Finance providing a review of year-to-date revenues and expenditures and completes a forecast of the City's financial position to year-end, for information only.

12.2 Art Gallery – City's Financial Contribution

Report 266-2015 - Corporate Services - Finance recommending that Council approve the release of the City's \$5.0 million capital contribution toward the new Art Gallery facility was distributed separately on Friday, August 22, 2025.

Memorandum from Keri Greaves, Commissioner - Corporate Services & City Treasurer, dated August 12, 2025 requesting that Matthew Hills, Executive Director of the Thunder Bay Art Gallery, provide a presentation relative to Report 266-2025

Art Gallery – City’s Financial Contribution was distributed separately on Friday, August 22, 2025.

Matthew Hills, Executive Director of the Thunder Bay Art Gallery and Dr. John Hodson, Co-Chair - Thunder Bay Art Gallery Board of Directors appeared before Committee, provided a PowerPoint presentation and responded to questions.

MOVED BY: Councillor Rajni Agarwal
SECONDED BY: Councillor Greg Johnsen

WITH RESPECT to Report 266-2025, we recommend release of the City’s-approved contribution to construction of the new Art Gallery, in the amount of \$5.0 million, be released in the following manner:

50% upon execution of a funding agreement

50% upon execution of the required land lease amendments;

AND THAT the Mayor and City Clerk be authorized to sign a funding agreement relative to this project;

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

CARRIED

12.3 Referral - Thunder Bay Art Gallery Presentation

MOVED BY: Councillor Kristen Oliver
SECONDED BY: Councillor Shelby Ch'ng

WITH RESPECT to the presentation from the Thunder Bay Art Gallery on August 25, 2025, we recommend that the request for additional funding be referred to Administration for more information;

AND THAT Administration report back by the end of October 2025 on timelines associated with this request, financial implications, recommended funding sources and the pathways to release the funds if approved;

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

CARRIED

13. Petitions and Communications

13.1 Multi-Residential Property Tax Subclasses

Memorandum from Kathleen Cannon, Director - Revenue dated August 6, 2025 providing information to City Council and the public of recent changes to provincial legislation that enables municipalities to create property tax subclasses within the multi-residential and new multi-residential property tax classes, for information only.

13.2 Changes to Development Charges in New Housing Legislation

Memorandum from Councillor Kristen Oliver, Chair – Inter-Governmental Affairs Committee dated August 13, 2025 containing a motion recommending that City Council support the motion passed by Ontario’s Big City Mayors (OBCM) relative to development charges

MOVED BY: Councillor Kristen Oliver

SECONDED BY: Councillor Kasey Etreni

WITH RESPECT to the Memorandum from Councillor Kristen Oliver, Chair – Inter-Governmental Affairs Committee, dated August 13, 2025, we recommend that City Council support the motion passed by Ontario’s Big City Mayors (OBCM) relative to development charges and request that the Federal Government:

- Commit to working with OBCM in the development of new housing legislation with changes to collection of development charges,
- Consult with municipalities on the impact of changes to development charges, and
- Meet with OBCM to discuss how the federal government will achieve the Prime Minister's commitment to keep municipalities whole;

AND THAT, a copy of the resolution be provided to:

- The Right Honourable Mark Carney, Prime Minister of Canada
- The Honourable François-Philippe Champagne, Minister of Finance and National Revenue
- The Honourable Gregor Robertson, Minister of Housing and Infrastructure
- The Honourable Dominic LeBlanc, Minister responsible for Canada-U.S. Trade, Intergovernmental Affairs and One Canadian Economy
- Rebecca Bligh, President - Federation of Canadian Municipalities (FCM)

- Josh Morgan, Chair - Big City Mayors' Caucus
- Robin Jones, President - Association of Municipalities of Ontario (AMO)
- Karen Redman, Chair - Mayors and Regional Chairs of Ontario (MARCO);

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

CARRIED

13.3 Pre-Budget Consultations - Budget 2025

Memorandum from Keri Greaves, Commissioner - Corporate Services & City Treasurer, dated August 18, 2025 outlining five recommendations to submit to the Federal Government's Department of Finance was distributed separately on Friday, August 22, 2025.

The Deputy City Clerk advised that the resolution will be presented for ratification at the City Council meeting to be held later in the evening and would require a two-thirds vote.

MOVED BY: Councillor Kasey Etreni

SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to the Memorandum from Keri Greaves, Commissioner – Corporate Services & City Treasurer, Pre-Budget Consultations – Budget 2025 dated August 18, 2025, we recommend that the five recommendations contained in this memorandum be endorsed and submitted to the Federal Government's Department of Finance;

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

CARRIED

14. Outstanding Items

14.1 Outstanding Items List - Administrative Services

Memorandum from Director - Legislative Services & City Clerk Krista Power, dated August 12, 2025, for information only.

15. New Business

15.1 Establishment of Committee of the Whole - Closed Session - September 2, 2025

The following resolution is presented to establish a Committee of the Whole - Closed Session Meeting on September 2, 2025:

MOVED BY: Councillor Greg Johnsen

SECONDED BY: Councillor Kasey Etreni

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

(3.1) A meeting of a council or local board or of a committee of either of them may be closed to the public if the following conditions are both satisfied:

1. The meeting is held for the purpose of educating or training the members.

CARRIED

16. Adjournment

The meeting adjourned at 8:22 p.m.