



**REGULAR MEETING OF COUNCIL  
MONDAY, APRIL 24<sup>TH</sup>, 2023  
6:00 P.M.**

**3. PETITIONS & DELEGATIONS**

- 3.1 THEO MARGARITIS, TWG COMMUNICATIONS – RE:  
LOGO DESIGN**
- 3.2 LOUISE VAILLANCOURT, CANADIAN RED CROSS –  
RE: EMERGENCY MANAGEMENT SERVICES**








**4. CORRESPONDENCE**

**DR. S. F. MONESTIME MUNICIPAL  
COUNCIL CHAMBERS  
160 WATER STREET  
MATTAWA, ONTARIO**

TOWN OF MATTAWA	
BRANDING EXERCISE - APRIL 2023	

1.



-  Pantone Yellow
-  Pantone Black
-  PMS 306
-  PMS 287
-  PMS 7738
-  PMS 376
-  PMS 485

2.



-  Pantone Yellow
-  Pantone Black
-  PMS 306
-  PMS 7738
-  PMS 485

3.



-  Pantone Yellow
-  Pantone Black
-  PMS 306
-  PMS 7738
-  PMS 485

**Info**

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**From:** becky ortiz <ortizbecky143@gmail.com>  
**Sent:** April 17, 2023 12:45 PM  
**To:** Info  
**Subject:** water issues

copy to agenda ✓  
copy to Barry ✓

4.1

Dear Mayor and Council,

I am reaching out to bring attention to a recurring water issue at the top of Eighth street, just past Rankin. The residence in question belongs to me, Rebecca Ortiz, 411 Eighth Street, Mattawa, On.

Firstly, I love our town of Mattawa and would like to commend our mayor and council for doing all they do to make it the town that it is!

Secondly, the issue at hand.

I call it recurring because it happens over and over again, particularly in the spring with the snow melt and heavy rains during our fall, summer and spring.

During the winter, the plow does a fantastic job of clearing the snow and piling it across the street (west side of eighth). However, as there are NO ditches/culverts on EITHER side of Eighth, St. just past Rankin, when the snow melts or when it rains, I watch the water flow across the street to my driveway and uses my drive as a culvert. The houses in question are at the top of Eighth, on the East side, and there are no houses on the west side.

As we are all aware, water only runs downhill but needs to be guided so as to not affect residents properties.

I had the road maintenance come over to have a look at it last year (I basically had a 4" lake in my driveway from the graveyard, snowbank and heavy rain). He advised me to write a letter to council but unfortunately I ran into challenges and never got around to it.

I am currently living out of town because I lost my home by fire last September and I could not live in it. They have been rebuilding it and it is almost ready for me to come home. I went to see it on Saturday, April 15 and that is when I noticed the rather large rivets in my driveway from the melt coming clearly across the road and down my drive. You can see the trail the water took from across the street to my driveway. Because my driveway is on a bit of a downhill slope the water is going to take the path of least resistance.

Last year, my basement flooded because of the excess amount of water that I had in my driveway from the rain and snowmelt.

If the water was diverted at the road level (primary source) it would never make it to my driveway.

Because of that flood in my driveway last year, I had a load of gravel brought in and graded hoping this year would be better. While I don't have a lake, the direction of water flow has not changed and now the water coming down my driveway is carrying away my gravel (\$).

Surely, our mayor and council want to ensure that the taxpayers properties are considered when water issues could occur.

I am confused as to why there are ditches starting at Rankin (below my house and my neighbours) and they continue all the way down to Brydges and past. But, the few houses north of Rankin, (mine and a few others) have no ditches in front to carry water away.

Why do the ditches not start at the top of Eighth, where the gated entrance to the cemetery is?

I would think that our homes at the top of the street are just as important as the homes below Rankin. I am not insinuating that council feels this way at all so how can this be addressed?

I spoke with the Clerk, Amy, at the town office today and she kindly guided me as to what I should do; Hence, this email. She was contacting the road maintenance employee (Barry?) to go over today and have a visual of what I am talking about.

I am proposing that please, could something be done to keep the water from travelling across the road and infecting my precious property! I also speak for my neighbours whose homes are also affected by this.

I trust that this will be mentioned and discussed at the next council meeting on April 24th.

I have never addressed council before so I am unsure as to how I will find out if this gets addressed next meeting and what comes out of it. Please, if you could keep me informed on the path this will take.

Have a fantastic day,

Rebecca Ortiz

I can be reached at 705-776-1340 or [ortizbecky143@gmail.com](mailto:ortizbecky143@gmail.com)

**News Release**

For Immediate Release

**FONOM and Police Services meet again to discuss Bail Reform and impacts of Property Damage on Northern Communities**

April 14, 2023, Timmins, Ontario

Citizens expect to live in safe and vibrant communities. Bill C75 is negatively affecting many neighbourhoods across Northern Ontario. At the second meeting of the Northern Ontario Bail Reform Working Group, a Resolution was discussed that will be used to advocate for Federal Legislative change. The taskforce agrees the Resolution will be shared at the FONOM AGM in Parry Sound on May 10<sup>th</sup>. It will be shared not only with the FONOM Membership for support, but with all Municipal Associations in Ontario and their membership. President Whalen commented, "*the Resolution stands for itself, and we will leverage our relationship with other Municipal Caucus' to get Province wide support*". With Province wide support, FONOM will work with the Association of Municipalities of Ontario to bring forward to the Federation of Canadian Municipalities.

The four main points of the Resolution are as follows.

1. Create a Designation of a chronic persistent offender.
2. Allow community impact statements at bail and at bail hearings.
3. Creating reverse onus in bail for all firearms offences.
4. All bail-related gun charges go to the superior court for bail release.

The Taskforce also discussed the impact property crime, sometimes with violence, is having on the people of Northern Ontario. "We have businesses and homes that are repeatedly targeted" commented Chief Foy, "it can lead to defeatism and cause one to lose faith in the justice system".

In some communities a small number of individuals are responsible for a significant percentage of the Break and Enters. The Court System is releasing many offenders back into the community without spending time incarcerated. "*Violent crime is up 80% in the last five years,*" stated Sault Ste Marie Police Service Chief Hugh Stevenson, "*this cyclical issue costs municipalities on EMS, police, fire, bail hearings, and correction services.*"

The Taskforce discussed the cost to governments for those offenders and discussed ways to quantify the number in Northern Ontario. This information would aid Municipalities in Budget discussions, but also the empirical data will help FONOM, and the Province determine the best path to help the Region.

The next Taskforce meeting will be held in North Bay in June. Chief Foy, from the Timmins Police Service, will participate in a Bail Reform Session during the May FONOM Conference in Parry Sound.

FONOM is an association of some 110 districts/municipalities/cities/towns in Northeastern Ontario mandated to work for the betterment of municipal government in Northern Ontario and strive for improved legislation respecting local government in the North. It is a membership-based association that draws its members from Northeastern Ontario and is governed by an 11-member board.



Some of the Participants at the April 12<sup>th</sup>, 2023, Bail Reform Task Force meeting.

Kramer Grenke – Timmins Police Services Board Chair  
Chief Hugh Stevenson – Sault Ste. Marie Police Service  
Deputy Chief Robert MacLachlan – Sault Ste. Marie Police Service  
Chief Daniel Foy – Timmins Police Service  
Inspector Darren Dinel – Timmins Police Service  
Deputy Chief Henry Dacosta – Timmins Police Service  
Inspector Richard Blanchett – Timmins Police Service  
Corporate Communications Coordinator Marc Depatie – Timmins Police Service  
Mayor Michelle Boileau – City of Timmins  
Sandra Hollingsworth – SSM City Council Ward 1  
Lynn Watson – Mayor Echo Bay  
John Curly – Timmins Councillor  
Danny Whalen – Temiskaming Shores Councillor – FONOM President

Mac Bain – FONOM, Executive Director

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Danny Whalen  
FONOM President  
705-705-622-2479

## **Bail Reform Resolution**

**WHEREAS** the cost of Policing and Emergency Services in Northern Communities is harming a community's ability to support local Social and Health issues

**WHEREAS** a small percentage of those affected by an Addiction in the communities of Northern Ontario are committing crimes

**WHEREAS** many of those committing crimes are not housed in the correctional system, therefore, remain in our communities, often those that do require treatment for their Addiction issue receive none.

**WHEREAS** some committing crimes become violent, but are released back into the community, due to the negative impacts Federal Bill C75

**WHEREAS** the Federation of Northern Ontario Municipalities (FONOM) believes that more must be done by the Federal Government on Bail Reform

**THEREFORE BE IT RESOLVED THAT** the Federation of Northern Ontario Municipalities (FONOM) requests the Federal Government make these Legislative changes

1. Create a Designation of a chronic persistent offender.
2. Allow community impact statements at bail and at bail hearings.
3. Creating reverse onus in bail for all firearms offences.
4. All bail-related gun charges go to the superior court for bail release.

**BE IT FURTHER RESOLVED THAT** a copy of this resolution be sent to the Prime Minister, Federal Justice Minister, Premier of Ontario, The Attorney General, the Solicitor General, Minister of Infrastructure, Minister of Municipal Affairs, Northeastern MPs and MPPs, Leaders of the Opposition, and the Association of Municipalities of Ontario.

## Info

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**From:** Katy Macpherson <kmacpherson@greaternapanee.com>  
**Sent:** April 13, 2023 2:58 PM  
**Subject:** Support Resolution for Town of Essex re Retaining Surplus Proceeds from Tax Sales

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4.3

Good afternoon,

At the regular meeting of the Town of Greater Napanee held on April 11, 2023, the following resolution was passed:

Moved by Councillor Pinnell Jr., seconded by Councillor Hicks

That Council support the motion from the Town of Essex and direct Administration to send a letter to all relevant taxation bodies, including the Ministry of Municipal Affairs, the Ministry of Finance, Lennox and Addington Council, MPP Rick Bresee, Association of the Municipalities of Ontario and all other municipalities in Ontario urging them to re-instate previous legislation that permitted a Municipality to apply for and retain the surplus proceeds from a tax sale in their jurisdiction. CARRIED.



**Katy Macpherson**  
Deputy Clerk  
99A Advance Ave K7R 3Y6  
T: 613-776-1159  
[www.greaternapanee.com](http://www.greaternapanee.com)

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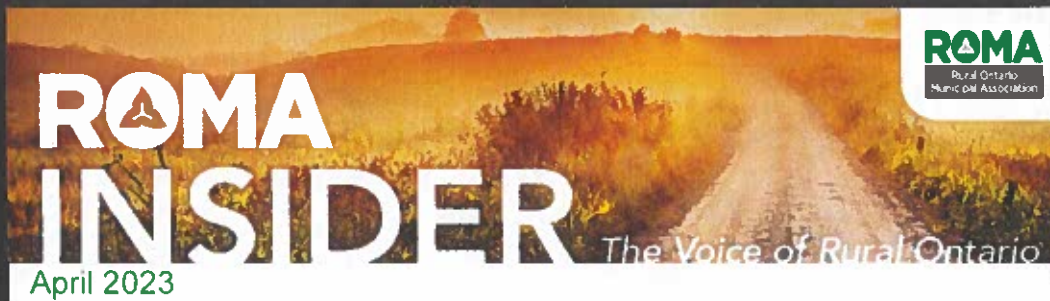
**Amy Leclerc**

**From:** ROMA Zone 9 Representative <roma@roma.on.ca>  
**Sent:** April 13, 2023 8:01 AM  
**To:** Amy Leclerc  
**Subject:** ROMA Insider: Focus on rural access to services

Copy to agenda

4.4

Trouble viewing this email? [View in browser](#)



## Welcoming ROMA's New Board

Following a successful election and ROMA Conference in January, the newly elected ROMA Board of Directors met for the first time in February. Following the conference, the seat for Zone 7 remained vacant. In March, the Board welcomed the new Zone 7 Representative, Carma Williams, Deputy Mayor, Township of North Glengarry, who was selected through an application process.

### ROMA's 2023-2027 Board of Directors are:

- Chair, AMO Rural Caucus - Robin Jones, Mayor of Westport
- First vice chair, Zone 8 – Christa Lowry, Mayor, Municipality of Mississippi Mills
- Second vice chair, AMO Rural Caucus - Sandra Datars Bere, City Manager, City of St. Thomas
- AMO Rural Caucus – Peter Emon, Reeve, Town of Renfrew
- AMO Rural Caucus, Rainey Weisler, Deputy Mayor, Municipality of Bayham
- Zone 1 – Jaime McGrail, Councillor, Municipality of Chatham-Kent
- Zone 2 – Steve McCabe, Councillor, Township of Wellington North
- Zone 3 – Dave Beres, Deputy Mayor, Town of Tillsonburg
- Zone 4 – Christina Early, Councillor, Town of Caledon
- Zone 5 - Pam Sayne, Councillor, Township of Minden Hills
- Zone 6 – Jennifer Murphy, Councillor, County of Renfrew
- Zone 7 - Carma Williams, Deputy Mayor, Township of North Glengarry
- Zone 9 – Mark Wilson, Councillor, City of Temiskaming Shores

- Zone 10 – Janet Hager, Councillor, Municipality of Red Lake

Check [ROMA's Zone map](#) to find your zone.

## Upcoming Advocacy Work

Last year, the Board released its advocacy paper, [Opportunities for Rural Ontario in a Post-COVID World](#). As a plan for action, *Opportunities for Rural Ontario* largely guided ROMA's advocacy work in 2022, with a focus on the need for housing. ROMA's first priority was to convene an Attainable Housing Task Force comprised of housing industry experts, municipal staff and ROMA Board members. Informed by a member survey and other work, the [Task Force Report](#) identified practical steps to address the rural housing crisis.

In 2023, the plan will continue to guide Board priorities. At its March meeting, the Board endorsed further work to address the challenges of rural access to services. This work will explore the challenges, opportunities and solutions to providing reliable and accessible services to people in rural communities across the province, with plans to present this work at the 2024 ROMA Conference.

## 2023 Provincial Budget

In March, the Ontario Budget was released. It included some investments that are important to rural municipalities.

The government announced \$202 million annually to the Homelessness Prevention Program (HPP) and Indigenous Supportive Housing Program. The intent is to help those experiencing or at risk of homelessness, and those escaping intimate partner violence, as well as to support community organizations that deliver supportive housing.

More than 40 municipalities, as well as ROMA, passed AMO's resolutions calling for the Province to end the homelessness crisis. The eastern and western wardens caucuses and the Northwestern Ontario Municipal Association also passed the resolution. This support was invaluable and demonstrates how effective municipal governments can be when they work together.

As well, there is \$425 million committed over three years to support mental health and addictions. It includes a five per cent increase in the base funding of community-based mental health and addiction service providers that are funded by the Ministry of Health.

The budget included \$174 million over two years to continue the Community Paramedicine for Long-Term Care Program. This pilot program has played a critical role in providing care at home for seniors. Rural paramedic services have been leaders in developing these innovative and highly effective programs.



## THE MUNICIPALITY OF CALVIN

1355 Peddler's Drive

R.R. # 2

Mattawa, ON

POH 1V0

Telephone 705.744.2700 Fax 705.744.0309 E-Mail: [clerk@calvintownship.ca](mailto:clerk@calvintownship.ca)

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**4.5**

### **Support of Papineau-Cameron & City of North Bay's Resolution re Construction Funding Subsidy Ministry of Long Term Care Resolution 2023-082**

Moved by: Councillor Moreton

Seconded by: Councillor Manson

**NOW THEREFORE BE IT RESOLVED THAT** Council for the Corporation of the Municipality of the Calvin is in agreement to support the City of North Bay's Resolution 2023-082 and The Corporation of the Township of Papineau-Cameron's Resolution 2023-038 in regard to the construction funding subsidy by the Ministry of Long-Term Care, **and**

**THAT** a copy of this motion and theirs be provided to the Ministry of Long-Term Care, Treasury Board, MPP Victor Fedeli, and Member Municipalities of Casselholme.

**Carried: Mayor Gould**



**PORT COLBORNE**

Development and Legislative Services

Municipal Offices: 66 Charlotte Street  
Port Colborne, Ontario L3K 3C8 • [www.portcolborne.ca](http://www.portcolborne.ca)

"  
T 905.835.2900 ext 106 F 905.834.5746  
E [charlotte.madden@portcolborne.ca](mailto:charlotte.madden@portcolborne.ca)

copy to agenda  
4.6

April 11, 2023

Municipality of Trent Lakes  
760 Peterborough County Road 36  
Trent Lakes, ON K0M 1A0

To: The Honourable Steve Clark, Minister of Municipal Affairs and Housing  
[minister.mah@ontario.ca](mailto:minister.mah@ontario.ca)  
The Honourable Doug Ford, Premier of Ontario  
[premier@ontario.ca](mailto:premier@ontario.ca)  
The Honourable Dave Smith, MPP Peterborough-Kawartha  
[dave.smithco@pc.ola.org](mailto:dave.smithco@pc.ola.org)  
The Honourable Michelle Ferreri, MP Peterborough-Kawartha  
[michell.ferreri@parl.gc.ca](mailto:michell.ferreri@parl.gc.ca)  
Curve Lake First Nation  
[audreyp@curvelake.ca](mailto:audreyp@curvelake.ca)  
The Association of Municipalities Ontario  
[amo@amo.on.ca](mailto:amo@amo.on.ca)

**Re: Municipality of Trent Lakes – Oath of Office**

Please be advised that, at its meeting of March 14, 2023 the Council of The Corporation of the City of Port Colborne resolved as follows:

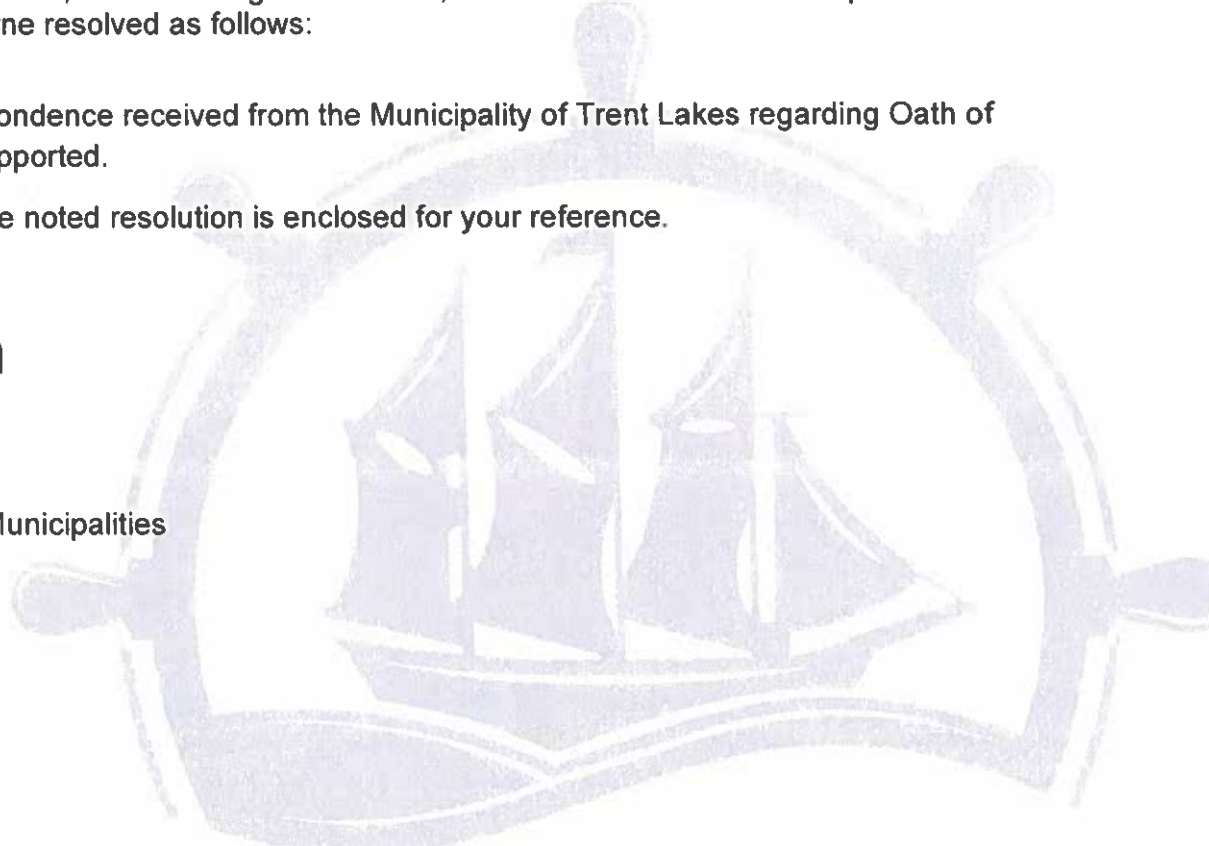
That correspondence received from the Municipality of Trent Lakes regarding Oath of Office, be supported.

A copy of the above noted resolution is enclosed for your reference.

Sincerely,

Charlotte Madden  
Acting City Clerk

Cc: All Ontario Municipalities





760 Peterborough County Road 36, Trent Lakes, ON K0M 1A0 Tel 705-738-3800 Fax 705-738-3801

February 28, 2023

**Via email only**

To: The Honourable Steve Clark, Minister of Municipal Affairs and Housing  
[minister.mah@ontario.ca](mailto:minister.mah@ontario.ca)  
The Honourable Doug Ford, Premier of Ontario  
[doug.fordco@pc.ola.org](mailto:doug.fordco@pc.ola.org)  
The Honourable Dave Smith, MPP Peterborough-Kawartha  
[dave.smithco@pc.ola.org](mailto:dave.smithco@pc.ola.org)  
The Honourable Michelle Ferreri, MP Peterborough-Kawartha  
[michelle.ferreri@parl.gc.ca](mailto:michelle.ferreri@parl.gc.ca)  
Curve Lake First Nation  
[audreyp@curvelake.ca](mailto:audreyp@curvelake.ca)  
The Association of Municipalities Ontario  
[amo@amo.on.ca](mailto:amo@amo.on.ca)

**Re: Oath of Office**

Please be advised that during their Regular Council meeting held February 21, 2023, Council passed the following resolution:

**Resolution No. R2023-119**

Moved by Councillor Franzen  
Seconded by Deputy Mayor  
Armstrong

**Whereas** most municipalities in Ontario have a native land acknowledgement in their opening ceremony; and

**Whereas** a clear reference to the rights of Indigenous people is the aim of advancing Truth and Reconciliation; and

**Whereas** Call to Action 94 of the Truth and Reconciliation Commission of Canada called upon the Government of Canada to replace the wording of the Oath of Citizenship to include the recognition of the laws of Canada including Treaties with Indigenous Peoples; and

**Whereas** on June 21, 2021 an Act to amend The Citizenship Act received royal assent to include clear reference to the rights of Indigenous peoples aimed at advancing the Truth and Reconciliation Commission's Calls to Action within the broader reconciliation framework; and

**Whereas** the Truth and Reconciliation Commission of Canada outlines specific calls to action for municipal governments in Canada to act on, including education and collaboration;

**Therefore be it resolved that** Council request to the Minister of Municipal Affairs and Housing that the following changes be made to the municipal oath of office: I will be faithful and bear true allegiance to His Majesty King Charles III and that I will faithfully observe the laws of Canada including the Constitution, which recognizes and affirms the Aboriginal and treaty rights of First Nations, Inuit and Metis peoples; and further

**That** this resolution be forwarded to the Association of Municipalities of Ontario (AMO), all Ontario municipalities, MPP Dave Smith, MP Michelle Ferreri, Premier Doug Ford and Curve Lake First Nation.

Carried.

Sincerely,

Mayor and Council of the Municipality of Trent Lakes

Cc: All Ontario municipalities

RECEIVED

MAR 28 2023

copy to agenda

4.7



March 28, 2023

To Mattawa Council,

With Canada Day in sight, the Mattawa Good Time Cruisers, once again, would like to host another Canada Day Parade. The same as last year, but following with a car meet and greet at Explorers Point to join with the Vendors market, then a cruise through town by the retirement complexes, and heading to the Mike Rodden Arena for an indoor drive-in movie, car show, BBQ, and music.

With the approval of the Town of Mattawa, The cost of using the Mike Rodden arena, and entree fees for the movie would have to be discussed, as to Canada Day is a free to all event.

Our group, to host a Canada Day event, would provide the movie and license, parade permissions, advise local authorities, equipment, insurance, and car show. The town of Mattawa would run the cantine to serve drinks and snacks and Vendors Market, along with 4 prizes for the car show, and a request will be sent out on our behalf to the Mattawa fire Dept. to host a BBQ.

This events would start at 10am and finish around 7pm, can be adapted for rain or shine or other in town events, and open to all surrounding communities.

An invitation to vendors and local businesses to join us in the parade or at the arena.

Any questions or suggestions can be forwarded by e-mail at [mattgoodtimecruisers@gmail.com](mailto:mattgoodtimecruisers@gmail.com)

or Call or text me at (705) 303-5699 ask for Super Dave

Thank you, awaiting response

Dave Thibault



# **FLOOD WARNING – Lake Talon, Mattawa River watershed; North Bay Urban Creeks: Chippewa Creek, Parks Creek, others**

## **FLOOD WATCH – Other Areas**

Message Number: 2023-06  
Issued: April 18, 2023 at 12:00 PM EDT  
From: NBMCA Duty Officer, Angela Mills

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**FLOOD WARNING** notifies that flooding is imminent or already occurring in specific watercourses or municipalities. Municipalities and individuals should take action to deal with flood conditions. This may include road closures and evacuations.

**FLOOD WATCH** notifies that the potential for flooding exists within specific watercourses and municipalities. Municipalities, emergency services and individual landowners in flood-prone areas should prepare.

If you have a flood emergency, please contact your municipality. If you live in an unincorporated township, please contact the Ministry of Natural Resources and Forestry – North Bay District.

This is an update to the previous Message Number 2023-05.

**FLOOD WARNING** is now in effect for the Lake Talon and Mattawa River subwatersheds; and remains in effect for the urban creeks in the City of North Bay including Chippewa Creek, Parks Creek, and others. **FLOOD WATCH** remains in effect for the remaining areas of the North Bay-Mattawa watershed. Flooding is not expected from the Lake Nipissing shoreline at this time.

### **Current Conditions:**

Recent warm temperatures have caused significant snowmelt across the North Bay-Mattawa watershed; however, a considerable snowpack remains, especially in forested areas with an average of 81 mm water storage (as measured on April 14). Ice cover on area lakes is beginning to melt. Water levels in creeks and rivers are now high, responding to the substantial snowmelt over the last week.

The Ministry of Natural Resources and Forestry operates several dams within the Mattawa River watershed. The outlet of Lake Talon is one of those dams and is currently above maximum water levels. Lake Talon water level increased by 115 cm since April 10. Flows are expected to increase



downstream of Lake Talon on the Mattawa River. Other watercourses and lakes in the Mattawa River watershed, including Boom Creek, Amable du Fond River, Chant Plein Lake and Smith Lake are very high. Mattawa River water level at Hurdman Dam is 67 cm higher than it was on April 10.

Note that the Ottawa River water levels are managed by upstream dams and reservoirs operated by provincial and federal governments. The Ottawa River water level at Mattawa has started to increase.

Chippewa Creek water levels increased by 95 cm from April 11 to its peak on April 13 and has remained high for the past 6 days. The water level on the La Vase River increased by 76 cm since April 10, before peaking on April 14. It has receded by 30 cm in the past four days. High water on the La Vase River has closed the trails in the Corbeil Conservation Area in the Municipality of East Ferris. The water level on the Wasi River increased by 40 cm starting April 10 and peaked on April 14. The Wasi River water level receded by 14 cm from the peak, but has now risen again by 10 cm in response to the rain on April 17.

The water level on Lake Nipissing is regulated by dams operated by the federal government. Although the water level on Lake Nipissing has increased by 57 cm since April 10, this level is normal for this time of year, and remains well below flood criteria.

#### **Forecasted Conditions:**

Weather conditions forecasted for this week have daytime highs between 3 and 10 °C, and overnight lows expected to be near 0 °C. Rain is forecasted to taper off on Tuesday (April 18), before another rain event Thursday into Saturday (April 22) brings an expected 20 to 40 mm of rain.

#### **Historic Flood Conditions:**

For comparison, when flooding occurred in the watershed around April 18, 2019, the snowpack water content was 123 mm (measured April 15, 2019). Daytime temperatures were between 3 and 12 °C, with overnight temperatures above freezing. Actual precipitation measured on April 18, 2019 was 31.8 mm. When combined with snowmelt, the daily average water level on Chippewa Creek, in North Bay, increased by 57.6 cm in that one day.

#### **Risk:**

Very warm temperatures over the past week triggered significant snowmelt. River and creek water levels in the North Bay-Mattawa watershed are high due to spring freshet. Water levels are expected to continue to remain high over the next few days, as snowmelt continues. Rain forecasted for later this week is expected to contribute to, or maintain, the existing high water levels on area watercourses and lakes.

Flooding is imminent or occurring in low-lying areas along some watercourses, notably: Lake Talon and Mattawa River subwatersheds; and creeks in the urban areas of the City of North Bay including Chippewa Creek, Parks Creek, and others. The potential for flooding exists along watercourses in other areas of the North Bay-Mattawa watershed.

Water levels and flows on the main stem of the Ottawa River are increasing due to the rapid melt of the snowpack in the central and southern parts of the basin, per the Ottawa River Regulating Committee (<https://ottawariver.ca/latest-news/>).

The water level in Lake Nipissing is expected to rise due to snowmelt and forecasted rain. Lake-based flooding around Lake Nipissing is not expected at this time. Localized flooding may occur in low lying areas around other watershed lakes, as the snowmelt progresses.

All residents, especially those in low lying areas and along shorelines, are encouraged to monitor the conditions that are developing and prepare for potential high water levels. Banks adjacent to rivers and creeks are very slippery at this time and when combined with cold open water, pose a serious hazard. The public is encouraged to keep children and pets away from watercourses and shorelines.

Municipalities are encouraged to monitor shorelines and water crossings and respond to high water levels. A close watch on local conditions and updated forecasts and warnings from Environment Canada is also recommended. Staff at the North Bay-Mattawa Conservation Authority will continue to monitor weather and watershed conditions and provide updates if conditions change.


The general public is advised of these messages through the [www.nbmca.ca](http://www.nbmca.ca) website with the flood status icon and a link to information about current conditions. NBMCA also circulates these messages to local media and social media, posting on Twitter (@theNBMCA), Instagram (nbmcainfo), and Facebook (NBMCA).

The public is invited to share photos of watershed conditions on social media using #NBMCAFlood.


**This message will be in effect until (or updated before) Monday, April 24, 2023 at 4:00 PM EDT.**

### Terminology: Notification Levels

**WATERSHED CONDITIONS STATEMENT:** general notices of potential flooding or other conditions that pose a safety risk. There are two kinds of statements:




**Water Safety:** indicates that high flows, unsafe banks, melting ice or other factors could be dangerous for users such as anglers, boaters, swimmers, children or pets. Flooding is not expected.



**Flood Outlook:** gives early notice of the potential for flooding based on weather forecasts calling for heavy rain, snow melt, high wind or other conditions that could lead to high runoff, cause ice jams, lakeshore flooding or erosion.

### FLOOD WATCH



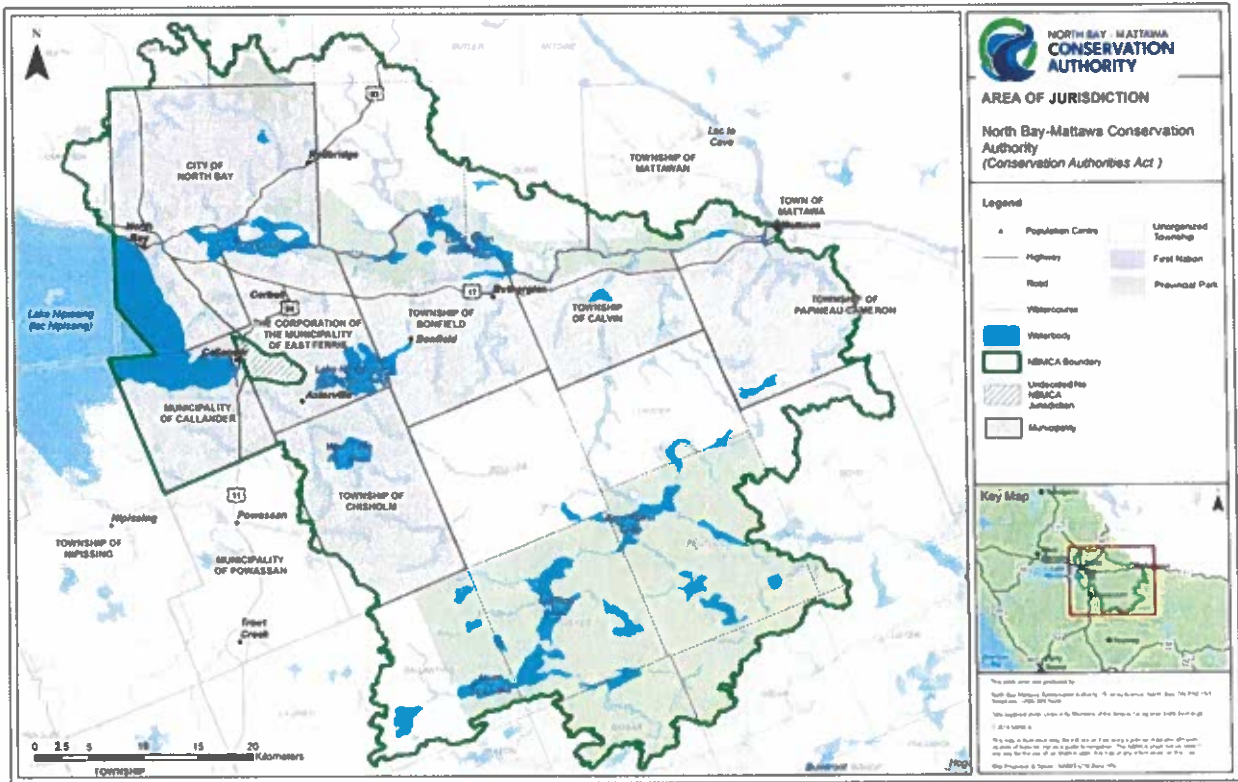
**FLOOD WATCH:** notifies that the potential for flooding exists within specific watercourses and municipalities. Municipalities, emergency services and individual landowners in flood-prone areas should prepare.

# FLOOD WARNING



**FLOOD WARNING:** notifies that flooding is imminent or already occurring in specific watercourses or municipalities. Municipalities and individuals should take action to deal with flood conditions. This may include road closures and evacuations.

**MAP: North Bay – Mattawa Watershed**





Canadian Heritage Patrimoine canadien

March 29, 2023

copy to agenda  
4.9

Francine Desmorreau  
CAO  
THE CORPORATION OF THE TOWN OF MATTAWA  
160 Water Street  
Post Office Box 390  
Mattawa, Ontario  
P0H 1V0

Title: Celebrate Canada Funding Application

Dear Francine Desmorreau:

On behalf of the Minister of Canadian Heritage, it is my pleasure to inform you that your application for funding has been approved.

A grant in the amount of \$3,360 will be awarded to help your organization carry out its activities, under the Celebration and Commemoration Program, Celebrate Canada Component. This funding will be allocated over one government fiscal year 2023-2024 and will be subject to certain terms and conditions, the appropriation of funds by Parliament, and the budget levels of the Program.

One of our program representatives may contact you in the near future to review the terms and conditions and answer any questions you may have related to this funding.

In closing, I would like to take this opportunity to wish you and the members of your organization the greatest success in your endeavours.

Sincerely,

David R. Burton  
Regional Director General  
Canadian Heritage

Canada



Copy to agenda

# AFFORDABLE SENIOR HOUSING COMMITTEE

4.10

## MEETING AGENDA

**DATE:** THURSDAY, APRIL 20<sup>TH</sup>, 2023  
**TIME:** 4:00 P.M.  
**LOCATION:** S. F. Monestime Municipal Council Chambers  
Teleconference Number: 1-647-374-4685  
Meeting ID: 865 9169 7816  
Passcode: 084993

1. Call to Order
2. Adoption of Minutes
3. Update from Descon Management Group
4. Financial Statements – First Year
5. Review of Rental Fees
6. Future Status of Rosemount Suites
7. New Business
8. Next Steps
9. Adjourn Meeting



# AFFORDABLE SENIOR HOUSING COMMITTEE

The minutes of the committee meeting of the Affordable Senior Housing Committee held Wednesday, August 10<sup>th</sup>, 2022 at 4:00 p.m. The meeting was held in Dr. S. F. Monestime Council Chambers also available via teleconference, and via videoconference due to the COVID-19 pandemic.

**Members Present:** Garry Thibert, Chair, Councillor of Town of Mattawa  
Laura Ross, Councillor of Town of Mattawa  
Vala Monestime-Belter, Member at Large  
Noella Burke, Member at Large  
Kevin Bittner, Member at Large

**Development Team:** John Demeis, Descon Management Team  
David Butler, Descon Management Team  
Keith Harriman, Descon Management Team

**Support Staff:** Francine Desormeau, CAO/Treasurer  
Amy Leclerc, Clerk/Revenue Services Clerk  
Brittany Belanger, Executive Assistant

**Members Absent:** Loren Mick, Councillor of Town of Mattawa

1. Call to Order

Chair Thibert called the meeting to order at 4:04 p.m. and welcomed everyone to the meeting.

2. Adoption of Minutes

Resolution Number ASH22-11  
Moved by Councillor Laura Ross  
Seconded by Vala Monestime-Belter

***BE IT RESOLVED THAT the minutes of the Affordable Senior Housing Meeting of Wednesday, June 1<sup>st</sup>, 2022 be adopted as circulated.***

Carried

3. Descon Management Team Update

Mr. Demeis provided the Committee with a brief update on the current occupancy. As of July 31<sup>st</sup>, 2022, a total of 70 applications have been received of which 30 tenants have been selected. There are no vacant units, all 30 units are fully leased and occupied. Currently 27 people on the waiting list which have submitted applications and 7 are approved and processed. Rental inquiries continue to be received on a regular basis.

Since occupancy a few deficiencies were received and corrected. The washers and dryers were not programmed correctly and needed to be restarted on a regular basis by the superintendent. A technician was contacted and all machines were reprogrammed. In a couple of units the flooring was lifting, the flooring company was contacted and returned on a few occasions to make necessary repairs. King glass has also done some replacements for thermal glass a few screen replacements. The team discovered a gas meter malfunction and the gas bills have been higher than expected. The utility company was contacted and replaced the unit. All repairs performed were covered under warranty.

Communications with tenants is ongoing through the Management Team and the Superintendent. They have requested more garden beds and storage space have been requested.

4. Phase 2 Project Discussion

The Committee discussed Phase 2 and was determined it is not feasible at the time. Research into more background information needs to happen before further discussion. The Committee will make a recommendation to Council for approval to be given Descon Construction Ltd. to apply for funding for rapid housing initiatives.

Resolution Number ASH22-12

Moved by Vala Monestime-Belter

Seconded by Kevin Bittner

***BE IT RESOLVED THAT the Affordable Senior Housing Committee request that Council of the Corporation of the Town of Mattawa authorize Descon Construction Ltd. to apply for the CMHC seed funding application to assist with the development and preservation of affordable housing.***

Carried

5. New Business

Inquiries regarding storage have been received. The tenants at Rosemount Valley Suites would like to have somewhere to store seasonal items and have that extra space for whatever they may need it for. There is a c-can on site that we could be turned into 30 storage units. Mailboxes are scheduled to arrive sometime in August and will advise if a longer wait time will be required.

6. Next Steps

Discussed making a recommendation to Council regarding seed funding.

Discussed designs on wings.

Discuss comprehensive accounting budget.

7. Adjourn Meeting (Next Meeting Date Wednesday, October 5<sup>th</sup>, 2022)

Resolution Number ASH22-13

Moved by Noella Burke

Seconded by Councillor Laura Ross

***BE IT RESOLVED THAT the Affordable Senior Housing Committee adjourn the meeting at 5:07 p.m.***

Carried

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Chair



**ROSEMOUNT VALLEY ESTATES**  
**YEAR IN REVIEW DISCUSSION POINTS**



- 1. Property Management Report – Annual Operation Summary/Review**
- 2. Year 1 Financial Performance – 2022 Operating Statement (Preliminary)**
- 3. Year 2 Projections – 2023 Projected Operating Budget**
- 4. Year 2 Projected Rents - 2023 Projected Rent Increases**
- 5. 10 Year Projected Operating Proforma & Cashflow**
- 6. Options for Divestment**
- 7. Property Management Contract**

**April 2023**

# PROPERTY MANAGEMENT REPORT



**PROPERTY LOCATION:**

231 Tenth Street, Mattawa, ON

**PROPERTY OWNER:**

Corporation of the town of Mattawa

**REPORTING PERIOD:**

April 15<sup>th</sup>, 2022, to April 15<sup>th</sup>, 2023

**PREPARED BY:**

Descon Management Group Ltd.

## OCCUPANCY & LEASING

- VACANT UNITS – Suite 125 is vacant, applicants have been selected, waiting for approval, 29 units are fully leased and are occupied.
- 34 people are currently on the waitlist which have submitted applications. 7 of those applications have been processed and approved, an additional 24 applications are on hold for processing pending unit availability or determination of second phase, in contacting applicants 5 were no longer interested, 13 wanted 2 bedrooms only, 7 wanted 1 bedroom plus den only, 3 wanted studios only, 3 wanted 1 bedroom only, 3 were from out of town.
- 128 was given notice due to cleanliness of the unit, tenant chose to leave October 31, 2022, the suite was rented to an approved applicant for November 1, 2022.
- Suite 107 was vacant March 31, 2023, tenants from 125 took occupancy April 1, 2023.

## MAINTENANCE

- The washers and dryers were not programmed correctly, a technician was called and reprogrammed equipment under warranty.
- King glass supplied and replaced thermal in suite 105 under warranty.
- Suites 108 and 117 reported heat constantly running, technician repaired issue under warranty
- The valves in thermostats in every suite were checked by a technician, technician replaced the valves if needed, under warranty.
- Flooring in some suites in the north end continues to lift, waiting for new flooring to repair under warranty.
- Warranties on Fridges were extended 2 years with Francine's approval, total cost for extension was \$4,151.20.
- fridges in suites 115,109, and 118 all had the compressor seize, replacements were approved by the warranty. The fridges have now arrived in the distribution center, they are awaiting delivery to North Bay.
- Suite 127 dropped a bottle of poly grip into the toilet resulting in a clog, The plumber removed the clog for a total of \$384.20, the tenant paid half for a total of \$192.20, on Francine's approval.
- In Suite 125, a bird flew into the window, which had to be replaced. Total cost was \$1073.50.
- Minor roof leaks were reported when it rained, maintenance repaired seam, leaks were located on the older part of the roof that was not replaced, leaks have continued to be monitored and patched when they reoccur.

## **MAINTENANCE CONTINUED**

- The generator was refilled twice due to multiple power outages, costing \$1034.19 per fill.
- Mailboxes were installed and approved by the post office.
- Annual Fire inspection and fire drill is scheduled for early May 4<sup>th</sup>, 2023.

## **TENANT COMMUNICATIONS**

- In April of 2023, Marc Gauthier was the superintendent; however, he no longer desired the position. Francine Brazeau has agreed to act as the point of contact for fire alarms, security, as well as documenting and reporting any issues associated with the building or tenants.
- Kim Duchesne is the current cleaner for the building and lives on site.
- Notices have been given out for tenants smoking by the front door, smoking receptacle will be moved further from the entrance.
- Suite 127 had been given notice to clean suite, performed an inspection, suite was cleaned, follow up will be performed end of April.
- Tenants have requested more garden beds.

## **FINANCIAL**

- DELIQUENCIES – None
- PROPERTY INCOME STATEMENT – See attached
- PROPERTY CASH FLOW STATEMENT – See attached

**2022 Income & Expense Summary (Preliminary based on actual)**

	April 2022	May 2022	June 2022	July 2022	August 2022	September 2022	October 2022	November 2022	December 2022	January 2023	February 2023	March 2023	TOTAL
<b>Income</b>													
Misc Fee Income	(50.00)	285.26	669.08	575.48	797.77	641.97	548.84	696.61	574.77	50.00	550.59	120.00	460.10
Laundry Income		30.65	400.00	440.00	630.00	350.00				702.34		725.93	6,718.64
Air Conditioning Fee	12.00	78.23	437.34	360.00	360.00	380.00	380.00	400.00	400.00	400.00	400.00	400.00	1,850.65
Parking Income	3,844.31	13,526.58	22,743.56	23,063.00	23,064.00	23,063.00	23,063.00	23,063.00	23,063.10	23,063.10	23,100.00	22,963.00	4,007.57
Rent Income													247,619.65
LESS VACANCY ALLOWANCE													
<b>Total Income</b>	<b>3,806.31</b>	<b>13,920.72</b>	<b>24,249.98</b>	<b>24,488.48</b>	<b>24,851.77</b>	<b>24,675.07</b>	<b>23,991.84</b>	<b>24,159.61</b>	<b>24,037.87</b>	<b>24,215.44</b>	<b>24,050.59</b>	<b>24,208.93</b>	<b>260,656.61</b>
<b>Expenses</b>													
Bank Fees	0.47	9.82	11.70	8.92	0.52	11.88	15.39	14.46	13.52	13.52	14.52	17.57	132.29
Repairs and Maintenance													
Repairs		805.04	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	1,492.14
Cleaning						687.10							4,000.00
Alarm, Tel, Internet						363.62	366.02	359.20	359.20	359.12	359.12	277.14	2,443.42
Legal, Audit & Misc		362.14							11,789.57				12,151.71
Management Fees					1,591.47	1,592.83	1,589.44	1,590.79	1,590.79	1,590.79	1,590.79	1,590.79	12,727.69
Utilities													
Gas		(534.86)	(110.95)	14.67	300.00	665.13	4,142.46	5,013.84	1,175.98	2,570.25	2,253.00	2,249.79	17,739.31
Hydro		1,700.18	1,953.09	2,444.39	2,444.39	2,131.25	2,045.23	1,923.49	1,819.16	1,974.01	1,786.87	1,853.97	19,631.64
Water						1,977.96				2,061.28			4,039.24
Total Expenses	0.47	642.14	2,000.93	2,376.68	4,736.38	7,829.77	8,558.54	9,301.78	17,148.22	8,968.97	6,404.30	6,389.26	74,357.44
<b>Net Operating Income</b>	<b>3,805.84</b>	<b>13,278.58</b>	<b>22,249.05</b>	<b>22,111.80</b>	<b>20,115.39</b>	<b>16,845.30</b>	<b>15,433.30</b>	<b>14,857.83</b>	<b>6,889.65</b>	<b>15,246.47</b>	<b>17,646.29</b>	<b>17,819.67</b>	<b>186,299.17</b>
LESS: Mortgage Interest				26,760.11	10,675.52	20,465.00	15,938.38	15,938.38	15,938.38	15,938.38	15,938.38	15,938.38	153,530.91
LESS: Capital Reserves													
<b>NET SURPLUS AFTER RESERVES</b>	<b>3,805.84</b>	<b>13,278.58</b>	<b>22,249.05</b>	<b>(4,648.31)</b>	<b>9,439.87</b>	<b>(3,619.70)</b>	<b>(505.08)</b>	<b>(1,080.55)</b>	<b>(9,048.73)</b>	<b>(691.91)</b>	<b>1,707.91</b>	<b>1,881.29</b>	<b>30,886.97</b>

**NOTES:**

(1) One-time cost or non-typical item included

(2) Capital reserves not taken for year 1 at request of Town

(3) Final costs for this period to be finalized once all income/expenses reconciled

The figures in this table are preliminary and not complete and final representation of actual income and expenses

**DISCLAIMER**

2023 Projected Operating Budget (With projected income/expense increases)													5%
Income	Expense Increase												
	April 2023	May 2023	June 2023	July 2023	August 2023	September 2023	October 2023	November 2023	December 2023	January 2024	February 2024	March 2024	TOTAL
Misc Fee Income	38.34	38.34	38.34	38.34	38.34	38.34	38.34	38.34	38.34	38.34	38.34	38.34	460.10
Laundry Income	639.72	639.72	639.72	639.72	639.72	639.72	639.72	639.72	639.72	639.72	639.72	639.72	7,676.60 (2)
Air Conditioning Fee	154.22	154.22	154.22	154.22	154.22	154.22	154.22	154.22	154.22	154.22	154.22	154.22	1,850.65 (2)
Parking Income	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	5,040.00 (2)
Rent Income	25,097.00	25,097.00	25,097.00	25,097.00	25,097.00	25,097.00	25,097.00	25,097.00	25,097.00	25,097.00	25,097.00	25,097.00	301,164.00 (1)
LESS VACANCY ALLOWANCE	(250.97)	(250.97)	(250.97)	(250.97)	(250.97)	(250.97)	(250.97)	(250.97)	(250.97)	(250.97)	(250.97)	(250.97)	(3,011.64)
Total Income	26,098.31	26,098.31	26,098.31	26,098.31	26,098.31	26,098.31	26,098.31	26,098.31	26,098.31	26,098.31	26,098.31	26,098.31	313,179.71
Expense													
Bank Fees	11.58	11.58	11.58	11.58	11.58	11.58	11.58	11.58	11.58	11.58	11.58	11.58	138.90
Repairs and Maintenance													
Repairs	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00 (3)(4)
On Site Cleaner	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	5,040.00
Alarm, Tel, Internet	379.10	379.10	379.10	379.10	379.10	379.10	379.10	379.10	379.10	379.10	379.10	379.10	4,549.20
Legal, Audit & Misc	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
Management Fees	1,565.90	1,565.90	1,565.90	1,565.90	1,565.90	1,565.90	1,565.90	1,565.90	1,565.90	1,565.90	1,565.90	1,565.90	18,790.78
Utilities													
Gas	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,116.63 (3)
Hydro	2,074.06	2,074.06	2,074.06	2,074.06	2,074.06	2,074.06	2,074.06	2,074.06	2,074.06	2,074.06	2,074.06	2,074.06	24,888.74
Water	2,120.60	2,120.60	2,120.60	2,120.60	2,120.60	2,120.60	2,120.60	2,120.60	2,120.60	2,120.60	2,120.60	2,120.60	8,482.40
Total Expenses	9,371.24	7,250.64	6,250.64	7,671.24	5,550.64	5,550.64	9,775.03	7,654.43	8,345.55	10,466.15	7,662.26	7,662.26	93,210.69 (5)
Net Operating Income	16,727.07	18,847.67	19,847.67	18,427.07	20,547.67	20,547.67	16,323.28	18,443.88	17,752.76	15,632.16	18,436.05	18,436.05	219,969.02
LESS: Mortgage Interest	15,938.38	15,938.38	15,938.38	15,938.38	15,938.38	15,938.38	15,938.38	15,938.38	15,938.38	15,938.38	15,938.38	15,938.38	191,260.56
LESS: Capital Reserves	1,043.93	1,043.93	1,043.93	1,043.93	1,043.93	1,043.93	1,043.93	1,043.93	1,043.93	1,043.93	1,043.93	1,043.93	12,577.19
NET SURPLUS AFTER RESERVES	(255.24)	1,865.36	2,865.36	1,444.76	3,565.36	3,565.36	(659.03)	1,461.57	770.45	(1,350.15)	1,453.74	1,453.74	16,181.27

NOTES:

- (1) Rent income based on Projected Rent Roll with estimated rent increases
- (2) Fees to remain the same as previous year
- (3) Expenses in Yellow are estimated
- (4) Costs of groundskeeping, snow removal and waste not included and covered by Town of Mattawa
- (5) Realty Taxes are not included in expenses due to Town determined exemption status, taxes to be added if status changes.

DISCLAIMER

The figures provided in this table are estimates and projections for budgeting purposes, the reader must satisfy itself as to completeness and accuracy to ensure all projected/expected income/expenses are included and suitable for its intended purpose.

## 2023 PROJECTED RENTS & UTILITY CHARGES

Unit	Type	2022/2023 ACTUAL			2023/2024 PROJECTED		
		RENT	UTILITIES	TOTAL	RENT	UTILITIES	TOTAL
101	1BR	\$651	\$115	\$766	\$684	\$150	\$834
102	1BR	\$651	\$115	\$766	\$684	\$150	\$834
103	2BR	\$806	\$140	\$946	\$847	\$182	\$1,029
104	1BR Den	\$701	\$130	\$831	\$737	\$169	\$906
105	2BR	\$806	\$140	\$946	\$847	\$182	\$1,029
106	1BR Den	\$701	\$130	\$831	\$737	\$169	\$906
107	1BR	\$651	\$115	\$766	\$684	\$150	\$834
108	2BR	\$806	\$140	\$946	\$847	\$182	\$1,029
109	1BR	\$651	\$115	\$766	\$684	\$150	\$834
110	1BR	\$651	\$115	\$766	\$684	\$150	\$834
111	1BR	\$651	\$115	\$766	\$684	\$150	\$834
112	1BR	\$651	\$115	\$766	\$684	\$150	\$834
113	1BR	\$651	\$115	\$766	\$684	\$150	\$834
114	1BR	\$651	\$115	\$766	\$684	\$150	\$834
115	1BR	\$651	\$115	\$766	\$684	\$150	\$834
116	1BR	\$651	\$115	\$766	\$684	\$150	\$834
117	1BR Den	\$701	\$130	\$831	\$737	\$169	\$906
118	1BR	\$651	\$115	\$766	\$684	\$150	\$834
119	1BR	\$651	\$115	\$766	\$684	\$150	\$834
120	1BR	\$651	\$115	\$766	\$684	\$150	\$834
121	1BR	\$651	\$115	\$766	\$684	\$150	\$834
122	1BR	\$651	\$115	\$766	\$684	\$150	\$834
123	1BR	\$651	\$115	\$766	\$684	\$150	\$834
124	1BR	\$651	\$115	\$766	\$684	\$150	\$834
125	1BR	\$651	\$115	\$766	\$684	\$150	\$834
126	1BR	\$651	\$115	\$766	\$684	\$150	\$834
127	Studio	\$498	\$100	\$598	\$523	\$130	\$653
128	Studio	\$498	\$100	\$598	\$523	\$130	\$653
129	Studio	\$498	\$100	\$598	\$523	\$130	\$653
130	Studio	\$498	\$100	\$598	\$523	\$130	\$653
<b>Total Monthly</b>		<b>\$19,533</b>	<b>\$3,510</b>	<b>\$23,043</b>	<b>\$20,524</b>	<b>\$4,573</b>	<b>\$25,097</b>
<b>Total Annually</b>		<b>\$234,396</b>	<b>\$42,120</b>	<b>\$276,516</b>	<b>\$246,288</b>	<b>\$54,876</b>	<b>\$301,164</b>

(1)

RENT INCREASE ASSUMPTION			
TYPE	2022	2023	CHANGE
1BR	\$651	\$684	\$33
2BR	\$806	\$847	\$41
1BR Den	\$701	\$737	\$36
Studio	\$498	\$523	\$25

(2)

UTILITY INCREASE ASSUMPTION			
TYPE	2022	2023	CHANGE
1BR	\$115	\$150	\$35
2BR	\$140	\$182	\$42
1BR Den	\$130	\$169	\$39
Studio	\$100	\$130	\$30

TOTAL RENT + UTILITY INCREASE			
TYPE	2022	2023	CHANGE
1BR	\$766	\$834	\$68
2BR	\$946	\$1,029	\$83
1BR Den	\$831	\$906	\$75
Studio	\$598	\$653	\$55

**NOTES**

(1) See 10year projected operating budget

(2) See 2022 and 2023 Actual/Projected Operating Budget for Utilities (projected increase from approx \$42k to \$55k)

**10 Year Projected Operating Proforma (With projected income/expense increases)**

ESTIMATED RENT INCREASE %	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
	YEAR#1	YEAR#2	YEAR#3	YEAR#4	YEAR#5	YEAR#6	YEAR#7	YEAR#8	YEAR#9	YEAR#10	YEAR#10	YEAR#10
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2031	2031
<b>Income</b>												
Misc Fee Income	460.1	460.10	483.11	507.26	532.62	559.25	587.22	616.58	647.41	679.78	679.78	679.78
Laundry Income	6718.64	7,676.60	8,060.43	8,463.45	8,886.62	9,330.96	9,797.50	10,287.38	10,801.75	11,341.83	11,341.83	(2)
Air Conditioning Fee	1850.65	1,850.65	1,943.18	2,040.34	2,142.36	2,249.48	2,361.95	2,480.05	2,604.05	2,734.25	2,734.25	(2)
Parking Income	4007.57	5,040.00	5,292.00	5,556.60	5,834.43	6,126.15	6,432.46	6,754.08	7,091.79	7,446.38	7,446.38	(2)
RENT VACANCY ALLOWANCE	247619.65	301,164.00	316,222.20	332,033.31	348,634.98	365,066.72	384,370.06	403,588.56	423,767.99	444,956.39	444,956.39	(1)
	(3,011.64)	(3,162.22)	(3,162.22)	(3,320.33)	(3,486.35)	(3,660.67)	(3,843.70)	(4,035.89)	(4,237.68)	(4,449.56)	(4,449.56)	
<b>Total Income</b>	260656.61	313,179.71	328,838.70	345,280.63	362,544.66	380,671.89	399,705.49	419,690.76	440,675.30	462,709.07	462,709.07	
<b>Expenses + Annual Increase % of 5%</b>												
Bank Fees	132.29	138.90	145.85	153.14	160.80	168.84	177.28	186.15	195.45	205.23	205.23	
Repairs and Maintenance												
Repairs	1492.14	4,800.00	5,040.00	5,292.00	5,556.60	5,834.43	6,126.15	6,432.46	6,754.08	7,091.79	7,091.79	(3)(4)
On Site Cleaner	4000	5,040.00	5,292.00	5,556.60	5,834.43	6,126.15	6,432.46	6,754.08	7,091.79	7,446.38	7,446.38	
Alarm, Tel, Internet	2443.42	4,549.20	4,776.66	5,015.49	5,266.27	5,529.58	5,806.06	6,096.36	6,401.18	6,721.24	6,721.24	
Legal, Audit & Misc	12151.71	4,800.00	5,040.00	5,292.00	5,556.60	5,834.43	6,126.15	6,432.46	6,754.08	7,091.79	7,091.79	
Management Fees	12727.69	18,790.78	19,730.32	20,716.84	21,752.68	22,840.31	23,982.33	25,181.45	26,440.52	27,762.54	27,762.54	
Utilities												
Gas	17739.31	21,720.66	22,806.69	23,947.03	25,144.38	26,401.60	27,721.68	29,107.76	30,563.15	32,091.31	32,091.31	(3)
Hydro	19631.64	24,888.74	26,133.17	27,499.83	28,811.83	30,252.42	31,765.04	33,353.29	35,020.95	36,772.00	36,772.00	
Water	4039.24	8,482.40	8,906.52	9,351.85	9,819.44	10,310.42	10,825.94	11,367.23	11,935.59	12,532.37	12,532.37	
<b>Total Expenses</b>	74357.44	93,210.69	97,871.22	102,764.78	107,903.02	113,298.18	118,963.08	124,911.24	131,156.80	137,714.64	137,714.64	(5)
<b>Net Operating Income</b>	186299.17	219,969.02	230,967.47	242,515.85	254,641.64	267,373.72	280,742.41	294,779.53	309,518.50	324,994.43	324,994.43	
<b>LESS: Mortgage Interest</b>	153530.91	191,260.56	191,260.56	264,000.00	264,000.00	264,000.00	264,000.00	264,000.00	264,000.00	264,000.00	264,000.00	(6)
<b>LESS: Capital Reserves</b>		12,527.19	13,153.55	13,811.23	14,501.79	15,226.88	15,988.22	16,787.63	17,627.01	18,508.36	18,508.36	
<b>NET SURPLUS AFTER RESERVES</b>	30886.97	16,181.27	26,553.36	(35,295.38)	(23,860.15)	(11,853.16)	754.19	13,991.90	27,891.49	42,486.06	42,486.06	
<b>SURPLUS BALANCE</b>	30886.97	47,068.24	73,621.61	30,326.23	14,466.08	2,612.92	3,367.11	17,359.00	45,250.49	87,736.56	87,736.56	

(1) Rent income based on Projected Rent Roll with estimated rent increases

(2) Fees to remain the same as previous year

(3) Expenses in Yellow are estimated

(4) Costs of groundskeeping, snow removal and waste not included and covered by Town of Mattawa

(5) Realty Taxes are not included in expenses due to Town determined exemption status, taxes to be added if status changes.

(6) Principal & Interest payments as per loan term sheet.

The figures provided in this table are estimates and projections for budgeting purposes, the reader must satisfy itself as to completeness and accuracy to ensure all projected/expected income/expenses are included and suitable for its intended purpose

**DISCLAIMER**



## **OPTIONS FOR DIVESTMENT OF ROSEMOUNT ESTATES HOUSING PROJECT**

### **Purpose/Reasons to Divest**

1. Municipal good will and strength required to assist their communities in creating short term housing initiatives, however, municipalities not typically directly involved in the business of operating housing facilities over the long term.
2. Dedicated private sector or non-profit housing providers can be more efficient in operating housing stock.
3. Municipal borrowing capacity affected by direct housing loan, however, may not be as significantly impacted by providing 3<sup>rd</sup> party guarantee.

### **Options for Divestment**

1. Sale to the PRIVATE sector
  - a. Income and capitalization rate requirements.
  - b. Rental Rates.
  - c. Sustainability of initial intended purpose.
2. Sale to EXISTING non-profit sector
  - a. Financial stability of non-profit.
  - b. Successful governance and track record of existing non-profit.
  - c. Sustainability of initial intended purpose (local focus can be lost).
  - d. Loan guarantee requirements (min 10years).
  - e. Oversight agreements (reporting, board appointments, etc.).
3. Sale to NEW non-profit
  - a. Cost of startup (minimal).
  - b. Financial stability of non-profit.
  - c. Governance and new board for the non-profit.
  - d. Sustainability of initial intended purpose (local interests maintained).
  - e. Loan guarantee requirements (min 10years).
  - f. Oversight agreements (reporting, board appointments, etc.).
4. Formation of MUNICIPAL Non-profit
  - a. Cost and duration time for setup (long time and more costly).
  - b. Complete control over governance.
  - c. Greater sustainability however often greater operational cost.
  - d. May still have significant impacts on overall borrowing capacity.