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Sault Ste. Marie District

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Sault Ste. Marie Housing Corporation

BOARD MEETING AGENDA

Sault Ste. Marie Housing Corporation
Thursday, July 16, 2026

Present:

Stephanie Pagnucco	Mike Nadeau	Pam Patteri
Lisa Vezeau-Allen	Louie Bruni	Joanne Pearson
Shauna Digasparro	Katie Kirkham	Antonio Borrelli
Melanie Mageran	Kim Mitchell	Crystal Wells
Marchy Bruni	Riley Barsanti	

Regrets: Sonny Spina, Angela Caputo, Ron Zagordo

1. **CALL TO ORDER 4:59 pm**

2. **LAND ACKNOWLEDGEMENT**

I acknowledge, with respect, that we are in Robinson-Huron Treaty territory, that the land on which we are gathered is the traditional territory of the Anishinaabe and known as Baawating. Baawating is the home of Garden River First Nation, Batchewana First Nation, and the Historic Sault Ste. Marie Metis Council.

3. **APPROVAL OF AGENDA**

Resolution #26-053
Moved By: S. Digasparro
Seconded By: M. Bruni
CARRIED

3.1 "**BE IT RESOLVED THAT** the **Agenda for the July 16, 2026,** Sault Ste. Marie Housing Corporation Board meeting be approved as presented."

4. **DECLARATIONS OF PECUNIARY INTEREST**

5. **APPROVAL OF PREVIOUS MINUTES**

Resolution #26-054
Moved By: S. Digasparro
Seconded By: L. Vezeau-Allen
CARRIED

5.1 **"BE IT RESOLVED THAT** the **Minutes** from the Sault Ste. Marie Housing Corporation Board meeting dated **June 18, 2026** be adopted as recorded."

6. **MANAGER'S REPORTS**

OPERATIONS

Resolution #26-055
Moved By: M. Bruni
Seconded By: M. Mageran
CARRIED

6.1 "**BE IT RESOLVED THAT** the Sault Ste. Marie Housing Corporation (SSMHC) approve an amendment to the HVAC & DHW Equipment & Maintenance Services agreement with Henderson Metal and Fabrication to increase the total amount from $88,925 to 196, 736 plus HST for a 5 year term.

FURTHER BE IT RESOLVED THAT the Sault Ste. Marie Housing Corporation (SSMHC) enter into an agreement with S&T Electrical Contractors for HVAC & DHW Equipment & Maintenance Services for a total amount of $57,506 for a period of 4 years."

CORPORATE SERVICES

Resolution #26-056
Moved By: L. Vezeau-Allen
Seconded By: M. Bruni
CARRIED

6.2 **"BE IT RESOLVED THAT** the Sault Ste. Marie Housing Corporation Board (SSMHC) authorize management to access up to $100,000 from "SSMHC General Reserves" for non-capital soft costs related to capital projects, including legal, professional, consulting, due diligence, procurement, and other project advisory fees as required."

Resolution #26-057
Moved By: M. Mageran
Seconded By: M. Bruni
CARRIED

6.3 **"BE IT RESOLVED THAT** the Board authorizes the CEO to temporarily designate an individual to exercise the CEO's payment approval authority during periods when the CEO is away or otherwise unavailable. The designate may approve payments within the CEO's approved authority limit. Any payment exceeding the CEO's approval limit must be submitted to the Board for approval. The designation is temporary, applies only for the CEO's absence and any actioning of this resolution must be immediately communicated to the CEO."

Resolution #26-058
Moved By: M. Mageran
Seconded By: M. Bruni
CARRIED

6.4 **"BE IT RESOLVED THAT** approval be granted to award the contract associated with Tender 2026-03 for the Rosedale Community Hub Daycare Renovations to Jobst Brothers Construction in the amount of up to $1,486,150.00, excluding HST.

And further that approval be granted for a revised upset limit of $187,965.00, excluding HST, for Architect's Services with IDEA Inc. to support construction oversight."

7. **NEW BUSINESS**

8. **ADJOURNMENT**

Resolution #25-059
Moved By: L. Vezeau-Allen
Seconded By: M. Mageran
CARRIED

8.1 **"BE IT RESOLVED THAT** we do now adjourn.**"**