



**TOWN OF SAINT ANDREWS
SPECIAL COUNCIL MEETING
MINUTES**

**October 19, 2023, 7:00 p.m.
W.C. O'Neill Arena Complex Council Chambers**

A. RECORDING OF ATTENDANCE

A Special Meeting of the Town of Saint Andrews Council was held on Thursday, October 19, 2023, at 6:45 p.m. with the following members present:

Deputy Mayor Kate Akagi, Councillors Mark Bennett, Kurt Gumushel Annette Harland, Lee Heenan, Jamie Hirtle, Steve Neil, and Darrell Weare.

Electronic - Councillor Marc Blanchard.

Chris Spear, CAO/Treasurer and Paul Nopper, Clerk - Senior Administrator.

Late - Mayor Brad Henderson

B. LAND RECOGNITION OF THE PESKOTOMUHKATI NATION

C. APPROVAL OF AGENDA

That Council enters Closed Session as per the Local Governance Act Section 68(1)(d) the proposed or pending acquisition or disposition of land.

Motion: 346 - 10/23

Moved by Councillor Harland

Seconded by Councillor Heenan

That the Agenda for the 231019 Special Council Meeting be approved as presented.

8 – 0

Carried

D. DISCLOSURE OF CONFLICT OF INTEREST

Mayor Brad Henderson declared a Conflict of Interest for PED230907 Compass Housing Inc.'s request for an Amendment to 302 Mowat Drive Development and Economic Development Agreement.

E. PRESENTATIONS

F. INTRODUCTION, CONSIDERATION AND PASSING OF BY-LAWS AND MOTIONS

1. Compass Housing Inc. Request for Amendment to 302 Mowat Drive Development Agreement and Economic Development Agreement, PED230907

Councillor Hirtle asked what the purpose was for the new amendments. CAO Spear noted that the new proposed motions are more specific to the sections of the Development Agreement and the Economic Development Agreement that are proposed to be changed. This was a recommendation from our legal review as they are legal documents that get registered with the province.

Councillor Weare noted after studying the agreements, based on my experience in business and economic development, I have concerns that I would like to express. I feel that there was not adequate due diligence to go through the agreements. Every organization that the Town works with that

receives a grant has a requirement to provide information on equity, finances, etc. This is similar to what we do with the Chamber of Commerce and Explore St. Andrews. This is my opinion and not a criticism. In the Economic Development Agreement, there are provisions for monthly reports but no definition of what they will include. The other clause we have is a provision to conduct an audit. However, there is no provision for any annual financial statements. I am not sure what we would want to know about from an audit. If we have concerns we do not have the reports to review an audit on. I just feel too much has been done verbally and the agreements should be more comprehensive.

Councillor Neil noted for a point of clarity, that the rental rates proposed are not solely from the developer but from the Canadian Mortgage and Housing Corporation. I am reminding everyone that the rental rates are locked in for 15 years from the opening date. The Town will recoup our investment in the next 10 years through the tax base.

Motion: 347 - 10/23

Moved by Councillor Heenan

Seconded by Councillor Harland

That the Council of the Town of Saint Andrews approves the requested amendment change of rental rates from \$800.00 - \$1,200.00 to \$950.00 - \$1,500.00 in the Development Agreement and Economic Development Agreement for Compass Housing Inc. at 302 Mowat Drive, PID 01325521.

Amended

Motion: 348 - 10/23

Moved by Councillor Heenan

Seconded by Councillor Gumushel

That the Council of the Town of Saint Andrews approves the amendment, as per Section 59 of the Community Planning Act, to Section 3.2 of the Development Agreement, between Compass Housing Inc. and the Town of Saint Andrews for PID 01325521, 302 Mowat Drive, to change the rental rates of \$800.00 - \$1,200.00 to \$950.00 - \$1,500.00.

6 – 2 Nay Councillor Bennett and Weare

Carried

Motion: 349 - 10/23

Moved by Councillor Heenan

Seconded by Councillor Bennett

That the Council of the Town of Saint Andrews approves the amendment, as per Section 104 of the Local Governance Act, to Section 4(c) of the Economic Development Agreement, between Compass Housing Inc. and the Town of Saint Andrews for PID 01325521, 302 Mowat Drive, to change the rental rates of \$800.00 - \$1,200.00 to \$950.00 - \$1,500.00.

7 – 1 Nay Councillor Weare

Carried

Motion: 350 - 10/23

Moved by Councillor Heenan

Seconded by Councillor Harland

That the Council of the Town of Saint Andrews approves the amended motions for the requested amendment change of rental rates from \$800.00 - \$1,200.00 to \$950.00 - \$1,500.00 in the Development Agreement and Economic Development Agreement for Compass Housing Inc. at 302 Mowat Drive, PID 01325521.

6 – 2 Nay Councillor Bennett and Weare

Carried

G. NEW BUSINESS

H. QUESTION PERIOD

I. COUNCILLORS' AND DEPUTY MAYOR'S COMMENTS

Councillor Weare - I would like to clarify one thing. I am very positive about affordable housing and ran on that in my campaign. It is very high on my agenda to accomplish affordable housing builds. I have been in the business world since 1969 and I cannot overlook everything I have learned. Certain processes have to be in place. It will be a wonderful project but will not be able to give any information on analyzing it.

J. MAYOR'S COMMENTS

Deputy Mayor Akagi - I would like to thank the Public Works staff for hanging all the Remembrance Day banners. Lots of good comments have come forward and they are fantastic to see us honouring our veterans.

K. CLOSED SESSION

Mayor Henderson arrived at the meeting at 7:05 p.m.

Motion: 351 - 10/23

Moved by Councillor Gumushel

Seconded by Councillor Hirtle

At 7:05 p.m. that Council enters Closed Session as per the Local Governance Act Section 68(1)(d) the proposed or pending acquisition or disposition of land.

9 – 0

Carried

Motion: 352 - 10/23

Moved by Mayor Henderson

Seconded by Councillor Heenan

At 7:29 p.m. that Council returns to Open Session.

9 – 0

Carried

L. ADJOURNMENT

Motion: 353 - 10/23

Moved by Councillor Neil

Seconded by Councillor Weare

At 7:30 p.m. that the meeting be adjourned.

9 – 0

Carried


Brad Henderson, Mayor


Paul Nopper, Clerk – Senior
Administrator

