



SPECIAL GENERAL ISSUES COMMITTEE REPORT 24-005

9:30 a.m.

March 27, 2024

Council Chambers, City Hall, 2nd Floor
71 Main Street West, Hamilton, Ontario

Present: Mayor A. Horwath
Deputy Mayor C. Kroetsch (Chair)
Councillors J. Beattie, C. Cassar, B. Clark, J.P. Danko, M. Francis,
T. Hwang, T. Jackson, T. McMeekin, N. Nann, E. Pauls, M. Spadafora,
M. Tadeson, A. Wilson and M. Wilson

THE GENERAL ISSUES COMMITTEE PRESENTS REPORT 24-005 AND RESPECTFULLY RECOMMENDS:

1. **Ottawa Street Business Improvement Area Changes to Board of Management (PED24050) (Wards 3 and 4) (Item 6.1)**
 - (a) That the following individual be removed from the Ottawa Street Business Improvement Area Board of Management:
 - (i) Ariane Terveld, Obskurrah Bazaar; and,
 - (b) That the following individual be appointed to the Ottawa Street Business Improvement Area Board of Management:
 - (i) Keith Arana, Nerdcore.

2. **Concession Street Business Improvement Area Changes to Board of Management (PED24056) (Ward 7) (Item 6.2)**
 - (a) That the following individual be removed from the Concession Business Improvement Area Board of Management:
 - (i) Sarah Maticic, White Rabbit;
 - (ii) Joanne Emberson, Crumbuns; and,

- (b) That the following individual be appointed to the Concession Street Business Improvement Area Board of Management:
 - (i) Diane Hines, Made You Look Optical;
 - (ii) Jim Foreman, Cancer Assistance Program;
 - (iii) Tosin Ikotun, RBC;
 - (iv) Stephanie Muir, Lavandula Spa.

3. Locke Street Business Improvement Area 2024 Proposed Budget and Schedule of Payments (PED24053) (Ward 1) (Item 6.3)

- (a) That the 2024 Operating Budget for the Locke Street Business Improvement Area, attached as Appendix “A” to Report PED24053, in the amount of \$46,658 be approved;
- (b) That the levy portion of the Operating Budget for the Locke Street Business Improvement Area in the amount of \$41,658 be approved;
- (c) That the General Manager of Finance and Corporate Services be hereby authorized and directed to prepare the requisite By-law pursuant to Section 208, The *Municipal Act, 2001*, to levy the 2024 Budget as referenced in Recommendation of Report PED24053;
- (d) That the following schedule of payments for 2024 be approved:
 - (i) February \$20,829;
 - (ii) June \$20,829;

Note: Assessment appeals may be deducted from the levy payments.

4. One-Time Funding for Client Management System Migration Alcohol, Drugs & Gambling Services, Mental Health and Street Outreach Program (BOH24004) (City Wide) (Item 8.1)

That the General Issues Committee authorize and direct the Medical Officer of Health, or delegate, to:

- (a) Accept, utilize, and report on the available one-time \$60,000.00 funding allocation from Ontario Health, for the migration of the Alcohol, Drug and Gambling Services and Mental Health and Street Outreach Programs client management systems; and,

- (b) Enter into and execute, on behalf of the City all agreements, including funding agreements, and any ancillary agreements, contracts, extensions and documents associated with this approval and the related client management system, satisfactory in form to the City Solicitor.

5. Mohawk 4Ice Centre Operating Agreement (HSC24010) (Ward 6) (Item 8.2)

- (a) That the City of Hamilton enter a new Operating and Maintenance Agreement with Hamilton Arena Partners Inc. for a ten-year initial term, effective March 6, 2024, with the option for two consecutive renewals, each of five years to permit Hamilton Arena Partners Inc. to continue to maintain and operate the Mohawk 4Ice Centre; and,
- (b) That the General Manager, Healthy and Safe Communities, or delegate, be authorized and directed to negotiate, enter, and execute the Operating and Maintenance Agreement with Hamilton Arena Partners Inc., together with any amendments and renewals to the Operating and Maintenance Agreement, and any ancillary documents or agreements to give effect thereto with content acceptable to the Director of Recreation and in a form satisfactory to the City Solicitor.

6. Approval Authority for the Non-Competitive Procurement of Fire Apparatus (HSC24008) (City Wide) (Item 8.3)

- (a) That Council approve the method of spot buying as described in this Report for four (4) firefighting apparatus meeting Hamilton Fire Department's operational needs, specifications, and budget expectations for the immediate purchase and delivery from authorized apparatus dealer(s) or manufacturers until December 31, 2025; and,
- (b) That the General Manager, Healthy and Safe Communities Department or their designate be authorized to negotiate, enter into and execute contracts and any ancillary documents provided such are in accordance with the requirements set out in Appendix A of Report HSC24008.

7. Appointment of Administrator of Ontario Works (HSC18001(b)) (City Wide) (Item 8.5)

- (a) That the appointment of Stuart Beumer as the Administrator of Ontario Works be approved; and,
- (b) That the appointment of Stuart Beumer as the Administrator of Ontario Works be submitted to the Ministry of Community and Social Services for approval.

8. Strategic Acquisition of Property in Stoney Creek (PED24054) (Ward 10) (Item 12.1)

- (a) That the direction provided to staff in Closed Session, respecting Report PED24054, be approved;
- (b) That the annual repayment of costs to the Unallocated Capital Levy Reserve be referred to the 2025 Budget for consideration.
- (c) That the City Solicitor be authorized and directed to complete the Acquisition of Property in the City of Hamilton, on behalf of the city, including paying any necessary expenses above what the City Solicitor is financially authorized, including but not limited to, disbursements, Land Transfer Tax and property taxes, amending the closing, due diligence and other dates, and amending and waiving terms and conditions on such terms deemed reasonable;
- (d) That the Clerk and Mayor be authorized and directed to execute all necessary documents for the Acquisition of Property in the City of Hamilton, in a form satisfactory to the City Solicitor; and,
- (e) That the complete Report PED24054, respecting the Acquisition of Property in the City of Hamilton, located in Ward 10, remain confidential until completion of the real estate transaction, and that Appendix "B" to Report PED24054 is to remain confidential after the close of the transaction.

9. Land Exchange – 1086 West Fifth Street (PED21207(a)) (Ward 8) (Item 12.2)

- (a) That the direction provided to staff in Closed Session, respecting Report PED21207(a) be approved;
- (b) That the proceeds from this land exchange be deposited to Real Estate Capital Account No. 59806-3561850200;
- (c) That the Real Estate Admin Fee of \$20,670 be funded from Account No. 59806-3561850200 and be credited to Dept. ID Account No. 59806-812036 (Real Estate – Admin Recovery);
- (d) That the net proceeds from this land exchange be transferred to Parkland Reserve Account No. 104090;
- (e) That the City Solicitor be authorized and directed to complete the land exchange on behalf of the city, including paying any necessary expenses, amending the closing, due diligence and other dates, and amending and waiving terms and conditions on such terms deemed reasonable;

- (f) That the Clerk and Mayor be authorized and directed to execute all necessary documents for the Land Exchange in the City of Hamilton, in a form satisfactory to the City Solicitor; and,
- (g) That the complete Report PED21207(a) respecting the Land Exchange – 1086 West Fifth Street in the City of Hamilton, located in Ward 8, remain confidential until completion of the real estate transaction.

10. Minutes of Settlement, 70 Brant Street, Hamilton (PED18115(a)) (Ward 3) (Item 12.3)

- (a) That the direction provided to staff in Closed Session, respecting Report PED18115(a), Minutes of Settlement, 70 Brant Street, Hamilton, be approved;
- (b) That the city pay reasonable legal, appraisal and other costs incurred by the owner for the purpose of determining compensation payable pursuant to the Expropriations Act, as prescribed in Item 11 of the Minutes of Settlement;
- (c) That the city pay an interim reimbursement of the tenant's reasonable legal costs, including the costs of negotiating and settling terms of the Minutes of Settlement pursuant to the Expropriations Act, as prescribed in Item 13 of the Minutes of Settlement;
- (d) That all costs and expenses required to settle this matter pursuant to the Expropriations Act be charged to Project ID 5301850810;
- (e) That the budget for Project ID 5301850810 be increased by \$4.3 M, to be funded by debt;
- (f) That the sum of \$141,161 be funded from Project ID Account No. 59806-5301850810 and be credited to Dept. ID Account No. 812036 (Real Estate – Admin Recovery) for recovery of expenses including real estate and legal fees and costs;
- (g) That the General Manager, Finance and Corporate Services, be authorized and directed to negotiate and confirm the terms for the placement and issuance of all debenture issue(s), in either a public or private market and / or bank loan agreements and debenture issue(s), in and / or variable interest rate bank loan agreement and debenture issue(s), in an amount not to exceed \$4.3 M;
- (h) That the General Manager, Finance and Corporate Services, be authorized to engage the services of all required professionals to secure the terms and issuance of the debenture issue(s) described in recommendation (g) including, but not limited to, external legal counsel and fiscal agents;

- (i) That the General Manager, Finance and Corporate Services, be authorized and directed, on behalf of the City of Hamilton, to enter and / or execute, all agreements and necessary ancillary documents to secure the terms and issuance of the debenture issue(s) described in recommendation (d), on terms satisfactory to the General Manager, Finance and Corporate Services and in a form satisfactory to the City Solicitor;
- (j) That staff be authorized and directed to prepare all necessary By-Law(s) for Council's consideration, for the purpose of authorizing debenture issue(s) described in recommendation (g);
- (k) That Report PED18115(a) respecting Minutes of Settlement, 70 Brant Street, Hamilton, remain confidential and not be released as a public document; and,
- (l) That the Mayor and Clerk be authorized and directed to execute all necessary documents related to the Minutes of Settlement in a form satisfactory to the City Solicitor.

11. Reaching Home: Canada's Homelessness Strategy, Program Extension 2024-2028 (HSC24017) (City Wide) (Item 12.4)

- (a) That the direction provided to staff in closed session, respecting Report HSC24017, regarding the Reaching Home Program Extension 2024-2028, be approved and remain confidential;
- (b) That Report HSC24017, respecting the Reaching Home Program Extension, remain confidential; and,
- (c) That the Mayor continue advocacy efforts with the Federal Government to rectify the reduction in Reaching Home funding in acknowledgement of continuous community need.

FOR INFORMATION:

(a) APPROVAL OF AGENDA (Item 1)

The Committee Clerk advised of the following changes to the agenda:

8. DISCUSSION ITEMS

- 8.4 Report of the 2023 Remuneration and Expenses as Required under Section 284 of the Municipal Act (FCS24019) (City Wide) - WITHDRAWN

Withdrawn at the request of staff to allow for further review and consultation with Councillors.

The agenda for the March 27, 2024 Special General Issues Committee meeting, was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 2)

Councillor Mike Spadafora declared a non-disqualifying interest to Item 8.2, Report HSC24010, respecting Mohawk 4Ice Centre Operating Agreement, as he sits on multiple minor hockey boards.

(c) PRIVATE & CONFIDENTIAL (Item 12)

(i) Committee moved into Closed Session pursuant to Section 9.3, Sub-sections (c), (e), (f) and (k) of the City's Procedural By-law 21-021, as amended, and Section 239(2) sub-sections (c), (e), (f) and (k) of the *Ontario Municipal Act, 2001*, as amended, as the subject matters pertain to a proposed or pending acquisition or disposition of land for City or a local board purposes; litigation or potential litigation, including matters before administrative tribunals, affecting the City or a local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and 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 City or a local board.

(ii) Strategic Acquisition of Property in Stoney Creek (PED24054) (Ward 10) (Item 12.1)

For disposition of this matter, refer to Item 8.

(iii) Land Exchange – 1086 West Fifth Street (PED21207(a)) (Ward 8) (Item 12.2)

For disposition of this matter, refer to Item 9.

(iv) Minutes of Settlement, 70 Brant Street, Hamilton (PED18115(a)) (Ward 3) (Item 12.3)

For disposition of this matter, refer to Item 10.

(v) Reaching Home: Canada's Homelessness Strategy, Program Extension 2024-2028 (HSC24017) (City Wide) (Item 12.4)

For disposition of this matter, refer to Item 11.

(d) ADJOURNMENT (Item 15)

There being no further business, the General Issues Committee adjourned at 10:51 a.m.

Respectfully submitted,

Deputy Mayor Cameron Kroetsch
Chair, General Issues Committee

Angela McRae
Legislative Coordinator
Office of the City Clerk