

# MINUTES

Special Meeting of Council  
Friday, November 29, 2024 @ 12:30 P.M.  
Council Chambers

|                               |                     |  |
|-------------------------------|---------------------|--|
| <b>Present:</b>               | <b>P. Farwell</b>   | <b>Mayor</b>   |
|                               | <b>B. Ford</b>      | <b>Deputy Mayor</b>  |
|                               | <b>T. Pollett</b>   | <b>Councillor</b>  |
|                               | <b>P. Woodford</b>  | <b>Councillor</b>  |
|                               | <b>S. Hancock</b>   | <b>Councillor</b>  |
| <b>Advisory and Resource:</b> | <b>B. Hefford</b>   | <b>Town Clerk/Director of Governance &amp; Legislative Services/Co-CAO (A)</b> |
|                               | <b>J. Blackwood</b> | <b>Director of Planning &amp; Development/Co-CAO (A)</b>                       |
|                               | <b>K. Hiscock</b>   | <b>Director of Corporate Services</b>  |
|                               | <b>J. Knee</b>      | <b>Director of Community Services</b>  |
|                               | <b>A. Oldford</b>   | <b>Governance and Legislative Services Lead</b>                                |
|                               | <b>K. White</b>     | <b>Communications Officer</b>  |
| <b>Regrets:</b>               | <b>W. Hoffe</b>     | <b>Councillor</b>  |
|                               | <b>M. White</b>     | <b>Councillor</b>  |

## Call to Order

The meeting was called to order at 12:33 P.M.

## Approval of Agenda

The agenda was reviewed and adopted as presented.

## Motion #24-222

### Approval of Agenda

Moved by Councillor Pollett and seconded by Councillor Woodford to approve the agenda as presented.

In Favour: 5      Opposing: 0

**Decision:** Motion carried.

## Letter of Intent for 59 Elizabeth Drive

In recognition of the increasing community needs, the Town of Gander purchased the property at 59 Elizabeth Drive. To explore community-based solutions to address these pressing issues, Council issued an expression of interest in 2022, inviting proposals to spur creative and outside the box ideas with the goal of creating solutions that meet the diverse needs, ultimately enhancing overall community well-being.

The evaluation criteria included:

- Student Housing
- Affordable Housing
- Traditional Housing
- Health and Wellness Education
- Recreation and Leisure Programming
- Community and Social Services Programming

Five proposals were received. Following the Expression of Interest, the Town conducted an evaluation to rank each proposal and short list the priority options. The selected proponent was the Housing and Homelessness Hub with their New Beginnings Proposal.

The New Beginnings Proposal aims to transform the property at 59 Elizabeth Drive into a multi-purpose facility that addresses critical housing needs, that address various needs on the housing continuum, along with leveraging wrap around support services such as education life skills, development career planning, and mental health support.

The agreement outlines 2 potential pathways for transferring the property:

- **Outright Purchase:** Housing and Homelessness Hub may acquire the property for \$500,000.
- **Lease-to-Purchase Agreement:** A 10-year lease to purchase arrangement with structured payments.
  - **Down Payment:** Housing and Homelessness Hub will pay \$25,000 within 15 days of signing the letter of intent.
  - **Monthly Payments:** Housing and Homelessness Hub will pay \$7,096 monthly or a lump sum of \$42,576 for the first six months.
  - **Principal Reduction:** Payments will reduce the property's purchase price over the term.
  - **Exclusive Planning Rights:** The Housing and Homelessness Hub will have exclusive rights to seek funding and complete the necessary pre-construction planning and design work for the overall project.

The success of this project will depend on the partnerships with entities such as NL Housing (NLHC), Newfoundland and Labrador Health Services (NLHS), Canada Mortgage and Housing Corporation (CMHC), housing consultants, as well as other long standing community organizations to transform the property into a unique housing solution.

This initiative represents a proactive, community-led response to housing insecurity and homelessness in our region. It is not only addressing immediate needs, but also aligns with broader objectives of fostering community wellness and stability.

The Town of Gander recognizes the critical role of partnerships and will work with Housing and Homelessness Hub, NLHS, and other stakeholders to advance this project efficiently and collaboratively.

**Motion #24-223**

**Letter of Intent**

Moved by Councillor Pollett and seconded by Deputy Mayor Ford that the Mayor and Town Clerk be authorized to sign the attached letter of intent between the Town of Gander and the Housing and Homelessness Hub.

In Favour: 5      Opposing: 0

**Decision:** Motion carried.

**Canada Housing Infrastructure Fund**

The Provincial Department of Transportation and Infrastructure, Municipal Infrastructure Division has released a call for applications for the 2025-2026 municipal capital works provincial funding program. Additionally, applications may be considered for the anticipated joint federal-provincial Canada Housing Infrastructure Fund (CHIF). In response, Council has identified three municipal capital works projects including the recapitalization and upgrading of existing infrastructure that meet the funding criteria.

**Motion #24-224**

**Sullivan Avenue Phase #2**

Moved by Councillor Handcock and seconded by Councillor Pollett: BE IT RESOLVED to apply for cost-shared funding through the Municipal Capital Works Call for Applications with the Municipal Infrastructure Division of the Department of Transportation and Infrastructure, in the amount of \$3,167,682.49 including HST. The general scope of work includes, but is not limited to, the replacement of watermain and service laterals, storm and sanitary main lines and service laterals, new roadbed, curb and asphalt on Sullivan Avenue approximate location between the intersections of Nungesser Avenue and Airport Boulevard. The Town Council of the Town of

Gander agrees to provide its share of the cost-shared funding, \$950,304.74 including HST, for this project, should it be selected for funding, and acknowledges that project costs above the approved project total cost will be the sole responsibility of the Town of Gander.

In Favour: 5      Opposing: 0

**Decision:** Motion carried.

**Motion #24-225**  
**Cotton Street**

Moved by Councillor Handcock and seconded by Councillor Pollett: BE IT RESOLVED to apply for cost-shared funding through the Municipal Capital Works Call for Applications with the Municipal Infrastructure Division of the Department of Transportation and Infrastructure, in the amount of \$2,869,970.76 including HST. The general scope of work includes, but is not limited to, the replacement of watermain and service laterals, storm and sanitary main lines and service laterals, new roadbed, curb and asphalt for Cotton Street. The Town Council of the Town of Gander agrees to provide its share of the cost-shared funding, \$860,991.22 including HST, for this project, should it be selected for funding, and acknowledges that project costs above the approved project total cost will be the sole responsibility of the Town of Gander.

In Favour: 5      Opposing: 0

**Decision:** Motion carried.

**Motion #24-226**  
**Grandy Avenue**

Moved by Councillor Handcock and seconded by Councillor Pollett: BE IT RESOLVED to apply for cost-shared funding through the Municipal Capital Works Call for Applications with the Municipal Infrastructure Division of the Department of Transportation and Infrastructure, in the amount of \$5,488,295.39. including HST. The general scope of work includes, but is not limited to, the replacement of watermain and service laterals, storm and sanitary main lines and service laterals, new roadbed, curb and asphalt for Grandy Avenue. The Town Council of the Town of Gander agrees to provide its share of the cost-shared funding, \$1,646,488.61 including HST, for this project, should it be selected for funding, and acknowledges that project costs above the approved project total cost will be the sole responsibility of the Town of Gander.

In Favour: 5      Opposing: 0

**Decision:** Motion carried.

**Adjournment**

**Motion #24-227**

**Adjournment**

There being no further business, it was moved by Deputy Mayor Ford and seconded by Councillor Hancock that the meeting be adjourned.

In Favour: 5      Opposing: 0

**Decision:** Motion carried.

There being no further business, the meeting was adjourned at 12:45 P.M.

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**P. Farwell, Mayor**

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**B. Hefford/Town Clerk**