

COMMITTEE OF THE WHOLE

Tuesday, June 10, 2025 | 5:30 PM

AGENDA

1.0 Call to Order

1.1 Land Acknowledgement

1.2 Attendance Confirmation of Quorum

1.3 Declaration of Conflict of Interest

2.0 Closed Session

Motion:

That the Committee move into Closed Session in order to discuss items pertaining to *The Education Act* R.S.O. 1990, c.E.2 section 207 (2) (d).

3.0 Approval of the Agenda ✓

Motion:

That the agenda for the Committee of the Whole meeting of June 10, 2025, be approved.

4.0 Review of Previous Minutes ✓

Motion:

That the minutes for the Committee of the Whole meeting of May 13, 2025, be approved.

5.0 Business Arising ✓

5.1 Draft report from the North Bay Consolidation Committee - Director Myles and staff

6.0 Adjournment

Motion:

That on June 10, 2025 we do now adjourn at _____ pm.



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Ashley St. Pierre, Chair

Craig Myles, Director of Education

The May 13, 2025, **Committee of the Whole Public Session** of the Near North District School Board was held in person at the Head Office and via a Zoom video and/or teleconference.

Trustees Present:

Ashley St. Pierre
Howard Wesley
Jeanie Fuscaldo ®
Caren Gagne
Shane Hall
Chantal Phillips
Julie Bertram ®
Bill Steer
Louise Sargent

Administrative Staff Present:

Craig Myles, Director of Education
Gay Smylie, Superintendent
Seija Van Haesendonck, Superintendent of Business
Timothy Graves, Superintendent
Melanie Gray, Superintendent ®
Deb Bartlett, Communications
Maureen Egan, Director's Office
Glenn Morrison, Manager IT
Liana Blaskievich, Exec. Officer Corporate Affairs ®

Regrets: Student Trustee Trudeau
Student Trustee Sidhu

Other:
Staff, media

1.0 Call to Order

Chair St. Pierre called the Committee of the Whole meeting to order at 5:30 pm.

1.1 Land Acknowledgement

Vice-Chair Wesley read the declaration aloud.

1.2 Attendance

Attendance indicated that 9 trustees were present.

1.3 Declaration of Conflict of Interest

Chair St. Pierre asked for declaration of conflicts. None arose.

2.0 Approval of the Agenda

Motion: CW 25-05-01, L. Sargent/J. Bertram

That the agenda for the Committee of the Whole meeting of May 13, 2025, be approved as amended. The amendment being the request by Trustee Sargent to go into closed session. - CARRIED.

Motion: CW 25-05-02, C. Gagne/L. Sargent

That the Committee move into Closed Session in order to discuss items pertaining to *The Education Act* R.S.O. 1990, c.E.2 section 207 (2) (a).

3.0 Review of Previous Minutes

Motion: CW 25-05-03, C. Gagne/S. Hall

That the minutes for the Committee of the Whole meeting of May 13, 2025, be approved as amended. The amendment being the addition of the correspondence from the Chair to the Minister. – CARRIED.

The amendment by Trustee Steer re addition of a motion to rescind Motion 25-03-03 did not have the support of a seconder and therefore was not carried.

4.0 Business Arising

4.1 AG School Openings, Closures and Consolidations

Trustee Sargent asked this be moved to a future meeting.

4.2 OPSBA Membership Information

Chair St. Pierre referred to the information provided in the agenda noting it was received following last month's meeting when questions and comments arose regarding membership. She asked Trustee Fuscaldo if this satisfied her queries. Trustee Fuscaldo clarified that she had no questions but instead was suggesting that if we ever need to cut programming, we would look to other areas first such as OPSBA membership. Trustees thanked Trustee Steer for the information noting its value and importance in school board governance.

4.3 Correspondence from Minister Calandra April 14 and 29, 2025

Correspondence to Minister Dunlop October 21, 2024, from Trustee Fuscaldo
Correspondence to Minister Dunlop October 15, 2024, from MPP Smith

Trustees discussed concerns regarding correspondence being sent to the Minister without full board discussions or approval. Trustees also discussed the role of the chair as spokesperson and noted her valuable leadership. Vice-Chair Wesley said Chair St. Pierre acted in good faith by confirming the Board's decision.

Trustee Steer expressed concern that being 2.5 years in their current mandate why we waited so long to address these issues i.e. keeping McDougall PS open. He noted all the Parry Sound Build Committee minutes on the website with a transparent page dedicated to the build. He was also concerned with a competing motion that has never been addressed again reiterating "not good governance". He noted all enrolment and plans were approved by trustees who sat on that committee.

Trustee Phillips moved for a motion to continue the discussion and Trustee Steer seconded it. Vice-Chair Wesley suggested a meeting with the Minister of Education to gain a better understanding of his position and what information he has. Trustee Fuscaldo discussed capacity concerns. Trustee Steer asked for an update on enrolment and on construction. Further conversation included decisions and minutes

by previous board. Director Myles reminded trustees that decisions made by previous board members are normally regarded by the Ministry as the collective responsibility of the current board, emphasizing that “the board is the board is the board.”

Motion: CW 25-05-04,

That the Committee of the Whole meeting be extended for ten minutes longer. – CARRIED

Trustee Fuscaldo asked staff whether the new build could safely accommodate all the kids as was designed and planned.

Director Myles drew trustees’ attention to the updated enrolment report included in the agenda package noting that this time of year we follow enrolment numbers very closely. Projected enrolment conversations are occurring now, and we are very much engaged in our pupil forecasts.

Director Myles advised the Board that construction is on time, and we will be ready to accept students in September. He also cautioned that realistically anything could affect this i.e. supply chain delays, etc. but that staff are confident with our timelines.

SBO Van Haesendonck explained projected enrolment and the work of the program team, capital projects manager and Executive Council who have determined that the enrolment can be fit into the building as it’s been designed, including the six hexagon pods. She also noted that this information was provided to trustees at the March board meeting. She also confirmed that construction is 79% complete and that the hexagon pods are currently in production and will be on site and ready.

Motion: 25-05-05, S. Hall/J. Fuscaldo

That our next response to the Minister will be a request for a meeting with Chair St. Pierre and other members of NNDSB and that we will invite MPP Smith to attend and seek to find solutions with the Minister for more permanent placement given enrolment projections at the Parry Sound build. – CARRIED

5.0 Notices of Motion

5.1 Notice of Motion – Trustee Fuscaldo

Trustees were referred to the Notice of Motion filed by Trustee Fuscaldo contained in the agenda package regarding the Trustee Initiative Fund. It was noted that to proceed to discussion, the notice requires a seconder. Trustee Phillips seconded the motion. Trustee Fuscaldo introduced the motion.

Motion: CW25-05-07, J. Fuscaldo/C. Phillips

Be it resolved that the Board of Trustees of the Near North District School board hereby allocate the Trustee Initiative Fund divided equitably amongst all schools for the fiscal year 2025 to provide assistance to schools as deemed appropriate by each school principal. - CARRIED

5.2 Notice of Motion – Trustee Fuscaldo

Trustees were referred to the Notice of Motion filed by Trustee Fuscaldo contained in

the agenda package regarding the area locations. It was noted that to proceed to discussion, the notice requires a seconder. Vice-Chair Wesley seconded the motion. Trustee Fuscaldo introduced the motion.

Director Myles asked to speak to this motion to remind trustees that we have a stringent guideline beginning in September regarding physical attendance at meetings at the Board office. He noted logistics of external spaces for board meetings including staffing and cost and a potential conflict with our current bylaws. He indicated that he would like to research this further. Trustees agreed to table this motion until they have information from OPSBA and the Ministry.

Motion: CW 25-05-08, J. Fuscaldo/H. Wesley

Be it resolved that the Board of Trustees directs the Director of Education to find suitable locations in West Parry Sound (Parry Sound) Almaguin, Sturgeon and Mattawa, for trustees and the public to attend board meetings. – TABLED

6.0 Adjournment

Motion: CW 25-05-09, C. Gagne/C. Phillips

That on May 13, 2025, we do now adjourn at 7:10 pm. - CARRIED

Report to North Bay Consolidation Committee

Regarding the Feasibility of Expedient sale and Disposition of Property at 320 Ski Club Road North Bay.

Executive Summary

The following motion was approved during the June 11, 2024, meeting of the Trustees of Near North District School Board (“**NNDSB**”):

Motion: 24-06-07 L. Sargent/J. Fuscaldo

That the Director provide a report to the Board at the June 2025 Committee of the Whole regarding the feasibility of moving forward expediently with the sale and disposition of the property located at 320 Ski Club Road North Bay formerly known as Widdifield SS after the North Bay Consolidation Committee meets. – CARRIED

This report addresses: NNDSB’s current and potential use of the Property; the applicable regulatory framework; maintenance of the Property; and limitations regarding the use of proceeds of disposition (including whether proceeds of disposition can be directed toward other projects), all with a view to providing the Trustees with additional information when considering whether disposing of the Property is the most financially strategic option available to NNDSB at this time.

Ministry Input and Guidance

On June 8, 2023, the *Better Schools and Student Outcomes Act, 2023, S.O. 2023, c. 11 - Bill 98*, came into force. Bill 98 amended the Education Act to add section 193.1, which required a board to provide the Minister with any information requested by the Minister “*respecting school sites, parts of school sites or other property of the board and respecting the board’s plans for current and future school sites, parts of school sites and property of the board*”.

In the fall of 2023, Ontario school boards, including NNDSB, were required to submit property inventory reports to the Ministry of Education listing all properties owned or leased by the respective school boards, including vacant land, open schools, administrative buildings and leased properties. Such reports were also required to identify potential uses of “owned” real property in the next ten years which are not currently “open to students”. In NNDSB’s report to the Ministry, the Property was identified as not occupied by students, but as one of several properties under review for future use. The Ministry of Education has since completed two “intake periods” for Standard Disposition Process as per O. Reg. 374/23, including one completed in May 2025. The Ministry initiates an intake period by sending a pre-populated Disposition Intake Form, which

includes board-owned vacant properties the Ministry has identified as subject to mandatory disposition. No NNDSB properties have been identified by the Ministry of Education for mandatory disposition at this time, including the Property.

Administration Identified Uses

NNDSB administration is suggesting to the Committee that maintaining ownership of the Property may be an attractive strategic option for NNDSB to address a number of operational needs, including, storage, office space for certain NNDSB personnel, shipping/receiving, as well as accommodating storage and transfer issues relating to NNDSB assets and operations in the context of the closure and disposition of other properties.

Although the Property is not currently operated as a school, the Property is not vacant and is purposefully utilized (and maintained in reasonable operational order) by a variety of NNDSB departments, including:

- North Bay Maintenance Facility including grounds, general maintenance, electrical, plumbing
- Administrative Offices
- Classroom Resource Centre
- Special Education Equipment Storage and Redistribution
- Resource storage and redistribution
- Alternate bus transfer location
- Short term Leases

Ministry Caution Re: Premature Disposition

The Ministry has recognized that school boards need to be careful with the sale of properties.

O. Reg. 374/23 includes potential future need (within the next ten years) as a factor in determining whether a property should be disposed of by a school board. Property sales should be carefully considered, as the cost of acquiring new or similar properties in the future can be reasonably anticipated to be substantially more expensive.

Market Considerations and Value

In March 2021, a market valuation of the Property was obtained. Such valuation indicated that the Property would have limited value for developers due to extensive costs

associated with demolition and servicing of the site. The assessed value of the Property (as per MPAC) at the time of the valuation was \$9,198,000.

It may be that it is in NNDSB's financial best interests to maintain ownership of the Property for ongoing and future use, given: (a) the factors which limit its attractiveness to potential purchasers (and therefore value); and, (b) the ever increasing costs of acquiring new properties which can accommodate NNDSB's needs. Should a like property be required by NNDSB in the next ten years, NNDSB may not have sufficient resources to purchase same.

Operational Repercussions if Property Sold

If the Property is disposed of, the following matters will need to be addressed:

- Relocation of maintenance departments and potential lease of property of sufficient size
- Relocation of stored classroom furnishings and potential lease of alternate storage facility
- Relocation of classroom resource centre and potential lease of alternate storage facility
- Relocation of administrative offices and potential lease of alternate facility or considering an addition to the Airport Road property.

Having to effect the above relocations is of concern due to: lack of other available NNDSB "owned" space / property; significant related leasing costs; and a lack of available sources of funding.

The sale of the Property would not only result in the loss of much needed space for the departments and operational purposes noted above, but would also result in the loss of potential future use of the Property as a community hub with the potential to generate income from the use of fields, gyms, conference space, theatre etc. The sale of the Property would eliminate it as a student accommodation option, leaving no alternative for Alliance and/or other school relocations, if required.

Limitations of Uses and Proceeds of Disposition

In April 2024, the Ministry of Education released [Education Capital Policies and Programs Manual](#) which noted the following:

Proceeds of Disposition School Facilities

POD generated through the sale of school property (i.e., land with or without facilities) must be used for the repair and renewal of existing schools. School boards are to follow the expenditure requirements that are aligned with the School Condition Improvement (SCI) program. School boards are

to spend a minimum 80% of their POD to target key building components and systems, with the remaining up to 20% addressing other locally identified renewal needs.

The above should be appreciated when considering potential uses of any potential proceeds of disposition.

Ongoing Maintenance

In administration's view, it is fiscally prudent to maintain the Property in a state of acceptable repair, regardless of any chosen direction. Doing so will secure a higher price if the Property is sold. If not sold, the Property will be in reasonable condition for continued use.

Maintenance of the Property also reduces the potential for vandalism, which is a significant threat to vacant and unmaintained properties. Left unaddressed, vandalism, break-ins and squatting clearly damage vacant property. Derelict buildings lose significant value. Regular upkeep is critical. Implementing proactive protection strategies (like occupancy and regular maintenance) is essential in safeguarding the value of NNDSB real property assets.

Administration's Recommendation

There are variety of compelling reasons the Trustees may want to consider maintaining NNDSB's ownership of the Property, for the time being, as NNDSB continues to chart its future.

Report to North Bay Consolidation Committee

Regarding the Feasibility of Expedient sale and Disposition of Property at 320 Ski Club Road North Bay.

Background

The following report was prepared for the North Bay Consolidation Committee in accordance with a motion approved by the Board of Trustees at the June 11, 2024 Board meeting, as follows:

Motion: 24-06-07 L. Sargent/J. Fuscaldo That the Director provide a report to the Board at the June 2025 Committee of the Whole regarding the feasibility of moving forward expediently with the sale and disposition of the property located at 320 Ski Club Road North Bay formerly known as Widdifield SS after the North Bay Consolidation Committee meets. – CARRIED (Minutes: June 11, 2024)

The report details the current status of the former Widdifield Secondary School at 320 Ski Club Road, including current occupation and care of the building. It also addresses associated Education Act Regulations regarding sale of Board properties and the implications of selling the property on Ski Club Road. Finally, the report provides information regarding the potential use of proceeds of disposition, including whether proceeds of disposition can be directed toward other projects.

Current Status of 320 Ski Club Road

320 Ski Club Road is the only property owned by Near North District School Board (NNDSB) in North Bay that is not currently in use as an official school or administrative building. As a result, this is the only NNDSB North Bay property with the viability to hold student population in future. In Ontario regulation 374/23 - *Acquisition and Disposition of Real Property*, section 2 (Mandatory Disposition) states the following:

2. (1) If a board has identified, through the reports and information required under section 193.1 of the Act, that a school site or other property of a board is not currently being used and the site or property is not needed to meet the board's current pupil accommodation needs or its pupil accommodation needs for the next 10 years, the Minister shall,

- (a) consider whether additional factors need to be considered or consultation needs to be completed before a decision can be made with respect to whether the property must be disposed of; and
- (b) after considering any additional factors and completing any consultation referred to in clause (a), notify the board whether it is required to dispose of the property and if so, that the board shall,
 - (i) sell the property, or
 - (ii) lease or otherwise dispose of the property, if the Minister approves.

O. Reg. 374/23 allows a board to maintain a property that is not used for pupil accommodation but is expected to be needed to meet the board's pupil accommodation needs in the next ten years.

The building is currently also the only viable option for a variety of NNDSB operations including but not limited to storage, housing various board departments and personnel, shipping/receiving, and accommodating the storage and transfer of a variety of board assets and operations required in order to close and dispose of other properties including in the event of further future consolidations.

Although the Ski Club Road building is not currently used for pupil accommodation, the building is not vacant. The building is purposefully occupied and maintained in reasonable operational order for use by a variety of departments including:

North Bay Maintenance Facility: including grounds, general maintenance, electrical, plumbing

As identified in 2019, the former General Maintenance Facility located at 111 Lavase Road in North Bay was in disrepair. In accordance with O. Reg 444/98, on May 18, 2021, the Board of Trustees approved a motion declaring 111 Lavase Road, formerly Trout Mills School, to be surplus property, and that the property be sold. In the fall of 2021, these essential services, including both staff and equipment, were moved to the Technical Vocational Wing at the north end of the Ski Club Road building. As the 111 Lavase Road property was sold in the summer of 2022, the board no longer incurs the operating costs for the Lavase building.

Administrative Offices

The administrative board office on Airport Road is more than fully occupied, which has resulted in challenges with offering adequate meeting spaces, sufficient number of offices/cubicles for the number of staff assigned to work in the board office, and concerns around privacy and information management when individuals are required to work in spaces that do not offer adequate privacy for sensitive/confidential meetings and phone calls. To solve this overcrowding, the following board office staff and operational departments were relocated to the Ski Club Road building: Director's Office, Communications, Health and Safety, Facility Maintenance and Sanitation. As budget allows, while remaining fiscally responsible, the plan is to move additional offices and personnel to the Ski Club Road building, as necessary.

In addition, fluctuating student enrolment at Vincent Massey Public School resulting in a utilization rate varying from 100% to 114% over the last 5 years, and related classroom space challenges has raised the potential solution of converting space in the "Annex" currently occupied by existing Special Education and other Student Support offices into student spaces. This would require the 26 staff assigned to these spaces to be relocated to an alternate building. The current plan is to relocate these offices to the Ski Club Road site should this need arise. If NNDSB does not have this contingency plan and the Ski Club Road site available, it could result in the need to seek leased space or consider significant costs to renovate and/or expand current teaching/learning and administration places.

Classroom Resource Centre

In alignment with the Ministry of Education's change in focus over a decade ago to promote a more efficient use of school space, as noted in memo 2014: B04 - *Grants for Student*

Needs Funding and Regulations for 2014–15, the NNDSB reduced its number of operating schools in the North Bay area over the last decade, resulting in high utilization rates in remaining North Bay area schools, which resulted in the Classroom Resource Centre remaining in the Ski Club Road building following the closure of Widdifield Secondary School. The Resource Centre currently houses three staff and requires significant space for storage of school/board resources amounting to approximately 3,000 square feet in the north-west end of the Ski Club Road building. The CRC services all schools in the north region from Sundridge to Mattawa and Sturgeon Falls and collaborates with the Parry Sound Centre when there is a need for additional equipment.

Special Education Equipment Storage and Redistribution

A recent initiative was undertaken to inventory and relocate unused large specialized special education equipment to the Ski Club Road building in order to free up valuable square footage formerly used for equipment storage in schools. This allows schools to increase space available for board staff and outside partners to provide critical services and supports to students. This initiative also improves the special education department's ability to redistribute expensive and vital equipment throughout the board to the students who need it most. Currently, at least 1500 square feet directly above the Resource Centre is used for storage of a variety of large special education equipment.

Resource storage and redistribution

Since 2019, large spaces at the Ski Club Road building have been utilised to store equipment during move management (including during the consolidation of ET Carmichael and EW Norman into the new Maple View Public School) and when large equipment and bulk resources are shipped to the board. Use of this building saves the cost of warehouse storage leases and allows for a central delivery hub for new furnishings, resources and equipment to be shipped to schools for their use. It also allows the board to store school furniture and equipment that will be placed in new spaces and or redistributed where needed in other schools throughout the board. The process is fiscally responsible in that unused furnishings are assessed for safety and good working condition and redeployed where needed throughout the board, saving the cost of unnecessary new equipment purchases and also saving the cost of storage at a non-board facility.

There is consideration of appropriate secure space at WSS becoming a storage facility for school/board-based records/equipment/resources etc. for schools that lack the physical space to store such assets. Records include Ontario Student Records (OSR's) which must

be stored for 55 years, mental health files (which are identified as health records) and financial records which are stored for 7+ years, with some files stored on a permanent basis.

Alternate bus transfer location

The Ski Club Road site is utilised on occasion as a bus transfer location for specialised excursions. In the winter months, supervised students use the bus transfer hallway on the west side of the building to stay warm while they await transfer.

Short term Leases

The site can be and has been made available for short term lease to organizations that are able to secure appropriate levels of insurance coverage. Leases have been provided to approved partners such as Elections Canada and to a variety of film production companies. Film production leases support our partners at the City of North Bay as they bring a tremendous amount of business to local proprietors such as but not limited to hotels and restaurants, vehicle and office rental locations. All leases at the ski club site offset operational costs.

Thinking Ahead: The Potential Future Use of 320 Ski Club Road

On June 8, 2023, the *Better Schools and Student Outcomes Act, 2023, S.O. 2023, c. 11 - Bill 98*, came into force. Bill 98 amended the Education Act to add section 193.1, which required a board to provide the Minister with any information requested by the Minister “respecting school sites, parts of school sites or other property of the board and respecting the board’s plans for current and future school sites, parts of school sites and property of the board”. Bill 98 also amended section 194 of the Education Act by repealing several subsections and substituting additional subsections regarding the disposal of a site or property, including the ability of the Minister to make regulations governing the sale, lease or other disposition of school sites, parts of school sites or other property of a board. On December 6, 2023, the Minister of Education released a new regulation regarding the disposition of real property, *O. Reg. 374/23: Acquisition and Disposition of Real Property*.

In the fall of 2023, the board was required to submit a template that listed all properties owned or leased by the board in four categories: Owned Land without Building; Owned Land and Buildings Not Open to Elementary or Secondary Students; Owned Buildings with

Open Elementary or Secondary Students; and Leased Land and Buildings from 3rd Parties. As part of this process, staff were required to identify if there was a future school board need within the next ten years for an owned property not currently open to students. The Ski Club Road building was identified as not occupied by students, but the board was currently reviewing the future use of several properties (both student occupied and non-student occupied) in the North Bay community. There is a strong possibility this building would be required to accommodate students in the next ten years as has been recognized by Trustee Hall and Vice Chair Wesley who recently inquired about moving the Alliance Public School students to the Ski Club Road site. Following the mandatory submission of the MOE Inventory Template to the Ministry of Education, the board has since received two Intake Forms for Standard Disposition Process as per O. Reg. 374/23, including one received in April 2025. No board properties have been identified by the Ministry of Education for mandatory disposition at this time, including the Ski Club Road property.

Potential value of Ski Club Road property

In March 2021, a request for an opinion of market value for the Ski Club Road property was obtained. The market analysis estimated limited value for developers due to extensive costs associated with demolition and servicing of the site.

The report also notes, “The site has 936 feet frontage along Ski Club Road, 873 feet depth and is irregular with several parcels (PINS) combined. The total size is 18.78 acres. Assessed value at the time of the report was \$9,198,000 as per MPAC.”

The Ministry of Education (MOE) has recognized that boards need to be careful with sale of properties. To replace the Ski Club Road property would cost significant dollars. Should a like property be required in the next ten years, NNDSB would not be in a position to make a purchase.

Potential future need

O. Reg. 374/23 includes potential future need (within the next ten years) as a factor in determining whether a property should be disposed of by a school board. Property disposition must be carefully considered. The cost of acquiring the same or similar property in the future, will be substantially more expensive.

Impacts of Disposition of 320 Ski Club Road

The following steps would be required if the Ski Club Road building were to be permanently shut down and disposed of:

Relocation of maintenance departments

The disposition of this property would necessitate that a new location be identified to house the North Bay Maintenance Facility. As none of the board's existing structures in North Bay have available space to house the Maintenance Facility, and as the Ministry does not fund boards for capital projects related to administrative space, this would require that an operating lease be entered into for a space within North Bay with sufficient square footage to support the storage, operations, workspace and office needs of the maintenance department. The board would incur great costs for a lease and also incur costs to move substantial equipment and resources to the alternate location.

Relocation of stored classroom furnishings

With insufficient available space in schools, the board would need to ensure that the maintenance facility space noted above is large enough to provide storage for equipment and classroom furniture, and to receive large shipments intended for reallocation to schools. The required square footage necessary to accommodate the needs may not be available within the community. Regardless, any lease of this magnitude would be extremely costly to the Board. The board would also incur costs to move substantial furnishings and equipment to the alternate location. The size of the leased space could result in limited capacity to manage, store and redistribute sizeable items such as furniture. As a result, the Board may need to dispose of usable equipment, materials and resources.

Relocation of classroom resource centre

With insufficient available space in schools in North Bay, the Board would be required to identify alternate space for the Classroom Resource Centre and the storage of special education equipment, either in conjunction with the above-noted Maintenance Facility, or in a separate location. The board would also incur costs to move substantial equipment and resources to the alternate location.

Relocation of Administrative Offices

The relocation of offices currently located in the Ski Club Road building may need to include lease of additional space for staff currently housed at Vincent Massey, and the over utilised board office should the need arise to repurpose the office spaces at Vincent Massey PS for student use. The board would also incur costs to move furnishings, equipment and resources to the alternate location, as well as costs to prepare the space for use (leasehold improvements).

Alternatively, the Board could consider an addition to the Airport Road property, using the small amount of administrative proceeds of disposition obtained through the disposition of 111 Lavase Road (only the proceeds of disposition of a building used for administrative purposes prior to January 1, 1998 can be redirected toward capital costs for administration). This alternative is not optimal due to the limited space for physical expansion, the loss of already limited parking space that would result from the expansion

of the physical building and potential challenges with obtaining permits in this residential neighbourhood.

The sale of the Ski Club Road site would not only result in the loss of much needed space for the departments and operational purposes noted above, but would result in the loss of potential future use of the facility as a community hub which would generate potential income from the use of fields, gyms, conference space, theatre etc. More importantly, immediate sale would eliminate the availability of this space for pupil accommodation leaving no alternative for Alliance Public School and other school relocation, if required.

Restrictions Regarding Use of Proceeds of Disposition

Ontario Regulation 193/10: Restricted Purpose Revenues

The acceptable uses of proceeds of disposition (POD) of capital property are defined by Section 6.2 of *O.Reg. 193/10: Restricted Purpose Revenues*. Proceeds are to be spent on existing school sites/buildings/properties owned by the board, and the cost to acquire a “thing” must meet three criteria defined in paragraph 1 of subsection 1, namely the cost is a capital asset cost, the cost does not result in increasing the gross floor area of a building, and the cost is not used to retrofit/repair temporary pupil accommodations. A defined list of “things” referenced above is provided in subsection 2, which outlines eight items/areas which are acceptable.

Subsection 4.1 further provides rules regarding the use of POD in a fiscal year, specifying that the board shall use at least 80% of the POD used in that fiscal year to pay for costs related to any of the following: substructure, shell, and services. The board shall not use more than 20% of the POD used in that fiscal year to pay for costs that relate to the following: interiors, equipment and furnishing (excluding moveable furnishings), special construction and demolition, and building sitework.

The Ministry released [Education Capital Policies and Programs Manual](#) in April 2024, and the following is noted:

Proceeds of Disposition School Facilities

POD generated through the sale of school property (i.e., land with or without facilities) must be used for the repair and renewal of existing schools. School boards are to follow the expenditure requirements that are aligned with the School Condition Improvement (SCI) program. School boards are to spend a minimum 80% of their POD to target key building components and systems, with the remaining up to 20% addressing other locally identified renewal needs. Please see Appendix C for SCI Expenditure Categories by Component which explains the SCI categories of restricted (80%) and unrestricted (20%) expenditures.

In requesting an exemption to this policy, school boards must demonstrate that they have plans to address their renewal requirements including improving accessibility and optimizing ventilation at existing schools.

If the potential disposition of the Ski Club Road property is being considered to provide POD for capital improvements at other school facilities, the information noted above must be carefully reviewed and considered prior to identifying the use of POD as a determining factor for the decision. For example, if the board proposed to direct the POD from the potential disposition of the Ski Club Road property to fund the capital improvements of other school sites, it would have to be firmly determined if this is an acceptable use of POD under subsection 2, as an “improvement to school site”, alteration/renovation/major repair to fixture of school property, or a change to the surface of a school property. It would then need to be determined how much of the POD could possibly be directed, as it would most likely fall under the 20% rule.

Responsible Stewardship of the Property

The Ministry of Education has restructured the parameters and requirements of its Capital Priorities Program, including the components required as part of the business case submission. In order to prepare for the submission of any future capital priorities program requests regarding the future use of the Ski Club Road building, board staff are working through a lengthy and complex process to develop a fulsome multi-year Capital Plan, which is necessary to inform any new proposals. Once the board has the necessary data, the financial commitment can be made to develop a strong business case by creating a plan design, and a proposal can be submitted in accordance with the new process. Given the costs associated with the new capital proposal process and the time required to research and design a new Capital Plan, NNDSB is not currently in a position to make any definitive decisions about the future of the property or to make any capital proposals. While the future of the building is still undecided, the building remains occupied and maintained in order to make best use of the building in its current state, and to ensure a key board asset is not left vacant. It is fiscally responsible to maintain the building in a state of acceptable repair whichever way the board eventually moves. It will secure a higher price if sold. If not sold, the building will be in reasonable condition for ongoing board utilization.

The building must be occupied and maintained properly to reduce the potential for vandalism, which is a significant threat to empty properties. Left unaddressed, vandalism,

break-ins and squatting clearly damage vacant property. Vacant buildings require costly ongoing maintenance, repairs and monitoring to preserve value. Derelict buildings lose significant value. Regular upkeep of the building and the property is critical. Repairs to any vandalism must be completed so that the public is aware that the building is not vacant. Understanding the risks and implementing proactive protection strategies like occupancy and regular maintenance of the property and grounds is essential in safeguarding this NNDSB asset. This multi-use facility is maintained for its current use in a fiscally responsible manner.

Conclusion

There are variety of compelling reasons and significant implications that deter boards from disposing of such valuable assets. Based on the available data, it would not be prudent to engage in the disposition process of the Ski Club Road property at this time.