

# North Bay Consolidation Committee

Tuesday, June 6, 2023 | 1:00 PM

Join Zoom Meeting

<https://nearnorthschools-ca.zoom.us/j/85230947594?pwd=QUFZUmFwTDR2MUE0S1BYMysreXBBdz09>

Meeting ID: 852 3094 7594

Passcode: 125114

Dial in: 1 855 703 8985

## REGULAR SESSION AGENDA

### 1.0 Call to Order

1.1 Attendance

### 2.0 Approval of Agenda ✓

*Motion: That the regular session agenda for the North Bay Consolidation Committee meeting for June 6, 2023, be approved.*

### 3.0 Approval of Minutes ✓

*Motion: That the regular session minutes for the North Bay Consolidation Committee meeting for April 20, 2023, be approved*

### 4.0 New Business

4.1 Declaring Surplus Property – ET Carmichael Public School ✓

4.2 Declaring Surplus Property – EW Norman Public School ✓

### 5.0 In-Camera

*Motion: That the Committee move into a Private Session to discuss an item pertaining to The Education Act R.S.O. 1990, c. E.2 section 207(2)(c).*

### 6.0 Arise and Report

### 7.0 Communication to the Board

### 8.0 Adjournment

*Motion: That the North Bay Consolidation Committee meeting for June 6, 2023, be adjourned at \_\_\_\_\_ PM.*

✓ denotes an attachment

Erika Lougheed, Chair

Craig Myles, Director of Education

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## North Bay Consolidation Committee

Thursday, April 20, 2023

Meeting conducted virtually over Zoom videoconference and teleconference

### Committee Members Present

Craig Myles, Director of Education  
Gay Smylie, Committee Chair  
Julie Bertram, Trustee  
Liana Blaskievich, Officer of Corporate Affairs  
Seija Van Haesendonck, SBO  
Shane Hall, Trustee

### Minutes:

Krista Messenger, Executive Assistant

### Guests:

P. Chirico, Mayor, City of North Bay  
E. Richmond, Manager of Economic  
Development, City of North Bay  
A. Mazzuchelli, Economic Development  
Officer, City of North Bay

### Committee Regrets:

Nil.

## 1.0 Call to Order

### 1.1 Attendance

Committee Chair Smylie called the meeting to order at 10:04 AM. Attendance was called to confirm the meeting has quorum. A welcome was offered to the guests attending from the City of North Bay.

## 2.0 Approval of the Agenda

Committee members referred to the agenda. With no additions noted, the agenda is approved as presented.

*Moved by Trustee Bertram and seconded by Trustee Hall that the agenda for the April 20, 2023, meeting of the North Bay Consolidation Committee be approved as presented.*

- CARRIED.

## 3.0 Presentation

### 3.1 North Bay Film & Television Industry Overview- presented by the City of North Bay

Introductory comments from L. Blaskievich to welcome Mayor Chirico, E. Richmond and A. Mazzuchelli. The floor was turned over to the guest presenters, who reviewed a slideshow presentation for the committee. Highlights of the information shared are noted as:

- Opening remarks from Mayor Chirico to thank NNDSB for its work with the film and television industry. This is a growing industry for North Bay and area. Reflecting on the impacts of the pandemic- there were many challenges faced by all. The film industry had a significant role in sustaining the local hospitality industry. NNDSB supported this by providing locations for filming. A sincere thanks was expressed from the City for the work of the board for furthering the work of the film industry.
- E. Richmond offered brief remarks to thank the committee for the opportunity to present today. The role of the Economic Development department is to assist existing businesses, prospective investors, and community partners with business growth and development-related initiatives. In the past, North Bay was a film destination, now this has grown into a thriving local industry. This success is because of many community partners, which includes NNDSB.
- A. Mazzuchelli provided an overview of the Ontario film and television industry, noting Ontario had a record-breaking 2022 film & television production year with 419 productions contributing \$3.15 billion in production spending to Ontario's economy. It is estimated that every \$1 million of film and television production in Ontario generates 21 full-time equivalent direct and associated jobs.
- Since 2004, the Northern Ontario Heritage Fund Corporation (NOHFC) has approved \$297M towards 493 Northern projects, including 128 in the Nipissing District
- In 2022, statistics for the North Bay area recorded over 20 productions across 123 locations, generating over \$40M in local spending.
- Review of productions filmed at NNDSB locations, including:
  - "The Desperate Hour" in the fall of 2020 at W.J Fricker.
  - "Essex County"- Season 1 in the summer of 2022 at E.T. Carmichael
  - "The Dogs" in November 2022 at Northern Secondary School
  - "Everything is Going to be Great"- planned for spring 2023 at the Widdifield property.
- Closing comments to express gratitude to NNDSB for the partnerships developed at all levels of NNDSB with a wide range of industry partners.

Committee Chair Smylie thanked the guests for their presentation and the recognition provided for the work of NNDSB. The floor was opened for any questions or comments.

Highlights are noted as:

- Mayor Chirico thanked board staff, such as the Officer of Corporate Affairs, for working with the Economic Development department in support of the growing film industry. There are larger productions coming to North Bay, and the City is very excited to see this continue. North Bay's growing film infrastructure is a significant factor in attracting productions. Thanks were expressed again to staff and trustees for NNDSB's involvement. The City is pleased to offer any further support to the board as needed.
  - Committee Chair Smylie thanked Mayor Chirico for the open invitation, noting the film industry has provided so many opportunities for students. Previously, students would have to leave the area to pursue work, and now they are able to gain experience locally across a wide range of disciplines within film and television.

- Director Myles thanked the guest presenters and recognized the mutually-beneficial relationships NNDSB has cultivated with film and television agencies.
- Recognition was provided for the non-student revenue gained through these opportunities that can provide NNDSB with flexibility regarding use.
- Comment from Trustee Bertram to note excitement about the industry growth.

With no further comments or questions to note, the guest presenters departed the meeting.

#### 4.0 Approval of Minutes

##### 4.1. 2023 03 23 NBCC meeting minutes

Committee members were referred to the minutes from the previous meeting included in the agenda package. The floor was opened for comments or corrections, with none rose.

*Moved by Officers of Corporate Affairs Blaskivich and seconded by Trustee Hall that the minutes for the March 23, 2023, meeting of the North Bay Consolidation Committee be approved. - CARRIED.*

#### 5.0 New Business

It is noted that there are no items of new business tabled for discussion.

Committee Chair Smylie noted the next meeting would be scheduled at the call of the Chair, and thanked committee members for attending the meeting today.

With no further business to note, the committee proceeded to adjournment.

#### 6.0 Adjournment

*Moved by Trustee Hall seconded by Trustee Bertram that the North Bay Consolidation Committee stands adjourned at 10:42 AM. – CARRIED.*

<b>Title:</b>	Declaring Surplus Property – ET Carmichael Public School
<b>Contact:</b>	Superintendent of Business Seija Van Haesendonck
<b>Date Submitted:</b>	June 6, 2023
<b>Mandate:</b>	<p>Ensure that the NNDSB is managed efficiently and is financially sustainable year over year and for the long term. Make decisions that are sustainable.</p> <p>Ensure that NNDSB meets ministry expectations / requirements for financial stewardship and accountability.</p>
<b>Background:</b>	<p>ET Carmichael Public School, located at 1351 Chapais Street, North Bay, is scheduled to close at the end of the 2022-2023 school year, as part of a consolidation into the new Maple View Public School.</p> <p>The details of the property are:</p> <p>PIN 491490516 Legal: Plan M177 Lot 2568 to 2622 55 L Part of Moffat and Coyne Parcel 6237 W/F; NORTH BAY</p> <p>The site has 668 feet frontage along Chapais Street, 339 feet +- along Dane Street, and 274 feet at the rear along Carruthers Street. Total area is 5.2 acres.</p> <p>The subject property is zoned R3 which permits residential development. The current use would be exempt from the zoning however, depending on a purchaser's intended future use, rezoning would be required.</p> <p>The board is currently in the process of engaging an appraiser in order to determine fair market value for the property.</p> <p>Ontario Regulation 444/98 under the Education Act requires that properties must be declared surplus and offered to certain government funded agencies prior to offering the property for sale to the public.</p>
<b>Timeline</b>	<p>In accordance with Ontario Regulation 444/98:</p> <p>June 13, 2023 – Board declares 1351 Chapais Street surplus.</p> <p>June 21 – September 18, 2023: Offer the property to the preferred agencies for a period of 90 days.</p>

	<p>Expressions of interest received within those 90 days extend the circulation timeline by an additional 90 days to December 17, 2023, if the expression of interest is not accompanied by an offer to purchase.</p> <p>The board may only accept an offer presented by a preferred agency if it is at fair market value. The regulation does allow for the fair market value to be determined through binding arbitration if the parties cannot agree on the fair market value of the property within 30 days, or the preferred agency can withdraw its offer during that time.</p> <p>Upon completion of circulation to preferred agencies, if no preferred agency submits an expression of interest or submits an offer then withdraws, the board will submit a request for Ministry approval to offer the property for sale to the public via a request for proposal. Approval from Ministry will be sought in either September 2023 or January 2024, following the expiry of the timelines noted above.</p> <p><i>Bill 98, Better Schools and Student Outcomes Act, 2023</i>, is in front of the legislature, and has been ordered for third reading (at the time this report was written). There are components of the Act that will directly impact clause 194(3) noted in the motion below, and may result in revised or additional regulations. This will be carefully monitored and if changes are required to the process that require further committee discussion and/or recommendations to the board, this information will be brought back to the North Bay Consolidation Committee.</p>
<p><b>Recommendations</b></p>	<p>THAT the North Bay Consolidation Committee recommend approval of the following motion to the Near North District School Board:</p> <p>Pursuant to clause 194 (3) (a) of the Education Act, the Board of Trustees declare that as of September 1, 2023, the property at 1351 Chapais Street, North Bay is not required for the purposes of the board;</p> <p>AND THAT the property be sold in accordance with Ontario Regulation 444/98 Disposition of Surplus Real Property and Acquisition of Real Property.</p>

<b>Title:</b>	Declaring Surplus Property – EW Norman Public School
<b>Contact:</b>	Superintendent of Business Seija Van Haesendonck
<b>Date Submitted:</b>	June 6, 2023
<b>Mandate:</b>	<p>Ensure that the NNDSB is managed efficiently and is financially sustainable year over year and for the long term. Make decisions that are sustainable.</p> <p>Ensure that NNDSB meets ministry expectations / requirements for financial stewardship and accountability.</p>
<b>Background:</b>	<p>EW Norman Public School, located at 599 Lake Heights Road, North Bay, is scheduled to close at the end of the 2022-2023 school year, as part of a consolidation into the new Maple View Public School.</p> <p>The details of the property are:</p> <p>PIN 491430315 Legal: PCL 5934 SEC WF; PT LT 16 CON C WIDDIFIELD AS IN LT75468; S/T LT355377 North Bay</p> <p>The site has 424 feet frontage along Lake Heights Road, with 530 feet depth. Total area is 5.159 acres.</p> <p>The subject property is zoned R6 which permits higher density residential development including townhouses, apartment dwellings, semi-detached and single family homes.</p> <p>The board is currently in the process of engaging an appraiser in order to determine fair market value for the property.</p> <p>Ontario Regulation 444/98 under the Education Act requires that properties must be declared surplus and offered to certain government funded agencies prior to offering the property for sale to the public.</p>
<b>Timeline</b>	<p>In accordance with Ontario Regulation 444/98:</p> <p>June 13, 2023 – Board declares 599 Lake Heights Road surplus.</p> <p>June 21 – September 18, 2023: Offer the property to the preferred agencies for a period of 90 days.</p>

	<p>Expressions of interest received within those 90 days extend the circulation timeline by an additional 90 days to December 17, 2023, if the expression of interest is not accompanied by an offer to purchase.</p> <p>The board may only accept an offer presented by a preferred agency if it is at fair market value. The regulation does allow for the fair market value to be determined through binding arbitration if the parties cannot agree on the fair market value of the property within 30 days, or the preferred agency can withdraw its offer during that time.</p> <p>Upon completion of circulation to preferred agencies, if no preferred agency submits an expression of interest or submits an offer then withdraws, the board will submit a request for Ministry approval to offer the property for sale to the public via a request for proposal. Approval from Ministry will be sought in either September 2023 or January 2024, following the expiry of the timelines noted above.</p> <p><i>Bill 98, Better Schools and Student Outcomes Act, 2023</i>, is in front of the legislature, and has been ordered for third reading (at the time this report was written). There are components of the Act that will directly impact clause 194(3) noted in the motion below, and may result in revised or additional regulations. This will be carefully monitored and if changes are required to the process that require further committee discussion and/or recommendations to the board, this information will be brought back to the North Bay Consolidation Committee.</p>
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