

City of Port Colborne
Special Meeting of Council Minutes

Date: Tuesday, October 21, 2025
Time: 5:00 pm
Location: Council Chambers, 3rd Floor, City Hall
66 Charlotte Street, Port Colborne

Members Present: M. Aquilina, Councillor
M. Bagu, Councillor
R. Bodner, Councillor
G. Bruno, Councillor
F. Danch, Councillor
T. Hoyle, Councillor
W. Steele, Mayor (presiding officer)

Member(s) Absent: E. Beauregard, Councillor
D. Elliott, Councillor

Staff Present: J. Beaupre, Deputy Clerk
B. Boles, Chief Administrative Officer
J. Colasurdo, Manager of Strategic Projects
G. Long, Director of Development and Government Relations
C. Madden, City Clerk
M. Pilon, Senior Project Manager, Strategic Projects
S. Shypowskyj, Director of Public Works

1. Call to Order

Mayor Steele called the meeting to order at 5:03 p.m.

2. Adoption of Agenda

C-25- 207

Moved by Councillor T. Hoyle
Seconded by Councillor M. Aquilina

That the Special Council agenda dated October 21, 2025, be confirmed, as circulated.

Carried

3. Disclosures of Interest

There were no disclosures of interest.

4. Closed Session (Beginning at 5 p.m.)

C-25- 208

Moved by Councillor G. Bruno

Seconded by Councillor R. Bodner

That Council do now proceed to meet in Closed Session at 5:05 p.m. under the *Municipal Act, 2001*:

- Subsection 239(2)(f), where a closed session meeting is held if the subject matter being considered is advice that is subject to solicitor-client privilege, including communications necessary for that purpose.
- Subsection 239 (3.1) where a meeting of council or local board or of a committee of either of them may be closed to the public if the following conditions are both satisfied:
 1. The meeting is held for the purpose of educating or training the members.
 2. At the meeting, no member discusses or otherwise deals with any matter in a way that materially advances the business or decision-making of the council, local board or committee

Carried

4.1 Staff Reports

- a. **Confidential Development and Government Relations
Memorandum to Council - Training Session and Advice from
Legal Regarding East Side Employment Lands**

5. Back to Open Session (Beginning at 6 p.m.)

C-25- 209

Moved by Councillor M. Aquilina

Seconded by Councillor T. Hoyle

That Council does now rise and reconvene from Closed Session at 6:14 p.m. without report.

Carried

6. Staff Reports

6.1 Servicing the East Side Employment Lands, 2025-185

Bryan Boles, Chief Administrative Officer, presented to Council on servicing the East Side Employment Lands and responded to questions received.

C-25- 210

Moved by Councillor R. Bodner

Seconded by Councillor G. Bruno

That Council receive Development and Government Relations Report 2025-185; and

That Council direct the Mayor and Clerk to execute the following agreements once finalized and when the conditions have been met, as well as all necessary related agreements in order to facilitate the development of the East Side Employment Lands (ESEL):

- Water and wastewater purchase agreement with Asahi Kasei;
- An agreement with the Niagara Region establishing a cost-sharing arrangement for the required engineering design services to design infrastructure and perform required studies and reviews associated with crossing the Welland Canal and surrounding area;
- An agreement with the Niagara Region outlining the City's contributions to facilitate the construction of the of the Welland Canal crossing project, for up to \$24.2 million, provided the Niagara Region agrees to take ownership of all pumping stations and force mains in the ESEL once they are operational, and once the City has satisfied any grant and/or borrowing commitments;
- A construction agreement with Peters Excavating to complete the linear asset installation, provided that such award is within the budget of the water and wastewater purchase agreement with Asahi Kasei;
- A construction agreement for the wastewater pumping station, as required per the Development Agreement (executed last November

by the City, One Forty Developments, Asahi Kasei, and Rankin Construction), provided that such award is within the budget of the water and wastewater purchase agreement with Asahi Kasei;

- Interim financing agreements required for construction financing, up to \$20 million.

That Council direct staff to implement a public engagement campaign regarding the establishment of two Government Business Enterprises (GBEs), including a holding company, wholly owned by the City, that would own shares in the ESEL Water and Wastewater District; and a district company that would own and operate the water and wastewater systems in a new water and wastewater district, connected but separate from the City.

Carried

7. Procedural Motions

There were no procedural motions.

8. By-laws

8.1 By-law to Adopt, Ratify and Confirm the Proceedings of the Council of The Corporation of the City of Port Colborne

C-25- 211

Moved by Councillor M. Bagu

Seconded by Councillor F. Danch

That the By-law to Adopt, Ratify and Confirm the Proceedings of the Council of The Corporation of the City of Port Colborne be passed and enacted, as presented.

Carried

9. Adjournment

Mayor Steele adjourned the meeting at 6:53 p.m.

William C. Steele, Mayor

Charlotte Madden, City Clerk