

Letter to the Editor

The Board of Directors, Castle Arms Non-Profit Seniors Apartments
re: North Bay City Council Motion Res. # 2025-296 (a) and Res. # 2025-296(b)

1 It is essential to correct the false narrative being advanced by Dave Mendicino, Jim Bruce and Mayor Ric Champagne and the assertions made in the motion brought forward by Councillors Horsfield and Gardiner.

2 Castle Arms is a not-for-profit corporation. It is a separate and distinct entity from Cassellholme.

Contrary to the representations made by these persons, they were never one entity.

3 Castle Arms operates low income seniors' apartments. There are approximately 300 seniors who depend on Castle Arms (CA). Those seniors are the lifeblood of their CA community; a community in which they thrive.

Cassellholme operates a Long-Term Care home. They are very different businesses.

4 Castle Arms acquired the lands on which its apartments are located from Cassellholme 40 years ago.

5 Castle Arms raised funds to construct the seniors' apartments which are on its property.

The funds did not come from the City of North Bay. The funds did not come from Cassellholme. Any allegation to the contrary is knowingly incorrect.

6 For a period, Castle Arms and Cassellholme had common directors. Castle Arms and Cassellholme have always had separate boards. As a result of legislative changes, Castle Arms has recently restructured its bylaws.

7 These changes were supported by Councillors King and Mayne, who were, at the time, members of the Castle Arms board.

8 Today, Castle Arms has a skill-based board. It's a five person board consisting of members with expertise in property management, accounting, finance, seniors housing, a municipal representative together with a Tenant representative.

9 Cassellholme undertook a substantial capital project.

Cassellholme is supposed to service nine municipalities, including North Bay. Several of the outer lying municipalities have voiced their concern about the capital project and how it would be funded.

The substantial cost, which is to be funded by these nine municipalities, is undoubtedly placing a financial burden on each of them, causing them to seek alternate sources of funding.

This is where Mayor Chirico and some of his supporters on Council, hatched a plan:

Step 1: They would incorrectly assert that Castle Arms was an extension of Cassellholme.

Step 2: City Council, under the cloak of Cassellholme, would attempt to exert control of Castle Arms.

Step 3: They would sell-off Castle Arms' assets or use those assets to raise financing, in order to fund Cassellholme's capital program.

10

The Mayor and his supporters abjectly deny this is the motive for their ill conceived motion.

11

Dave Mendicino, Chair of Cassellholme board, stated on Dave Dale's podcast, **"The municipalities may decide that, hey! we need to put these assets on the open market and sell them in order to cover some of these costs."** April 25, 2023.

12

On the motion, Councillor Horsfield could not present any evidence to support the substance of her motion.

That Councillors Horsfield and Gardiner would bring forth a motion, asserting matters which they failed to verify is a complete dereliction of their duty to the City Council, the taxpayers and residents of North Bay. It is disgraceful. It is very disturbing that these councillors continue to do the mayors bidding, even at the expense of our seniors..

We all deserve more.

CASTLE ARMS

NON-PROFIT SENIORS APARTMENTS

The Board of Directors
info@castlearms.ca
www.castlearms.ca

There is documentation to support all of these statements. Please, go to the [Castle Arms website](http://CastleArms website) where documents have been collected for your reference.

(1) [North Bay City Council Motion Res. # 2025-296](#)

(2) [Letters patent](#)

(3) [CastleArms.ca](#)

(4) [Real Estate documents](#)

(5) [Historical information](#)

(6) [Executive Summary](#)

(7) [Resolution 54-21](#)

(8) [CastleArms.ca/governance/](#)

(9) [cassellholme.ca/redevelopment](#)

(10) [Maggie Horsfield discusses assets \[00:54:26\] and then reiterates that assets will not be sold \[1:38:00\]](#)

(11) [DaveMendocino On DaveDale Podcast.webloc \[00:11:20 to 00:14:52\]](#)

(12) [Committee and Council Meeting - September 2, 2025 give time reference \[1:09:38\]](#)