



**Final Minutes
Economic Development and Project Consultation Meeting
November 15, 2022, 9:00 am – 4:00 pm
Atlantic Policy Congress Boardroom 2nd Floor, Cole Harbour, Nova Scotia**

CHIEF AND COUNCIL

PRESENT:

<i>Chief Robert Gloade</i>	<i>Councillor Ward Markie</i>
<i>Councillor Anissa Blackmore</i>	<i>Councillor Lisa Marshall</i>
<i>Councillor Alex Cope</i>	<i>Councillor Stephen Marshall</i>
<i>Councillor Carley Gloade</i>	<i>Councillor James Stevens</i>
<i>Councillor Chris Googoo</i>	<i>Councillor Dana Sylliboy</i>
<i>Councillor Garrett Gloade</i>	
<i>Councillor Zachary Julian</i>	

ABSENT

REGRETS

Councilor Natasha Bernard

STAFF:

Claire Marshall, Executive Director
Gerald Gloade, Consultation Project Manager
Jonathan Lowe, Director of Fisheries
Shelly Martin, In-House Legal Counsel
*Suzanne Penney, Admin Assistant to Chief
and Council; Recording Secretary*
*James Stevens, Director of Commercial
Operations*

GUESTS

John Boyle, Cox and Palmer
Paul Bradley, Deloitte
Nicole Carruthers, Deloitte
Cory Stewart, Project Manager L/360

PRELIMINARY MATTERS

1.0 REVIEW AND APPROVAL OF THE AGENDA:

It was MOVED by Councillor Lisa Marshall and seconded by Councillor Garrett Gloade,
That the agenda for the Economic Development Project Consultation Meeting of
November 15, 2022, held at the Atlantic Policy Congress Cole Harbour, Nova Scotia, be approved
as distributed.

CARRIED

2.0 REVIEW AND APPROVAL OF THE MINUTES OF OCTOBER 18, 2022:

In reviewing the draft minutes of the Economic Development Project Consultation meeting, held
October 18, 2022, clarification was requested by Council on a possible missing fisheries related

motion. This was investigated and it was noted that the motion made did not proceed as further work had to be done and a Band Council Resolution (BCR) was to be presented at the next meeting.

It was MOVED by Councillor Alex Cope and seconded by Councillor Lisa Marshall,
That the minutes of the Economic Development Project Consultation meeting held
October 18, 2022, be approved as presented.

CARRIED

3.0 NEW BUSINESS/UPDATES: No new business was presented.

4.0 CONSULTATION PROJECT UPDATE:

The Consultation Project Manager provided a handout for review and updates as follows:

4.1 November 24, 2022, Irving Shipyard Visit:

- It was requested that the Irving Shipyard tour be rescheduled due to a scheduling conflict as several Councillors were registered to attend a Health and Wellness function November 24 and 25, 2022.

4.2 Deer Hunt:

- The harvest was to proceed for four days with one deer allotment per day; three deer have been claimed to date, with a projection of 14 to 15 deer in total.
- The town's projection was much higher at 30-35 deer.
- The original cutoff date of December 5, 2022, may be extended to December 15, 2022, depending on the harvest.

Discussion ensued:

- Regarding the hides, it will be posted to determine if there is interest in the hides or teachings on how to remove and tan them.
- Farmland Outfitters employee/owner has a butchery with a large walk-in freezer and the ability to hang three deer at any one time, following food handlers' codes.
- As a result of miscommunication, some local individuals contacted police about the hunt around William Barnhill Road (which is where Millbrook was set up to hunt). Clarification was provided to the individual by the police.
- Some of the meat has been donated to a local food bank and will be donated to the Springhill prison.

4.3 MEEC (Millbrook Early Education Centre) Survey/Community Consultation Initiative:

The Director of Education and Consultation Project Manager provided an update as follows:

- A Millbrook Early Education Centre (MEEC) survey will be included in the monthly bulletin and circulated containing all information currently available, such as cost, design, etc. The survey will also go out in the Millbrook Newsletter in early December 2022.
- Council has requested to review the questions and information from the surveys when it is gathered. Once compiled, the Council Administrative Assistant will forward to Council.

4.4 Election Codes:

- A meeting was held recently regarding the development of the custom election code.
- The solicitor will compile and send a final draft to ISC for comments and will start scheduling community consultations.
- It is anticipated that the review will start in January/February 2023, followed by a vote in the spring and a decision.
- The solicitor will continue to provide updates.

5.0 ECONOMIC DEVELOPMENT UPDATE – Director of Commercial Operations:

- Discussion ensued regarding sponsorship and funding required for rink and ballfields. It was noted that these two entities should be considered separately and not as a jointly funded project.
- Decisions will have to be made based on several issues regarding current rinks that are available and their condition:
 - Deville’s rink needs repair and the CEC rink sustained extreme damage from Hurricane Fiona.
 - Possible cost for repair of damages could be in the range of \$3.5 to \$5 million.
 - Further discussion and a decision will be needed on whether to move forward with repairing or completely replacing. Total cost evaluation will be provided in the future.
- Scotia Port update was provided.
- Greenhouse – Halifax Seed was contacted regarding the roof at the greenhouse. More information will be available from its technician once a site visit is completed.
- Update regarding NS Sound Stage: It does not appear Millbrook will be ready to meet its deadline, so it is no longer a viable option. This would take up a lot of land and it was suggested to pass the opportunity to CLC.
- The Treaty Entertainment and Tobacco Store Manager provided an update: Hours of operation, hiring new staff, offering an extra \$2/hour for overnight shift was discussed. A recommendation was made regarding changing the hours to open three hours later and stay open three hours later. Follow up work will be done in conjunction with HR and the employment officer to plan for the recruitment of new staff. Request was made for recommendations on hours and how this would affect profit margins. A report will be compiled and provided to Council.

6.0 FISHERIES UPDATE:

Moderate Livelihood

- It was questioned what the next steps are to expedite Millbrook's Livelihood fishing access and why a plan has not yet been developed. The Director of Fisheries responded that there have been livelihood plans developed but they cannot be finalized until access is clarified between Millbrook and the Department of Fisheries and Oceans (DFO). At this point it was felt that a legal team needs to call out DFO. The Solicitor responded that the species plan is one part of it, but it also needs to be authorized by DFO to move forward.
- **Action Item:** *The Solicitor to contact lawyer Bruce Wildsmith for legal advice as he was the lead lawyer on the Marshall Decision. An update will be brought back to Council at its meeting on December 13, 2022.*
- The Solicitor shared that the Potlotek First Nation Plan (as approved by the Assembly of Nova Scotia Mi'kmaw Chiefs) is before the courts, and Millbrook did support them by way of a motion.

It was MOVED and SECONDED,

That a 50% deposit be placed on a 200K watt Volvo backup generator from Aqua Production Systems at a cost of \$138,000 plus applicable taxes for the Sheet Harbour wharf as there is a lead time to receive suitable generators of 52 weeks and this will be required to ensure no product is lost at the pound.

CARRIED

The meeting was apprised that the Director of Fisheries received confirmation from Ulnooweg that \$50,000 can be re-profiled to support the back-up generator initiative and there may be additional year-end Atlantic Integrated Commercial Fisheries Initiative (AICFI) funds to further support it.

In response to a question about the cost for the generator, the Director of Fisheries noted that Lindsay Construction provided the research.

The Director of Fisheries presented a BCR and Motion for approval for the sale of one license and the purchase of others.

Proposed Motion

That Millbrook sell one of nine LFA 35 (Digby) lobster licenses and purchase two LFA 34 lobster licenses to stack together on one of Millbrook's fishing vessels; purchase one LFA 32 lobster license to support the proposed "women in fisheries" program; and purchase one LFA 26a lobster license to be fished by a Captain displaced from LFA 35 under this scenario. The outstanding requested Millbrook contribution is estimated to be \$325,000 based on current license valuations.

Council discussion followed regarding the financial impacts of divesting one of Millbrook's licenses (LFA 35) and what the potential revenues would be from new licences acquired. In addition, Council asked about any legal ramifications. As there were many questions, it was decided to table the

discussion until Council's December 13, 2022, meeting. The proposed motion was not formally moved, seconded, or voted on.

The Director of Fisheries provided a presentation on the financial tables associated with two projects (*Sheet Harbour lobster pound and license acquisition/deposition*).

Discussion followed regarding the breakdown of funding noting there could be more available in the New Year from Indigenous Services Canada (ISC); however, it was still uncertain. A Councillor suggested that the license acquisition should include input from the fishers. The Director of Fisheries responded that those that are directly impacted should be informed.

Schedule and Breakdown of Estimated Costs and Funding Sources (Lobster Holding Facility and Lobster License Purchases)

<u>Lobster Holding Facility ACTIVITY TITLE</u>	<u>BUDGET</u>
APS system installation, shipping, and training	\$ 477,000
Lobster buyers license	\$ 100,000
Lobster totes	\$ 178,000
Cage and Tube Crates	\$ 64,000
Budget for additional work (electrical, concrete working space, etc.)	\$ 250,000
TOTAL COST OF ACTIVITIES:	\$1,069,000 PLUS TAX

Lobster License Purchases

<u>Millbrook plans to sell one of their Lobster licenses in LFA 35 and use the profits from this sale to assist in purchasing the following licences. ACTION</u>	<u>AVERAGE COST/ EARNINGS</u>
Purchase two LFA 34 licenses	\$1,850,000
Purchase one LFA 32 license	\$ 525,000
Purchase one LFA 26A-1 license (Pictou Island area)	\$1,250,000
Total	\$3,625,000

Total cost of Licence Acquisitions and Lobster Holding Facility Total Project Cost **\$4,694,000**

<u>Funding Source</u>	<u>AMOUNT</u>
ISC - CORP Grant	\$1,000,000
AICFI Grant	\$ 395,000
ACOA Loan	\$ 100,000
Sale of one of Millbrook's LFA 35 licenses	\$2,300,000
MILLBROOK FISHERIES OUT OF POCKET CONTRIBUTION	\$ 899,000

7.0 L/360 UPDATE - PROJECT MANAGER: A PowerPoint presentation for Chief and Council was provided. This presentation was in regard to land developments, the kind of land structures that will be looked at, where the land development possibilities are, and how many lots could be purchased.

A land management discussion ensued.

- **Action Item:** *The Solicitor will look at legal ramifications surrounding Millbrook's participation in First Nations Land Management and will bring back to Council in 2023 for discussion. The*

Executive Director and the Solicitor are scheduling time with Membertou to discuss their participation in First Nations Land Management.

- A section of the land in Cole Harbour across from General Dynamics could be utilized and turned into town houses. Further investigation will be done and brought back to Council:
 - Currently, there is no development plan yet.
 - The areas are zoned commercial, but it was felt that the zoning could be reverted to residential for use as smaller community housing – both options will be explored.
 - Survey will be completed and brought back in January 2023.
- It is hopeful that Coach Road will be usable for construction of residential properties.

Rink Update:

Consideration is being given to the Membertou design, which has the possibility of two rink designs – one with seating, one without. This was established for costing purposes only. There was a suggestion of following the Rath Centre design. The creation of the ballfields will be worked into the plan and also be presented.

The slide show presentation will be included as a hard copy for the minutes for filing.

8.0 FORENSIC INVESTIGATION UPDATE: Deloitte and Cox and Palmer:

- Delegates attended the November 15, 2022, meeting to provide updates regarding the Forensic Investigation. A presentation was provided for Council by the legal and financial team. The years in question are from 2013 to 2019 and an overview had begun but due to the document retention policy they could only go back seven years.
- As for the legal update, on the civil side, efforts are being made to get the money back. An injunction over assets has been obtained and the assets in question are frozen.
- The civil case includes notice of action document, and the summary of judgment, which will move forward in March 2023. Documentation will continue to be collected and lock down all factual paperwork. Updates provided as they become available.

9. ADJOURNMENT

It was MOVED,

That the meeting of November 15, 2022 be adjourned.

RESOLVED BY CONSENSUS

10. NEXT ECONOMIC DEVELOPMENT PROJECT CONSULTATION MEETING:

JANUARY 24, 2023, from 9:00 am to 4:00 pm in Council Chambers.

**MOTIONS OF THE ECONOMIC DEVELOPMENT PROJECT CONSULTATION MEETING
OF NOVEMBER 15, 2022, AT THE APC, COLE HARBOUR, NOVA SCOTIA**

Item #1

It was MOVED and SECONDED,

That the agenda for the Economic Development Project Consultation Meeting of November 15, 2022, held at the Atlantic Policy Congress Cole Harbour, Nova Scotia, be approved as distributed.

CARRIED

Item #2

It was MOVED and SECONDED,

That the minutes of the Economic Development Project Consultation meeting held October 18, 2022, be approved as presented.

CARRIED

Item #3

It was MOVED and SECONDED,

That a 50% deposit be placed on a 200K watt Volvo backup generator from Aqua Production Systems at a cost of \$138,000 plus applicable taxes for the Sheet Harbour wharf as there is a lead time to receive suitable generators of 52 weeks and this will be required to ensure no product is lost at the pound.

CARRIED

Item #4

It was MOVED,

That the meeting of November 15, 2022 be adjourned.

RESOLVED BY CONSENSUS