



**ECONOMIC DEVELOPMENT AND PROJECT CONSULTATION
DRAFT MEETING MINUTES
JANUARY 24, 2023 - 9 AM TO 4 PM**

PRESENT:

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

ABSENT

REGRETS

Councillor Natasha Bernard

STAFF:

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

GUESTS

Town of Truro Mayor and Councillors:
Mayor Bill Mill
Councillor Juliana Barnard
Councillor Jim Flemming
Councillor Alison Graham
Councillor Cathy Hinton
Councillor Wayne Talbot
Councillor Bill Thomas
Glen Boone, Director of Real Estate
Tara Dinsmore, Vice President, NCR/ATL
and ACQ, Real Estate
Mike Dolter, CAO, Truro Town Council
Mary Jarvis, Senior Director,
NCR/ATL, Real Estate
Cory Stewart Project Manager, L360

DP Energy, Micantia Wind Delegation (Item 8.3):
Anne-Marie Belliveau
Damian Bettles
Eric Christmas
Simon De Pietro
Anne-Marie Nicholas
Gerald Sheehan

1.0 PRELIMINARY MATTERS

1.1 Call to Order –Chief Robert Gloade called the meeting to order at 9:15 a.m.

1.2 Adoption of Agenda – Economic Development Project Consultation meeting of January 24, 2023.

It was MOVED by Councillor Alex Cope and SECONDED by Councillor Lisa Marshall,

That the Agenda for the Economic Development Project Consultation meeting of January 24, 2023 be adopted as presented and distributed, with the following name/title correction: Mike Dolter, CAO, Truro Town Council.

CARRIED

1.3 Adoption of Previous Minutes – Draft minutes of the Economic Development Project Consultation meeting of December 13, 2022, meeting were reviewed and minor spelling edits noted.

It was MOVED by Councillor Garrett Gloade and SECONDED by Councillor Stephen Marshall,

That the minutes of the Economic Development Project Consultation meeting of December 13, 2022, be approved with the minor spelling edits noted.

CARRIED

2.0 NEW BUSINESS/BUSINESS UPDATES

2.1 East Coast Music Awards: Requesting a sponsorship of \$10,000 for the 2023 event to be held in Halifax, NS.

It was MOVED by Councillor Lisa Marshall and SECONDED by Councillor Garrett Gloade,

That sponsorship in the amount of \$10,000 be approved for the 2023 East Coast Music Awards.

CARRIED

2.2 Newfoundland Meet and Greet: Tentative date: Saturday, April 1, 2023. A request was made to advance the date of the meet and greet visit into May 2023 due to weather. It was recommended that the engagement on the Custom Election Code move forward sooner to meet the timeline.

3.0 DEPARTMENT OF FISHERIES UPDATE: Director of Fisheries

3.1 Whale Safety Program:

An information package was provided to each Councillor. Council was advised that they were welcome to contact the Fisheries department if there were any questions. The following highlights were noted:

- \$500,000 funding was available over two years as per the federal mandate to protect the Atlantic Right Whale. The funding was allocated to purchase experimental whale safe gear for fishers, support training, fund the whale safe coordinator position, promote education, and conduct testing while offsetting harvest costs.
- Two Millbrook First Nation captains and crews have directly participated in the program and it was hoped that with the other incentives provided, there would have been more interest.
- The migration patterns of whales are changing, and the number of endangered North Atlantic Right Whales continues to decline. Discussion ensued about the implications of losing this endangered species.
- One barrier is the limited communication from the Department of Fisheries and Oceans (DFO) on the mandatory regulations coming into effect and the fishing industry's reluctance to accept this reality. This is a wide area of concern where more support and education are needed. Mixed

information on whether participation in the program was mandatory or beneficial, led to skepticism and negative feedback.

- Gear that was picked up by captains who committed to participate, yet never trialed the gear. This led to lost opportunities for testing and providing feedback on new regulations.
- The DFO extension of the deadline for mandatory whale safe gear (until 2024) resulted in further negativity towards the program since fishers were reluctant to buy-in to the concept if it would not become law.
- A lot of gear had been lost (buoys and lines) while implementing whale safe gear into trawls and ropes.

3.2 A & L Seafood/Royal Greenland Update:

- It is Millbrook Chief and Council's decision on whether to participate and move ahead or not.

Discussion ensued regarding the process to this point:

- It was suggested that the Chief Financial Officer (CFO) should be involved, and that the Director of Fisheries could facilitate this.
- Director of Fisheries suggested a consultant be used to obtain requested information on this time sensitive matter as well as a financial analysis of risk.
- Director of Fisheries will reach out to a consultant and request a feasibility study and consideration of the economics.
- Prices of snow crab have dropped from \$9 to as low as \$6 and \$3/lb for 2023.

3.3 Moderate/Livelihood Fishing:

- There needs to be strong legal support and commitment to defend harvesters, and a defensible community plan put into place before going to fish.
- Harvest under a community authorized plan and rejecting DFO licence (harvest document) is the plan the community currently agrees on.
- The community wants Council to support the legal challenges as they arise.
- The request for a short-term interim plan to be put in place is now on the table.

Solicitor provided an overview:

- Potloteck case (not under community plan) has been dropped.
- There has been a decision to proceed on cases entailing fishing under community authorized plans and it appears imminent this will end up in court.
- DFO will not accept any plan if it is not under their license and authorization.
- There are five or six community fishers not under the DFO plan and they are faced with much more difficulties. There needs to be realistic expectations.
- Background information: there was a plan backed by science for Sipekne'katik and this also failed.
- It appears no matter what plan this put in place, it is not going to protect Millbrook fishers.
- DFO is challenging the community authorized Food Social and Ceremonial (FSC) plan.
- The FSC community plan was approved and in place since 2014 and has been submitted to DFO every year. There have never been any problems until Sipekne'katik began fishing in St. Mary's Bay and now the FSC plan will not be supported by the DFO.

- Decision was made that Council would unanimously support a community authorized livelihood fishing plan for elvers to move forward.

It was MOVED by Councillor Stephen Marshall and SECONDED by Councillor Lisa Marshall,

That the interim plan currently in place for livelihood fishing be adopted, as this plan would provide for the commercial fishing amount of (approximately) 5% community allocation to Millbrook First Nation.

CARRIED

- There is a tentative plan for the start of the lobster and elvers livelihood fishing season over the next two months.
- Currently the priority is elver, lobster, snow crab, and halibut.
- LFA 35 discussion of licence dispositions/acquisitions proposal looks like it will not progress; although there is collaboration and a commitment to work towards open discussion about new opportunities in different lobster fishing areas, where it benefits both the community and the captains/crews involved.

4.0 ECONOMIC DEVELOPMENT PROJECT CONSULTATION – Director of Commercial Operations Update

4.1 Power Centre Signage:

Discussion ensued on the following:

- Question raised as to where there could be more signs put up as there appears to be enough space (not Band owned land).
- Challenge is location (north bound side has no power and it is hard to find a solution).
- Sign that needs to be fixed at RACE AUTO, going to be a two-stage repair, a crane is required to do the initial repair and then in the spring, repainting will have to be completed.

4.2 Housing Loan Policy Update:

- Housing loan policy is approaching its final stages, working with staff internally.
- Presentation will be made on February 28, 2023, for approval; an RBC representative will attend.

4.3 Tobacco Store Update: A Band Council Resolution (BCR) was constructed and reviewed for discussion and approval January 24, 2023.

It was MOVED by Councillor Garrett Gloade and SECONDED by Councillor Alex Cope,

That Council at the duly convened meeting of January 24, 2023, resolve to make available to each of Millbrook's existing store owners a revised number of cartons and grams for the months of January, February, and March 2023.

CARRIED

5.0 L/360 CAPITAL PROJECTS UPDATE: Project Manager L/360 provided a short-written update which was included in the January 24, 2023, package and reviewed with Council with no issues or concerns raised.

6.0 JOINT MEETING TOWN OF TRURO AND MILLBROOK COUNCIL: Mayor, Truro CEO and Truro Council Members Attended (Joined for lunch and meeting at Legends Gaming Centre)

Welcome and Introductions

General Discussion

- Update regarding expansion of William Barnhill Drive to end of Industrial Ave. Once the plan is finalized, it will be shared with representatives.
- Discussion about the recycling depot location off John William Barnhill Drive. It was noted that water runoff is going into a nearby brook and questions arose regarding contamination.

Hotel Levy

- Truro has been trying for several years to get a levy, which brings funding in for regional marketing. Productive meetings were held with the hotels. A by-law will be brought forward in February 2023.
- Truro's by-laws do not apply to the two hotels within Millbrook First Nation.
- Truro is interested in signing a Memorandum of Understanding (MOU) between the municipality and Millbrook First Nation.
- The money would flow through to the Board, which would decide how the marketing would proceed.
- The Town of Truro is looking for a representative from Millbrook First Nation to be part of the working group that would make decisions on how the marketing funds are spent and communicate directly back to Chief and Council.
- Rough estimates are \$250,000 per year; and that money would get spent based on the Tourism Board.
- The levy will be 3%, which is the maximum that can be charged. It was noted that Halifax has raised a couple of million dollars each year from its levy.
- Millbrook questioned what is currently funding the marketing operations.
- Truro indicated that each unit sets its own rate. Theoretically, Millbrook could set it at 2%. The focus is on putting together a good regional programming plan for the shoulder season.
- Truro is hoping with the levy in place, this all gets consolidated; even attracting sporting events, etc.
- The Chamber of Commerce put on the Explore Central Brand recently.
- In response to a question about who will be doing the marketing, the meeting was apprised that it would be the committee.

A decision was made that Millbrook First Nation, Truro, and the County would meet again for further discussion on the hotel levy.

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Mi'kmaw Summer Games (August 20-27, 2023) hosted by Millbrook and the North American Indigenous Games (NAIG) July 15 – 23, 2023

- The Town of Truro can assist with promotions and the Director of Parks and Recreation, is willing to work with Millbrook in any way, including arranging facilities.
- The Truro Amateur Athletic Club (TAAC) grounds may be under construction during the Games period, but ballfields and pools would be available.
- The Event Coordinator will be in touch with the Town of Truro to see what she and Millbrook Recreation can do to work together on; and a coordination plan for signage, posters, and advertising of events.
- Downtown Truro partnership and Council should meet with the downtown businesses, which will also benefit from the added visitors (July 15 to 23, 2023 – North American Indigenous Games, Pow Wow, and Summer Games in August 2023) with approximately 2,000 athletes and 10,000 visitors in the communities.

Rink Discussion

- In response to a question about whether Truro was planning to fix up the rink, the meeting was apprised that a [press release](#) was sent out January 24, 2023 about it.
- Pricing was not yet available and there have been challenges getting contractors and insurance in place to rebuild. There was major damage to the roof and interior; and it has not yet been determined if there is asbestos within the structure.
- Question about whether relocation of the rink had ever been considered as it is in a flooded area. Would the Town of Truro consider supporting a rink in Millbrook First Nation?
- Truro Mayor indicated there were many uncertainties in the rink discussion. On paper it makes sense, and there is a way Truro can contribute. Of concern is the roof; and the input from Royal Canadian Legion if the rink was moved. There has been no consideration for relocating, as it was felt that the location is good.
- Further, Truro Councillors shared that building a new rink is important, as the rink time is needed. Without public transit in Truro, people would be upset if the rink was moved.
- Millbrook Chief noted that anyone who plays hockey must go to various locations to play; and having more than one rink under one roof would be a benefit to many. They are travelling all over the place already.
- Truro Councillor advised that a commitment has been made to re-opening that facility.
- The meeting was further apprised that upgrades included in the project consider current accessibility codes.

ScotiaPort Inland Port Project

- Millbrook Chief described the project, sharing that Millbrook was still in the initial stages, having identified the rail partner, CREWS Rail (with a rail yard in Jonestown, Ontario).
- Millbrook is working to find a Public Relations firm and lobbyist.
- Millbrook shared that Scotia Port would increase the opportunity for growth in the area; an inland port to build growth and jobs; and will also support the housing projects of the County.
- The project is meant to complement the Debert Industrial Park as well, not compete with it.
- There was a need for an inland terminal as it would remove some truck traffic taking products to downtown Halifax.

- There would be increased rail traffic in the town of Truro but at a different crossing; and it would be shorter and faster.
- Truro Mayor indicated this was considered when there was discussion about the Hilden Overpass study and Millbrook First Nation bought some land to the south. It was thought if the developments move forward, approximately 2,000 jobs may be created.
- Further, this project would open roads to the industrial park and another opportunity to work together.
- Millbrook Council said the press release would be sent to Truro and County before being released to the public.

Active Transportation Plan (update from Truro)

- McClures Mills round-about is being considered again with potential funding to get it underway (estimated at \$3 million).
- Salmon River Bridge repair is also planned for 2023, with significant impacts to those travelling through the core.
- Town of Truro will look for a strategy to continue to move traffic through McClures Mills Road.

Truro Trails Presentation

- Discussion about the previous presentation from Truro Trails and the concept of a circular route is favorable. The Town shared that it would be great to sit down and see if an agreement could be developed to create a corridor.
- In follow up to the last meeting, it was confirmed that CN owns two sections of land that will have to be looked at; and CN would have to authorize an overland crossing. If this is not possible, then a pedway would have to be considered.

Apartment Building Discussion

- A development agreement is still in place for the new apartments on James Street being developed by the Town of Truro, but there has been no starting date confirmed.
- Discussion ensued on the number of stories for the building.
- Concern was expressed regarding the amount of water run-off as there are many Millbrook residents in that area.
- The Town of Truro responded that the development would include a high-end building, greenhouse, medical centre, and gym. The development is not anticipated to negatively impact any of the Millbrook residents.
- It is the provincial government's responsibility to offer affordable units within these buildings.
- A Town Councilor talked about low income and subsidized housing, noting these terms are due after 15 years. New legislation states that new high-end buildings must have one or two units that are affordable housing, currently classified as \$1,200 to \$1,300 per month.
- The need is low-income housing for those who cannot afford \$1,300 per month. There was a suggestion of co-op housing as an option.

7.0 CLC- CANADA LANDS COMPANY UPDATE:

7.1 Shannon Park Discussion: Real Estate delegation provided a power point presentation for Millbrook Council.

Main points of the discussion were noted as follows:

- 87 acres are the focus and the Memorandum of Understanding (MOU) in place keeps the connections as they move forward to other designs.
- Development agreement advanced with Halifax Regional Municipality (HRM), which has accepted the report and moved it to the public hearing forum.
- The original concept plan was updated; the round-about will develop Princess Margaret Road.
- Engaged with HRM on the location of the park as it is adjacent to a school.
- Canada Lands Company (CLC) will connect with Millbrook on developments as they are built in phases.
- HRM accepted these changes, and staff report that everything in the MOU is still part of the development block; no changes will cause a negative impact.
- Urban design guidelines are in place and traffic study has been accepted.
- Public hearing sessions will allow people to ask questions. Once the community has had a chance to engage, the committee will close the hearings and then it will come back for the development agreement portion.
- Some design completions will be set for July 2023 and the next in the fall of 2023, looking forward to 2024 for next phases and 2025 for total completion.

7.2 Nova Scotia Power

- CLC will reroute the transmission lines to come back into the tower.
- NSP must bring to the utility review board for approval.
- A meeting has been arranged for the afternoon of March 7, 2023, in Council chambers, to discuss this in greater detail.

8.0 CONSULTATION PROJECT UPDATE: Consultation Project Manager to provide update.

8.1 School Survey

- The survey that was developed to gauge community members' interest in expanding the grades of Millbrook Early Education Centre (MEEC) was shared with Council for feedback.

8.2 Custom Election Code

- Solicitor handed out the planned timeline for the custom election code vote.
- Multiple small group sessions are planned for on reserve, off reserve members, including Elders, women, and youth, with hopes for a July 2023 ratification vote.

8.3 SBM Off-Shore Wind: DP Energy, Micantia Wind

Background provided by Consultation Manager:

- Millbrook was approached regarding an offshore wind project in line with some of Millbrook's objectives such as more jobs to Sheet Harbour and Millbrook's green commitment.
- Past issues with FORCE tidal include disturbance to marine habitats and species.
- Issues with loss of Crown lands with wind farms.

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- Solar underperforming in Atlantic Canada, with the weather being cloudy and snowy.
- The offshore project would offer the efficacy of wind energy, without the loss of land.
- No moving infrastructure under sea-level.
- Today is an opportunity to learn about the project and discuss potential for partnerships.

Presentation from Proponent.

- DP Energy is family-owned, having started offshore in Ireland, UK, and Canada with over 7.5 gigawatts in offshore wind projects and with their title energy project in the Bay of Fundy.
- SBM has developed a floating offshore wind/renewable company (combination energy supplier to Irving) and are also active in Newfoundland and Labrador.
- Three blade technology is the same. Life span is equivalent to on-land turbines (possible 30 years) and with offshore wind bigger turbines can be used as there are higher winds.
- Impact assessment is also doing a regional assessment process involving surveying 1,200 square kilometres.
- Migratory whales and sea birds are considered; and if there are any fundamental issues these will be investigated.
- Creating a megawatt turbine costs between \$1.2 and \$1.5 billion on this plan.
- The turbine structures are secured to the bottom of the sea floor with anchors and traditional anchor lines constructed of a polymer stronger than steel; the mooring line holds the structure down.

How Can Millbrook Be Involved?

- Sheet Harbour is a deep-water, deep commission port, which could make it ideal.
- Community impacts would be investigated.
- The project could be a major investment by providing large numbers of training and employment opportunities for Millbrook members.
- It is projected that power will be sold into the grid but there is nothing definite as this is in the earliest stages of development.
- Future updates will be provided by SBM Energy.

Delegates left the meeting at 4:35 pm

8.4 Comprehensive Community Plan (CCP):

The meeting was apprised:

- CCP Engagement is underway.
- Sessions with management team held in December 2022.
- Fleshed out a plan for next round.
- Council engagement sessions included in next phase.
- Question about similarity with other “Plans.”
- Master plan is more development and infrastructure oriented.
- Strategic plan for Council is governance.
- CCP, operative word being “Comprehensive,” blends the plans.
- Community also gets a say in the direction and focus areas.
- Helps align staff workplans with Council’s vision.
- Includes a full review of all policies/regulations.

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- Question was posed: Does the Council want a session on CCP at the next Consultation meeting, should there be one-on-one meetings with Council, or should it be planned for a separate day?

9.0 IN-CAMERA

10.0 ADJOURNMENT

10.1 Date/Time Next: February 28, 2023

MOTIONS FROM JANUARY 24, 2023

ECONOMIC DEVELOPMENT AND PROJECT CONSULTATION MEETING

Item 1.2

It was MOVED by Councillor Alex Cope and SECONDED by Councillor Lisa Marshall,

That the Agenda for the Economic Development Project Consultation meeting of January 24, 2023 be adopted as presented and distributed, with the following name/title correction Mike Dolter, CAO, Truro Town Council.

CARRIED

Item 1.3

It was MOVED by Councillor Garrett Gloade and SECONDED by Councillor Stephen Marshall,

That the minutes of the Economic Development Project Consultation meeting of December 13, 2022, be approved with the minor spelling edits noted.

CARRIED

Item 2.1

It was MOVED by Councillor Lisa Marshall and SECONDED by Councillor Garrett Gloade,

That sponsorship in the amount of \$10,000.00 be approved for the 2023 East Coast Music Awards.

CARRIED

Item 3.3

It was MOVED by Councillor Stephen Marshall and SECONDED by Councillor Lisa Marshall,

That the interim plan currently in place for livelihood fishing be adopted, as this plan would provide for the commercial fishing amount of (approximately) 5% community allocation to Millbrook First Nation.

CARRIED

Item 4.3

It was MOVED by Councillor Garrett Gloade and SECONDED by Councillor Alex Cope,

That Council at the duly convened meeting of January 24, 2023, resolve to make available to each of Millbrook's existing store owners a revised number of cartons and grams for the months of January, February, and March 2023.

CARRIED