

ECONOMIC DEVELOPMENT AND PROJECT CONSULTATION MEETING APPROVED MINUTES OF SEPTEMBER 26, 2023 - 9 AM TO 4 PM

CHIEF AND COUNCIL PRESENT

Chief Robert Gloade	Councillor Zachary Julian
Councillor Natasha Bernard	Councillor Ward Markie
Councillor Anissa Blackmore	Councillor Lisa Marshall
Councillor Alex Cope	Councillor Stephen Marshall
Councillor Carley Gloade	Councillor James Stevens
Councillor Chris Googoo (via Teams)	Councillor Dana Sylliboy

ABSENT

REGRETS

Councillor Garrett Gloade

STAFF

Stephen Carter, Controller
Michelle Gloade, Millbrook Fisheries Coordinator
Matt Glode, Conservation Team Lead
Hayley Johnson,
Economic Development Coordinator
Chantel Langille, Housing Project Manager
Jonathan Lowe, Millbrook Fisheries Director
Ayo Makanjuloa, CFO
Claire Marshall, Executive Director
Shelly Martin, Solicitor (In-House Legal Counsel)
Suzanne Penney, Admin Assistant to Chief &
Council and Recording Secretary

GUESTS / DELEGATES

Colin Bernard, Parks and Recreation
Christena Dykstra, Parks and Recreation
Joanne McRae, CPA, CA, Partner,
Assurance and Accounting
Cory Stewart, Manager, L/360 Project

1.0 PRELIMINARY MATTERS

1.1 **Call to Order** - Chief Robert Gloade

1.2 **Adoption of Agenda:** Review and Approval of the agenda for the September 26, 2023, Economic Development Project Consultation Meeting.

It was APPROVED BY CONSENSUS,

That the agenda of the September 26, 2023, Economic Development Project Consultation Meeting be approved with the following additions:

2.1 Millbrook Enterprise Credit Application / Pick up Option for Cheques

11.0 Custom Election Code.

CONSENSUS DECISION

1.3 Review and Approval of Minutes from 2020

it was decided that approval of April 14, April 21 and April 24, 2020 meeting minutes would be tabled to a future meeting to enable a more in-depth review after the Administrative Assistant has been able to connect with previous Council members from 2020 to seek input and clarification.

ACTION: *It was requested that within a two-week timeframe, the solicitor send out a letter to all community members asking them to provide updates, changes, and allocations surrounding the 1919 claim (noted in the April 14, 2020 meeting minutes).*

1.4 Upcoming Events for Council (Reminder)

- December 2, 2023 – Newfoundland Christmas Party confirmation of attendee for Deer Lake, Newfoundland Trip – information attached (flights, cars rentals, etc.)
- December 5 to 7, 2023 – confirmation of attendees for the AFN in Ottawa, Ontario

2.0 POLICY CHANGE UPDATES/FOLLOW UP

2.1 Millbrook Enterprise Credit Application (approximately 2381 applicants):

Discussion ensued regarding cheque pick up from the administration office, noting community members expressed they would like to have their choice of:

- Picking up their cheques in person, or
- Having them mailed.

ACTION: *Executive Director to connect with Finance and update at the manager's staff meeting to ensure that community members can pick up their cheques at the office. This will be communicated in the bulletin and also in the newsletter. Councillor confirmed the current practice is local community member cheques are held for one week before going in the mail. The Executive Director will make sure everyone is aware and that this is a consistent practice going forward.*

It was APPROVED BY CONSENSUS,

That the Treaty Enterprise Credit application be approved with the following amendments:

- The form will clarify that it can be scanned or emailed
- Faxed applications will not be accepted
- Cheques can be picked up at the administration office.

CONSENSUS DECISION

2.2 Off Reserve Seniors Benefit Updates

- Seniors living off reserve requested an increase and expansion of benefits to assist household related tasks
- Off reserve funding form has been updated.

It was APPROVED BY CONSENSUS,

That the Off Reserve Seniors Benefit funding be increased to \$600.00 and the updated form be accepted as presented.

CONSENSUS DECISION

2.3 Band Council Resolution (BCR) approval for Confederacy of Mainland Mi'kmaq (CMM) to carry out Solid Waste Management (SWM) projects on behalf of their eight member communities.

It was MOVED by Councillor James Stevens and SECONDED by Councillor Ward Markie,
That the Millbrook First Nation hereby endorses the Confederacy of Mainland Mi'kmaq's efforts to conduct solid waste management services in the Community of Millbrook First Nation as well as supports its efforts to improve waste diversion and education in Mi'kmaw Communities.

CARRIED UNANIMOUSLY

3.0 MILLBROOK FISHERIES

Director of Millbrook Fisheries, Fisheries Coordinator, and Conservation Team, attended for the fisheries discussion. The following discussion highlights were noted:

- Many fishers have not qualified for employment insurance for the off season
- Millbrook has not signed Food Social Ceremonial (FSC) or the Livelihood agreement
- A proposal for Millbrook to provide protection for their own fishers and provide “rangers” or guardians on the water was discussed noting these would be protected, uniformed, trained guardians
- DFO will have to recognize self-governance and/or co-management in good faith, in order to manage – which would provide a completely different agreement
- Update that the end goal of the move to the new building (formerly Race Auto) was to be self-sufficient, to be able to generate more internal funds which would provide own source funds to work towards creating a fish market
- Part of self-governance should be to put Millbrook's own plans into place with the ability to have a provincial buyers license as there needs to be a way to sell the fish
- There needs to be a push towards negotiated allocation of how much of the yearly catch can be sold
- There is a need for a legal commitment with authorities so that the workers are covered when they are fishing
- Training for the team would be through the Conservation Team Lead and an former DFO employee
- Either DFO or DNR would recertify, and this would allow for a team to be created and provide the capacity for them to protect the fishers.

Conservation Capacity Plan:

- FSC harvest plan and management plan was discussed noting a multi-species plan has been reviewed by Council
- Project manager position (three funding partners) to do communications work around what is happening, inventory control, oversight covering everything
- Ulnooweg – is working with the Department of Fisheries to fund this
- Council agreed by consensus to fund the position.

Due to time constraints and many outstanding issues to be discussed, Chief suggested to set a separate time for October 12, 2023, at 1:00 pm for Chief and Council and Millbrook Fisheries to meet to review outstanding issues/items and the CFO Finance will be invited to this meeting.

4.0 L/360 CAPITAL PROJECT UPDATES AND DEPT OF HOUSING

4.1 Project Manager attended with Housing Project Manager and reviewed the updates.

- Discussion ensued regarding the various project quotes:

Project 3	Coach Road Sewer Replacement
Scope	The 8" sewer line that catches all of the Power Centre sewer, as well as the surrounding areas of Coach Road, is at capacity and crosses a culvert which is also collapsing. As more development is added to the Power Centre, this line needs to be assessed to confirm what it can handle, or if it needs replacement. In a recent study by Dillon Consulting as part of the AFNWA project, it listed this pipe system as very poor condition. This project will also give the opportunity to redevelop Micmac Ave into housing.
Update	Based on five-year growth plan, cost to upgrade and increase capacity is \$2,000,000.00. Additional models have been run on 10- and 25-year growth plans, but the overall growth plans need to be confirmed.

- This report has been sent to AFMWA and a response is awaited
- The hope is that this program will be covered by Indigenous Services Canada (ISC)
- Discussion ensued regarding the storm wastewater plan and that fact that it continues to come from the Town of Truro
- The Town of Truro had shared an overall storm management plan with Chief and the Executive Director; and will be requested to attend the next Economic Development meeting on October 24, 2023

Project 17	Sheet Harbour Community Centre
Scope	Looking for an area for a 30'x50' community centre with 20 parking stalls.
Update	Two properties are listed for sale in the area. One near the western piece of land owned by Millbrook, the other is an old community centre a few kilometers away from the eastern reserve.

Project 15	James Street Housing Development
Scope	Building eight homes on eight lots.
Update	The site work to prepare the area with water, sewer service and have power poles installed is \$380,000.00.

- This is a tender and three quotes are required, and L/360 Project Manager has two quotes. This was an invited tender not an open tender and these tenders should come back to Chief and Council for review and selection.
- This cost is in addition to the allotted amounts previously submitted.
- The town is not responsible for any of the above due to this being a reconfiguration.

Project 16	Cole Harbour Apartments – Phase 2
Scope	New apartment building. Similar in concept to Phase 1.
Update	Design underway to mirror the building, to complete the CMHC funding request.

Project 9	Sheet Harbour Lobster Pound
Scope	Design to build a new lobster pound in the existing building on the Sheet Harbour wharf.
Update	Construction has begun.

Project 18	Glooscap Extension – Phase 3
Scope	Extending roads and adding lots off Glooscap Extension and Treaty Connector.
Update	Gathering design fees from civil engineering firms to complete design.

- There needs to be transparent and clear view of all quotes that were received
- Housing requested the quotes, and these were requested to be presented to Council
- Manager, L/360 Project, has been requested to forward the tenders by the end of the day via email.

Project 19	Wasuek Drive Reconfiguration
Scope	Reconfiguring the cul de sac bulb on Wasuek Drive to accommodate townhomes.
Update	Design and pricing are completed. \$95,000.00 to construct. Work includes adding material to widen the bulb, reconfigure water, sewer, and power services.

Project 20	Treaty Connector Cul de sac
Scope	Finishing a cul de sac off Treaty Connector.
Update	Design and pricing are completed. \$415,000.00 to construct a building to contain all services required. Work includes grading, extending water, sewer, paving, and sidewalks.

Project 21	Glooscap Drive Northeast Development
Scope	Adding home lots on the Northeast section of Glooscap Drive.

Update	Design and pricing are underway. Budget price of \$330,000.00. Work to include grading, water, and sewer connections for each home and power pole installation.
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- Northeast area now has seven lots that can be developed
- Questions about the rocks and it is being designed to work with the rock base
- This will be brought back once the draft is completed.

Quotes need to be confirmed before the motion can be approved. This will be revisited as soon as L/360 Project Manager sends the quotes from the tenders for review. Council will be provided with the quotes as soon as they are received later in the day.

5.0 TOBACCO REGULATION REQUIREMENT CHANGES/UPDATES

- Tobacco Manager to attend
- Millbrook Tobacco Store Funding Regulations (change on form, made changes, add to policy)
- The form with the changes was presented and was approved by Chief and Council.

It was MOVED by Councillor Stephen Marshall and SECONDED by Councillor Lisa Marshall,
That the changes to the Tobacco Store Funding Regulation Policy be approved as presented.

CARRIED UNANIMOUSLY

5a) Tobacco Allocation Policy

- Discussion ensued surrounding concerns regarding quotas; how they are obtained, if they can be passed down, and the possibility of a lottery
- Questions arose regarding why there are two different processes, viewed as being the same
 - 1.) you can will your Band-owned home to a family member
 - 2.) you can will your store, including its Band-owned quota; however, this is looked upon as unfair to community members who would like to have a quota
- In order to be allotted a quota an individual has to meet all government regulations and protocols
- A solution could not be agreed upon and this agenda item was tabled to the next Chief and Council meeting.

6.0 FINANCE – AUDIT REVIEW

CFO, Controller, as well as Assurance and Accounting representative and Curtis Ziola from MNP (Teams) were in attendance for the discussion of this agenda item. The following highlights were noted:

- Presentation of the restructuring information for tax/governance
- Concerns shared surrounding the EI situation with the fishers; and MNP will contact Millbrook Fisheries Director to see what support they may be able to provide
- Looking at reducing the number of entities within administration to become more streamlined and efficient
- Discussion continued throughout the presentation and questions were posed by Council. The process was explained in detail on the plan to restructure finance entities.

It was MOVED by Councillor Ward Markie and SECONDED by Councillor Stephen Marshall,
That approval be provided to move forward with the concept presented by MNP and the plan to create a working group and proceed with structure of phase 1, phase 2 and phase 3.

CARRIED UNANIMOUSLY

7.0 ECONOMIC DEVELOPMENT UPDATE

Director of Commercial Operations, and the new Economic Development Coordinator, attended and provided the Economic Development Project Consultation Report for review.

New Hires

- Economic Development Coordinator
- Manager Commercial and Community Facilities – verbal offer Extended and accepted, HR to extend formal offer this week.

CREWS Rail Letter Of Intent (LOI) to establish the Joint Venture

LOI has undergone several revisions since July 2023, it has still not been accepted by all parties in its current form.

- Chief will contact representatives to see what updates are available and bring back to a future council meeting.

In Camera Discussion

ScotiaPort

- COO Posting
- Successful candidate's official title is Director of Business Development; this changed from COO as typically Operations relates to the rail component and the Board of both ScotiaPort and We'kopekitk Terminals agreed that this is a more appropriate title
- Economic Development Coordinator is following up on preliminary plans and a site visit is in the planning stages.

Water Lot

WSP have issued the initial sketch of the water lot, it still shows the tower. Work is still being done on the urban design.

Economic Development Coordinator has completed a site visit, second one in planning stages to scope out ideas for the design.

Clinic Space

Business case was sent to NS Health, and a response is awaited.

- Chief will contact and follow up at a future meeting.

Food Vendor Permit Application form and policy

The first application has been received and there has been a request to add the sale of live lobster and fishing gear from the food truck.

- Decision was made to amend the policy for inclusion addition of retail sales.

It was MOVED by Councillor Lisa Marshall and SECONDED by Councillor Anissa Blackmore,
That the Food Truck Vendor Policy be amended to add to the permit to allow retail sales associated with
Food Truck/Food Sales Business.

CARRIED

Voting in Favour: 7

Abstained: 1 Councillor James Stevens

Absent: 1 Councillor Garrett Gloade

Conflict of Interest: 2 Councillors Alex Cope and Dana Sylliboy

ACTION: *Economic Development Coordinator will make the amendments to the permit application.*

JG Auto

Building Permit has been issued on Engineered plans. Proponent is financing his own construction company.

Markie Bus Tours

Legends Gaming have relinquished its lease of overflow parking. Instruction was provided to work on a lease to Markie Bus Tours for a portion of the overflow parking area for the buses.

This will be a month-to-month lease and will be dependent on speed of development in the area. Should development be planned for this location, notice to vacate will be given upon 60 days written notice.

Comprehensive Community Plan

Met with OSO representatives regarding incorporation of Economic Development Activities into the plan.

The team will work with them to improve the Walk Score for the Millbrook Power Centre and incorporate this into lands at Tufts Cove.

John Gloade O/A Vicky Johnson's Variety Pjila'si.

In Camera Discussion

Sale of Assets and associated Transfers

In Camera Discussion

FCC Grand Opening

Very well attended, opening Prayer provided by Councillor and Chief provided opening remarks. Director of Commercial Operations sang the Honour Song. Regional executives for FCC attended and of 108 locations this one is the only location On Reserve.

Client Relations Updates:

- Economic Development Coordinator has met with 11 of the tenants in her first two weeks and has toured many of the locations
- Had a tour of the Cole Harbour apartment buildings with the Assistant Superintendent and the Property Managers
- Met with Lindsay Construction
- Attended the project stakeholders meeting last week.

8.0 RECREATION DEPARTMENT

Representatives of Parks and Recreation Department attended to review the draft plans for the Splash Pad

- Cost will be researched; suggestion offered on utilizing some of the 1919 Funds to pay for the splash pad as it would be for the children's future
- Looking into any possible government grants
- Locations will be looked into
- Update will be brought back to Council in a future meeting
- Discussion regarding the Summer Games was shared
- Update regarding the conversion of the old CMM building into a recreation structure and a discussion of the projected staffing requirements.

9.0 CONSULTATION UPDATE

Project Consultation Manager provided an update to be included in package (enclosed).

Chief Gloade left the meeting and Councillor James Stevens assumed the role of acting Chair, and read the report into the minutes. Discussion ensued regarding:

DEER HUNT (CULL)

- It was decided that after the cull, all of the stands supplied and constructed need to be removed from all of the approved hunting locations.

ATLANTIC GOLD

- They withdrew Beaver Dam and Fifteen Mile Stream; Touquoy is closing now
- Their plan is to continue with Fifteen Mile Stream, but under the Impact Assessment Agency of Canada legislation
- There are no intentions of rebooting Beaver Dam.

Councillor shared that he reached out to the Office of Aboriginal Affairs about starting discussion around designating Crown lands surrounding Beaver Dam as protected, to keep industry away from the Reserve. It would also preserve the wildlife populations in the area for continued rights-based activity.

10.0 COMMUNITY MEMBER REQUEST

10.1 Request from Community Member for property (letter in package)

ACTION ITEMS (to be brought back to the October 11, Chief and Council Meeting)

- *Solicitor will contact former Councillors Lloyd Johnson and Barry Gloade for clarification on the Chief and Council meeting notes from 2001.*

10.2 Request from Community Member (letter in package)

- Update from Housing – renovations will be starting within the next two weeks, once completed

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two prior jobs.

10.3 Request from Community Member

ACTION ITEMS:

- *Consensus was to forward a copy of this letter to Housing*
- *Secondly, for community member to consult with the medical team at the Health Centre.*

11.0 CUSTOM ELECTION CODE

11.1 Discussion ensued regarding several concerns voiced by Council members and Solicitor was requested to bring back to Council a list of polling questions for the community engagement.

A separate meeting date was set for Wednesday, October 4, 2023, at 10 am to review questions and for further discussion.

12.0 ADJOURNMENT: Meeting was adjourned by consensus.

Next Economic Development Project Consultation Meeting will be Tuesday, October 24, 2023, from 9 am to 4 pm.

