



ECONOMIC DEVELOPMENT AND PROJECT CONSULTATION

APRIL 20, 2022

Minutes of the Millbrook First Nation (MFN) Economic Development and Project Consultation Meeting held April 20th, 2022, at Millbrook Ave. Cole Harbour, Nova Scotia (NS), at 10:00 a.m.

**CHIEF AND COUNCIL**

**PRESENT:**

Chief Robert Gloade	Councillor Ward Markie
Councillor Anissa Blackmore	Councillor Lisa Marshall
Councillor Alex Cope (via videoconference)	Councillor Stephen Marshall
Councillor Carley Gloade (via videoconference)	Councillor James Stevens
Councillor Garrett Gloade	Councillor Dana Sylliboy
Councillor Zachary Julian	

**ABSENT:**

**REGRETS:**

Councillor Natasha Bernard  
Councillor Chris GooGoo  
Jessica Haji Mohamad, Administrative Assistant

**STAFF:**

Gerald Gloade, Community Engagement Officer	Claire Marshall, Executive Director
Johnathan Lowe, Director of Fisheries (Item 3)	Shelly Martin, In-House Legal Counsel

**RECORDING SECRETARY**

**GUESTS**

Claire Marshall, Executive Director

**1. PRELIMINARY MATTERS**

**1.1. Call to Order**

The Director of Commercial Operations called the meeting to order at 10:30 a.m.

Twin City Property Management staff, responsible for the management of MFN's Cole Harbour apartments, introduced themselves and noted Twin City Property Management plays a liaison role with General Dynamics, a Millbrook tenant.

The new apartment building in Cole Harbour is almost fully leased for June 1, 2022 and the MFN set aside one unit for a MFN member. The resident manager will tend to both apartments and Twin City will rent the Superintendent Suite at market rate. The units went quickly and tenants were well-screened. Some notable expenses were due to upgrading appliances in older units.

During discussion and in response to questions, comments were offered on:

- MFN Band members receive priority as renters but are not provided discounts
- Currently six Band members reside in the properties
- The goal is to attract MFN students as per an October 2021 motion by Chief and Council.

Chief Robert Gloade assumed the position of Chair at 10:46 a.m.

**1.2. Adoption of the Agenda**

*Related Information: Agenda for the April 20th, 2022, MFN Economic Development and Project Consultation Meeting.*

**It was MOVED (Councillor Ward Markie) and SECONDED (Councillor Lisa Marshall)**  
That the agenda for the April 20, 2022, Millbrook First Nation Economic Development and Project Consultation meeting be approved.

**CARRIED**

Absent: Councillors Chris Googoo, Natasha Bernard, and Stephen Marshall

**1.3. Adoption of Previous Minutes**

*Related Information: Draft Minutes of the March 15th, 2022, MFN Economic and Development Project Consultation meeting.*

During review of the Minutes of the March 15, 2022 MFN Economic and Development Project Consultation Meeting, it was suggested that the Economic Development Report be redacted and included as an appendix. The Executive Director agreed to review the Minutes for typos and edit as required.

**It was MOVED (Councillor James Stevens) and SECONDED (Councillor Garrett Gloade)**  
That the Millbrook First Nation Chief and Council approve the Minutes of the March 15, 2022, Economic Development and Project Consultation meeting with the noted minor edits.

**CARRIED**

Absent: Councillors Chris Googoo, Natasha Bernard, and Stephen Marshall

**2. MFN Economic Development Corporation**

*Related Information: Millbrook Economic Development Corporation Report.*

**2.1. Update from James Stevens, Director of Commercial Operations**

The Director of Commercial Operations provided an update on:

- Cole Harbour apartments
- Confederacy of Mainland MiKmaq (CMM) Building
- Business Plaza
- Cheese Curds opportunity, Truro Mall
- James Street Store
- Samuel Associates Memorandum of Understanding (MOU)
- Economic Development Strategy
- Scotia Port
- Hub Town Fish Tank
- Future land developments and investments.

During discussion and in response to questions, comments were offered on:

- Potential shift of focus in the (unfinalized) Economic Development Strategy to Shannon Park:
  - One lot of the Shannon Park Additions to Reserve (ATR) is complete and the water lot remains incomplete
- Scotia Port is an inland container port and access to rail would be beneficial:
  - Funding is being sought for an overpass
  - Melford Port is an additional inland port
- The Director of Commercial Operations asked Chief and Council to hold the remaining Business Plaza units for Band members:
  - Legal Counsel will arrange lease agreements
  - There are currently three young Mik'maq entrepreneurs with businesses in the mall
  - Interested businesses must apply for incubator space, submit a business plan, and complete credit checks
  - Band members are given two-year leases while other businesses are given five-year leases
  - It was suggested that Peter Bakes be contacted in regard to the potential for a small pharmacy in the mall
- Suggestions that economic development efforts should focus on Shannon Park or in additional apartment opportunities:
  - Discussions and suggestions of economic development priorities should be discussed at the Strategic Planning Session
  - New economic opportunities should be approached systematically and with budgets
- MFN primary revenue generators include gaming, tobacco, and fisheries:
  - MFN Administration relies on Indigenous Services Canada (ISC) funding and Own Source Revenue (OSR).

**Action Item (01):** *It was requested that a breakdown of available cash flow be prepared to provide a clear picture of what has been committed and what can be committed in the future.*

The Director of Commercial Operations introduced a Band Council Resolution (BCR) in regard to increasing Millbrook's Line of Credit from \$5 million to \$6 million to provide adequate financing for the apartment project.

The Director of Commercial Operations read the BCR into the record:

*WHEREAS Millbrook First Nation together with Lindsay Construction have undertaken the construction of new apartment builds at Millbrook Avenue, Cole Harbour I.R ("the Project");*

*AND WHEREAS Mortgage financing for the Project will finalized in June 2022 and an interim measure is recommended by Royal Bank Of Canada to provide adequate cash flow to the Project, to be drawn on an as-needed basis;*

*BE IT RESOLVED The Millbrook Band Council hereby approves the temporary increase of Millbrook's operating line from \$5,000,000 to \$6,000,000 until June 30, 2022 as per RBC credit agreement dated March 22, 2022. Furthermore, Millbrook Band Council approves a \$4,000,000 guarantee signed in support of 3051803 Nova Scotia Limited as per RBC credit agreement dated March 28, 2022.*

**It was MOVED (Councillor Alex Cope) and SECONDED Councillor Zachary Julian**

That the Millbrook First Nation (MFN) Chief and Council hereby approve the temporary increase of MFN's operating line from \$5,000,000 to \$6,000,000 until June 30, 2022 as per the Royal Bank of Canada (RBC) Credit Agreement, dated March 22, 2022. Furthermore, the MFN Chief and Council approve a \$4,000,000 guarantee signed in support of 3051803 Nova Scotia Limited as per the RBC Credit Agreement, dated March 28, 2022.

**CARRIED**

Conflict: Councillor James Stevens

Absent: Councillors Chris Googoo, Natasha Bernard, and Stephen Marshall

**3. Millbrook Fisheries Update**

*Related information: Document titled, "Pathways to Fisheries Progression – Millbrook Fisheries".*

**3.1. Pathways to Fisheries Progression**

The Millbrook Fisheries Director reviewed the "Pathways to Fisheries Progression – Millbrook Fisheries" document and discussed how community members could get involved in Millbrook Fisheries and learn more about its decision-making processes.

During ensuing discussion, comments were offered on:

- A request that a chart be created with the names of those involved in the fisheries and their titles/classifications:
  - Information on staff performance should remain confidential
  - Its is the captains' discretion of staff hires
- Suggestion that Millbrook subsidize workers who work as Banders early in the season as a means of creating employment
- The benefit of having surveillance cameras on vessels at all times as an accountability and safety measure and for the protection of Millbrook assets:
  - Cameras would be an option on Millbrook-owned boats
- Leasing licenses that are inactive:
  - Concerns with leasing-out licenses to non-Millbrook members
- The importance of confidentiality in order for Chief and Council to speak freely and debate issues before decisions are made:
  - Council members should be reminded of their Code of Conduct agreements
  - Future meetings should be attended in person to ensure for privacy.

**3.2. Elver Fisheries Harvesting**

Chief and Council were presented with two options the MFN could proceed with in regard to elver fisheries harvesting:

1. Continue to assert rights outside of any agreements with the Department of Fisheries and Oceans Canada (DFO) and without reporting on catch details (this opens up criticism on conservation); or
2. Have an interim understanding with the DFO on a "without prejudice" basis, to implement a community harvest plan limited to available quota allocations.

Chief and Council were advised that the DFO had cut-back its commercial fisheries quota by 14% and would buy out some licenses in the future. There are concerns that the elvers fishery could be shut down, as was done previously with mackerel and herring fisheries.

During discussion it was suggested that Millbrook develop its own Guardians to reduce violence.

Chief and Council agreed that Millbrook approach an agreement with the DFO on an interim basis to secure much needed data.

**Action Item (02):** *Chief and Council requested that a technical meeting with the DFO Science Department be arranged prior to further considering the elver harvesting plan.*

#### **4.0. Halifax Regional Municipality (HRM) Culture and Heritage Priorities Plan**

Halifax Regional Municipality (HRM) Mayor, councillors, and staff joined the meeting via videoconference and offered a land acknowledgement.

Municipal staff reviewed a presentation titled “Sharing Our Stories”, and highlighted:

- The role of HRM in supporting culture
- The Culture and Heritage Priorities Plan gives direction on regulations, programs and partnerships, and associated budgetary requirements, such as the Green Network Plan and Integrated Mobility Plan
- HRM engaged numerous Indigenous organizations, First Nations, and stakeholders
- HRM met with MFN in 2021 and plans to circulate a survey to obtain more input
- Building co-creation into implementation through:
  - Community-directed actions with the municipality playing a support role
  - Actions founded in reconciliation that reflect a new way of working with the municipality
  - Decisions made by community within municipal limitations
  - Involve those who use programs, projects, or policies in their creation from the beginning
  - Include community-owned archaeological or cultural information and interact with communities to ensure for ethical and culturally-sensitive practices
  - Decisions made by consensus between the municipality and the community
  - Ensure community partners, external organizations, and the public have opportunities to provide input
  - Close collaborations with specific groups or broader public engagement.

Discussion ensued on:

- Details on the waterfront truck house
- The Friendship Centre to host a booth to sell arts and crafts.

#### **5.0 Consultation**

The Community Engagement Officer provided an update on:

- Food Bank and Food Security Committee
- RJ MacIsaac Construction Ltd. (RJMI)
- Atlantic Gold
- Deer hides

- Office of L'nu Affairs (OLA) cumulative effects work
- Nova Scotia Power
- Windfarms
- Halifax shipyard upgrades
- Proponent meetings.

The MFN Chief and Council signed-off on a letter reiterating the MFN's opposition to the Atlantic Gold project near Beaver Dam. It was additionally noted that the Community Engagement Officer was working on an assets mapping program with the CMM.

**6. CONCLUSION**

**It was MOVED**

That the April 20<sup>th</sup>, 2022, Millbrook First Nation Economic Development and Project Consultation Meeting adjourn.

**CARRIED UNANIMOUSLY**  
*Time: Approximately 4:30 pm*

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