

**ECONOMIC DEVELOPMENT AND PROJECT CONSULTATION MEETING
MEETING MINUTES MARCH 28, 2023
9 AM TO 4 PM**

**CHIEF AND COUNCIL
PRESENT**

Chief Robert Gloade
Councillor Natasha Bernard (via zoom)
Councillor Anissa Blackmore
Councillor Alex Cope
Councillor Carley Gloade
Councillor Chris Googoo

Councillor Zachary Julian
Councillor Ward Markie
Councillor Lisa Marshall
Councillor Stephen Marshall
Councillor James Stevens
Councillor Dana Sylliboy

ABSENT

Councillor Garrett Gloade

STAFF

Michelle Gloade, Fisheries Resource Coordinator
Gerald Gloade, Consultation Project Manager
Chantel Langille, Housing Project
Jonathan Lowe, Director of Fisheries
Claire Marshall, Executive Director
Shelly Martin, In-House Legal Counsel
Lorne Paul, Director of Housing
Suzanne Penney, Administrative Assistant to
Chief & Council and Recording Secretary
James Stevens,
Director of Commercial Operations Manager

DELEGATES

Kieran Stepan and Colleague
OSO Planning + Design
Cory Stewart, L/360 Project Manager

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 - Review and Approval of the agenda for the Economic Development Project Consultation meeting of March 28, 2023.

It was RESOLVED BY CONSENSUS UNANIMOUSLY,

That the agenda for the March 28, 2023, Economic Development Project Consultation Meeting be accepted as presented.

1.3 Adoption of Previous Minutes - Draft Minutes of the February 28, 2023, Economic Development Project Consultation meeting were reviewed and adopted as with changes and additions.

It was MOVED by Councillor Carley Gloade and SECONDED by Councillor Stephen Marshall,
That the minutes of the Economic Development Project Consultation Meeting held February 28, 2023,
be adopted with corrections and amendments.

CARRIED UNANIMOUSLY

2.0 NEW BUSINESS/BUSINESS UPDATES:

2.1 Millbrook Legal Resources: Councillor presented some concerns regarding Millbrook legal Resources.

- Staff shared that:
 - In addition to in-house counsel, Burchell's Law Firm is being used by Human Resources and commercial agreements.
 - Burchell's has also been used for Council Code of Conduct and Conflict of Interest-related discussions.

In the ensuing Council discussion, the following highlights were noted:

- More legal counsel would add more support.
- There is a backlog of legal matters that could use legal counsel.
- Solicitor agreed that there needs to be additional legal support but was not clear on what that would look like.
- Burchell's are available to consult with, but they also have their full client case loads.
- There needs to be an additional lawyer in-house added to the legal team.
- When the previous lawyer left Millbrook, Burchell's were brought on board to provide advice, and the needs of Millbrook have grown.
- Councillor shared that their consultation lawyer from Burchell's has been the support that they requires along with the In-house Legal Counsel.
- Clarification is required on where the need is required (e.g., Fisheries – someone that can litigate).
- Chief and Council agreed that work be prioritized to enable Executive Director and Band Solicitor to make a plan.
- Councillor shared an opinion that it should be the role of the Director of Fisheries to approach legal counsel when or if a boat lease is required, not the Councillors.
- Councillor noted that previously there were no standard processes in place within the Fisheries Department, and much was done verbally and informally.

Action Item (01): The Executive Director indicated that they could look at creating a plan on how much time is spent on: land claims, fisheries, bylaws, and community consultation.

2.2 NAIG Vendor Fees

- Reference was made to a previous discussion regarding the \$700.00 North American Indigenous Games (NAIG) vendor fees being covered for community members who are going to participate at the NAIG.

It was MOVED by Councillor Lisa Marshall and SECONDED by Councillor Carley Gloade,
That Millbrook community vendors be provided with \$500.00 towards the total cost of \$700.00 in vendors' fees for those participating in North American Indigenous Games (NAIG). This amount will be reimbursed to said vendors once receipts are received by Finance.
CARRIED UNANIMOUSLY

- 3.0 L/360 PROJECT UPDATES:** A PowerPoint presentation and a handout were provided with updates to projects underway. The Director of Housing joined the meeting for the presentation.
- Focus of the presentation was on the Coach Road Sewer Replacement Project and a brief background was provided.
 - The 8" sewer line catches all of the Power Centre sewer wastewater, as well as the surrounding areas of Coach Road. The line 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 Atlantic First Nations Water Authority (AFNWA) project, it listed this pipe system as being in very poor condition.
 - This project will also give the opportunity to redevelop Mic Mac Ave into housing.

Council was informed that the camera inspection is complete; and there had been extensive coordination with the Town of Truro to clean pipes that are clogged or sagging. Significant deterioration was noted inside the pipes, including cracking, sagging, misaligned joints, and infiltration at pipe joints as well as manholes.

4.0 CONSULTATION PROJECT UPDATES:

- 4.1 Comprehensive Community Plan Presentation:** Representatives joined the meeting and provided a PowerPoint presentation for Chief and Council.
- The purpose of the Comprehensive Community Plan (CCP) is to work within the community to show the community where they are and determine the direction they wish to take for the future.
 - To move forward as a single vision, the CCP comes from community members, everyone knows about it, and they feel reflected in it.
 - The CCP inspires and motivates; and will outlast Council member rotations as elected individuals.
 - The CCP is holistic, nothing is hidden, and everything is focused, in the same direction, it is all encompassing.
 - The CCP outlines direction for vision, values, and how to get there.
 - Oujé-Bougoumou Cree Nation was used as an example to assist Millbrook visualize the goal.
 - A timeline, the history, and the initiation of community is all mapped out (where you come from and where you are today).

- Questions were posed regarding Settlement: What do you have in the community right now? What kind of housing? What services, systems are currently in place? (includes mapping it out).
- Open the possibilities of an in-community grocery store etc., to keep things in the community and focused on community engagement. Consideration could be given to identifying issues faced by the youth today; what their direction is; how decisions are made and what they are based on, etc.
- Into the fall and winter, attention will be given to actions that look forward, to take what has been gathered, with direction to move forward to assist the community focus their energy, which can lead to policy or actions to help direct change.
- The creation of a land-based map of the community to show future roads, sewer systems, paths, commercial, retail.
- This will be done for Millbrook but also the extension of this community as well.
- These will also include areas that are culturally significant but only where the community feels they can develop.
- Work has been done with the community to create an outdoor school project.
- Further work has been done with the community to support changes in government and help community members understand how to become more involved and what is needed to make changes.

Millbrook Engagement

- Provided an overview of how community members will be heard and how things can be adapted.
- A newsletter explains what the CCP is and what is gathered for information for developing the maps and analysis. The next newsletter will let people know how input and information is gathered and welcome feedback.
- Encouraging positive feedback from community members who are willing and excited to share information about the history, cultural aspects, and input from the youth as well.

Feedback Discussion (questions welcomed from Council)

- Wondering about the connection to the commercial master plan.
- Community will be introduced to the creation of the maps and how things will come together.
- Analysis is done to see what the community needs and not just add in additional same resources (playgrounds, etc.)
- Because the CCP is so wide reaching, there are many areas for possible development, which could be identified as an issue or opportunity.
- Some discussions would also happen with the Councillor who was not present at the meeting.
- There are many applications submitted for additional funding.
- The next engagement is planned for the Health Fair.
- Seeking an invitation to additional community functions so more feedback can be collected.

- Important to keep up to speed with Chief and Council so that when concerns/issues come up, community engagement will be the main focus.
- The possibility of meeting with some of the staff directors and others to view the overall CCP and participate in the planning process.
- Potential to have a centre where community members can come together and share many different ideas to incorporate, for a full reflection of what the community is looking for.

5.0 MILLBROOK FISHERIES UPDATE - Director of Fisheries and Fisheries Resource Coordinator attended.

- The Elver Integrated Fisheries Management Plan (IFMP) is being released.
- Millbrook Fisheries reported that each community member who registered for the Elver fishery will be initially assigned 1 kg of fish upon registration with the full individual allocations released once numbers of interested harvesters are known.
- As reported by the Director of Fisheries, registration is to be completed at the Millbrook Fisheries office only by noon on April 11, 2023.
- Allocated amounts may change dependant how many members register for this fishery.
- It was decided that this will now be posted on the website and the IFMP and posters will be delivered to each home.
- There is no restriction on the amount of gear a fisher can have; and there is a possibility that the process may need to be reworked once the number of community members registered is known.
- As long as the appropriate gear is tagged, there should be no issues with Department of Fisheries and Oceans (DFO). The Millbrook Director of Fisheries can be contacted directly if there are any concerns.
- This is setting huge precedence for self-governance and community fisheries management.
- This will also lead to diversification of harvesting opportunities; and will provide a template and specific arguments for each species.
- Recommendation is that Burchell's be contacted to have a team of lawyers in addition to Millbrook's solicitor.
- The Elver IFMP is an interim plan and as such, next year may look somewhat different.
- The Lobster and the Snow Crab fisheries will be focused on moving ahead with the livelihood plans and will work through them one species at a time.
- Discussions followed regarding selling Elver to buyers and whether buyers are feeling secure in that. There may be some available, but this will be looked at next year to ensure DFO recognizes the product as authorized by the community.
- The Head of Conservation and Protection for DFO would like to come into the community to meet with Council. The Director of Fisheries will see if a meeting can be arranged.

6.0 DEPARTMENT OF HOUSING

Action Item (02): The Administrative Assistant to provide Council with a copy of the final Housing Policy.

It was RESOLVED BY CONSENSUS UNANIMOUSLY,

That the Housing Policy presented to Council on March 14, 2023, be adopted with the amendments requested.

- Department of Housing has requested that Indigenous Services Canada (ISC) money be used towards assisting funding the building of 34 homes.
- Agreement with Canada Mortgage and Housing Corporation (CMHC) is ready to be signed once Council approves. Council approved by consensus to move forward with the plan presented.

7.0 ECONOMIC DEVELOPMENT PROJECT CONSULTATION UPDATE: Director of Commercial Operations provided a handout with updates for review with Chief and Council.

CREWS Rail and ScotiaPort LOI, JV and Workshop

Discussions have begun with Tom McGuire from Group ATN Consulting Inc. to finish the business case for Transport Canada for the Interchange portion of the development. The Letter of Intent (LOI) was received late last week from Canadian Rail Equipment Works and Services (CREWS) for the Rail portion and sent off to Burchell legal counsel for review.

CMHC Financing Opportunity

Currently working on gathering all the information needed for this funding opportunity. From the Economic Development side, the following requirements underway:

- Geo Technical
- Phase 1 Environmental
- Design (building is a mirror image of 125 Millbrook) Millbrook Lindsay Partnership
- Surveys.

CLC Monthly Meetings

Civil design has been awarded for the lands held by Canada Lands Company (CLC). The process involves reshaping of the Development Agreement as Halifax Council has given leeway on density within the site and consideration is being given to a different makeup of low- and high-rise structures. In April 2023, work will start with Fathom Studio (formerly Ekistics Plan + Design and Form) on the new layout of Tufts Cove Indian Reserve.

Clinic Space

Continuing to work with the Physician recruitment team and the Truro Colchester Partnership to bring a Nova Scotia Health Authority (NSHA) Clinic to Millbrook. The business case is in its second draft and when ready to send off, a copy will be given to Council.

NS Power Inc.

Ken Meade, Vice President Health, Safety and Environment is the new Indigenous Lead with Nova Scotia Power Inc. (NSPI) that Millbrook will be dealing with.

The meeting with NSPI, primarily focused discussion on lands at Tufts Cove and addressing the issues with moving the Tower. The meeting scheduled for March 29, 2023 was cancelled once again.

It was requested that NSPI bring Millbrook residents who are not on the Hospital Grid in Truro onto the grid, and that is being looked in to.

Next meeting with NSPI's Indigenous Lead is on April 27, 2023 (2:00 to 3:30 p.m.). The purpose of the meeting is to improve Millbrook's relationship with NSPI and get some things moving.

Tawaak Housing

Tawaak Housing Association have shown interest in potentially working with Millbrook to establish a new head office and to rebrand the organization. Next meeting with their representatives will be on April 13, 2023 to discuss options.

Mi'kmaq Family and Children Services

Mi'kmaq Family & Children Services of Nova Scotia is still working through its internal processes regarding a potential new location.

The size of the building will be quite substantial for 120 staff – likely a 25,000 square foot building. To date, nothing has been received. This opportunity will not move forward without Council's approval. If community consultation is requested by Council, that can be done as well.

Updates to Craft Grant

The updates to the Craft Grant will be in place beginning April 1, 2023, allowing for hobby farms to be eligible for up to \$300.00 each fiscal year.

Budgets are due in the coming weeks, and there is a planned increase to the Craft Grant to \$500.00 each year, if feasible.

Ukrainian Savings Bond

Discussion was initiated with Jack Jamieson regarding investing in the Ukrainian Savings Bond. In researching the Bond, it was determined that:

- It is backed by Canada with a benefit to Ukraine.
- It is a long-term stable holding investment option. Its rate is 3.245%
- It pays \$16.23 in interest every February and August per \$1,000.00 of investment and the initial investment is paid out on August 24, 2027.

It was recommended that Millbrook look at other investments to consider profitability. However, if Millbrook desired to do a good will gesture to Ukraine that it would be something that the Band could look at, but it may not be the best use of funds.

NSNWA

As was noted in the past, Nova Scotia Native Women's Association (NSNWA) would like to utilize lot 31 which is adjacent to lot 28, for development of emergency housing, birthing centre, and communal space for the resiliency centre.

Conversation was initiated with the Director of Housing regarding potentially locating this centre behind the apartments on the top of Abenaki Rd/James Street intersection. However, as it was desired as future development for the community on the residential side this option was a "no go".

It was MOVED by Councillor Chris Googoo and SECONDED by Councillor Stephen Marshall,

That the Nova Scotia Native Women's Association (NSNWA) have right of first refusal to develop Lot 31 for the construction of emergency housing, a birthing centre, and communal space for the benefit of the Nova Scotia Native Women's Association at a cost of \$0.00 per acre per annum so long as the NSNWA continue to operate in a not-for-profit manner. Total development shall not exceed 3.9 acres.

CARRIED

(10 in favor, 1 in conflict – Councillor James Stevens)

8.0 LEGAL – Solicitor Martin: Two community member Band Council Resolutions (BCRs) were brought forward for finalizing as surveys and maps have been completed and Certificates of Possession (CPs) can be issued.

a) **CP – Bryan Brooks:**

It was MOVED by Councillor Alex Cope and SECONDED by Councillor Ward Markie,

That the Certificate of Possession (CP) request submitted by Bryan Brooks for Lot 366 be approved now that the surveying and maps are completed.

UNANIMOUSLY CARRIED

b) **CP - Shannon Wysote:**

It was MOVED by Councillor Stephen Marshall and SECONDED by Councillor Ward Markie,

That the Certificate of Possession (CP) request submitted by Shannon Wysote be approved now that the surveying and maps are completed.

CARRIED

(10 in favor, 1 conflict – Councillor Chris Googoo)

9.0 ADJOURNMENT:

It was RESOLVED BY CONSENSUS that the meeting be adjourned at 3:34 pm.