



**ECONOMIC DEVELOPMENT AND PROJECT CONSULTATION MEETING
DECEMBER 14, 2021**

Minutes of the Millbrook First Nation (MFN) Economic development and Project Consultation (EDC) Meeting held at 9:00 a.m. on December 14, 2021, at the Millbrook Community Hall, 72 Church Road, Millbrook, Nova Scotia.

CHIEF AND COUNCIL

PRESENT:

Chief Robert Gloade	Councillor Ward Markie
Councillor Colin Bernard	Councillor Lisa Marshall
Councillor Carley Gloade	Councillor James Stevens
Councillor Gordon Johnson	Councillor Leana Kennedy
Councillor Alex Cope	Councillor Stephen Marshall

ABSENT:

Councillor Barry Martin

REGRETS:

Councillor Peter Gloade
Councillor Natasha Bernard

STAFF:

Claire Marshall, Executive Director	Shelly Martin, In-House Legal Counsel
Gerald Gloade, Community Engagement Officer	Jonathan Lowe, Fisheries Director

RECORDING SECRETARY

Nigel Gloade, Communications Officer

GUESTS

Andy Knowles, Regional Director, Lyndsay's Construction (Item 2.11)
Debbie Lattie, Treaty Enterprise Manager (Item 1.3)
Ken Paul, Fisheries Consultant (Item 5.3)
Cory Stewart, Project Manager, Lyndsay's Construction (Item 2.11)

1. PRELIMINARY MATTERS

1.1. Call to Order

Chief Robert Gloade called the meeting to order at 9:27 a.m.

1.2. Adoption of the Agenda

Related Information: Agenda for the December 14, 2021, MFN Economic Development and Project Consultation Meeting.

It was MOVED

That the Millbrook First Nation Chief and Council adopts the agenda for December 14, 2021 Economic Development and Project Consultation meeting, as presented.

CARRIED

1.3. Business Arising from Previous Minutes

Related Information: Draft Minutes of the November 23, 2021 MFN Economic and Development Consultation meeting.

Debbie Lattie, Treaty Enterprise Manager, Joined the meeting via videoconference.

Ms. Lattie continued the discussion on the tobacco store margins that was initiated at the November 23, 2021 EDC meeting and noted:

- In order to achieve a blended margin of 30%, it would be necessary to carry the cigarettes higher than tobacco
- As the price goes up, it would be approximately \$300,000 to reduce to the margin to 27%.
- If Council wants to maintain funding for sports, etc., they should maintain the margin of 30%

Discussion ensued on:

- The number of positions needed for backshift at the Treaty Entertainment:
 - Four positions and some casual are needed
 - Two positions are needed for Cole Harbour
- The need to rectify the problem with the banking machines going empty
 - Efforts to resolve the problem are progressing
 - The issue with cash flow will improve as experience is gained with operating in the new environment.

It was MOVED (Councillor Leana Kennedy) and SECONDED (Councillor Alex Cope)

That the Millbrook First Nation Chief and Council approves maintaining a 30% margin on tobacco margins.

CARRIED

(Conflicts of interest: Councillors Carley Gloade, Lisa Marshall and Stephen Marshall)

Debbie Lattie departed the meeting.

Change in Chair

Councillor James Stevens assumed the chair at approximately 9:38 a.m.

Member Arrived

Councillor Peter Gloade joined the meeting at approximately 9:38 a.m.

2. MFN ECONOMIC DEVELOPMENT CORPORATION

2.1. Cole Harbour Apartment Building

James Stevens, Director of Commercial Operations, referred to a discussion paper with RBC regarding the Term Financing for the Cole Harbour Apartment Building and noted:

- To date, MFN has been using its own equity to fund construction to keep interest costs low
- Several conditions must be met prior to accepting the terms:
 - A number of staff, including Millbrook's Construction Partner, Engineer, Property Manager and Director of Commercial Operations, will be responsible for ensuring all conditions are met.

2.2. A&L Seafood/Royal Greenland

The Director of Commercial Operations reported:

- An MOU is being developed to establish a partnership with Wagmatcook which will own 51% of A&L Seafood
- Timely review of the MOU by Councillors is required to ensure it can be signed as soon as possible.

It was MOVED (Councillor Ward Markie) and SECONDED (Councillor Alex Cope)
 That the Millbrook First Nation Chief and Council accepts the Wagmatcook Memorandum of Understanding, with amendments to section 7.

CARRIED

(Conflicts of interest: Chief Bob Gloade and Councillors Carley Gloade, Peter Gloade and Leana Kennedy)

(Absent: Councillors Natasha Bernard and Barry Martin)

2.3. Land Valuation Impact Assessment Tufts Cove/Shannon Park

The Director of Commercial Operations reported:

- He is waiting for confirmation of a date for the kick-off meeting with the firm that was hired for the land valuation
- The Land Assessment report will be completed in January 2022.

2.4. Office Tower CMM

The Director of Commercial Operations reported:

- The office tower is progressing on schedule
- Enquiries from a Band Member regarding employment has been referred to Lyndsay's Construction:
 - All awarded contracts include an employment requirement
 - Available jobs will be provided to the Native Employment Officer and promoted within the community in the coming weeks.

2.5. Business Plaza

The Director of Commercial Operations reported that the lease has been executed and a joint press release will be issued shortly.

2.6. Scotia Port

The Director of Commercial Operations advised that a meeting has been scheduled with a party interested in becoming a development partner.

2.7. ICBF and Small Business Support Fund

The Director of Commercial Operations advised that a report will be provided regarding the number of businesses that have been helped and the money that has been disbursed.

2.8. NSNWA

The Director of Commercial Operations reported that this is in progress.

2.9. Five Year Economic Development Strategy

The Director of Commercial Operations advised that a meeting with a Millbrook First Nation member consultant has been scheduled regarding the development of a five-year strategic plan. The consultant's proposal will be provided to Council when it is received.

2.10 Legends Gaming

The Director of Commercial Operations reported:

- The lease is being updated
- The HVAC system and floor are being inspected to determine if replacement is required:
 - It is to be determined who would be responsible for the replacements under the lease.

2.11. Capital Projects Project Management Proposal

Chief and Council requested that all MFN documentation be provided.

Andy Knowles, Regional Director, and Cory Stewart, Project Manager, Lyndsay's Construction joined the meeting.

The Director of Commercial Operations described MFN's relationship with PDI and noted MFN's request for mentorship and capacity building for its staff

Discussion ensued on:

- MFN's interim requirement for an individual to attend the project meetings regularly and to fill the MNF's existing capacity gap
- The importance of mentorship for MFN Band Members for future employment
- The existence of in-house engineering expertise at Lyndsay's Construction
- Agreement that Lyndsay's Construction will develop a revised proposal for consideration at the January 18, 2022 meeting
- MFN requirements:
 - Develop in-house capacity
 - Work to be completed in a timely manner to avoid delays in permits.

Change in Chair

Chief Bob reassumed the chair.

3. CP REQUESTS

3.1. Shannon Wysote

The Band Solicitor distributed a survey for Council's review and advised that one CP will be for the house and residential area.

It was noted that the CP is for residential purposes and does not cover commercial use.

It was MOVED (Councillor Lisa Marshall) and SECONDED (Councillor Alex Cope)

That the Millbrook First Nation Chief and Council approves the issuance of the CP for civic address #171 Abenaki Road to Shannon Wysote.

CARRIED

(Absent: Councillors Natasha Bernard and Barry Martin)

3.2. Band Member

A request for CP on the member's property is required to obtain insurance on the home located on the property. The survey will be undertaken at the owner's expense.

Discussion ensued on:

- Concern regarding a neighbour losing part of their property
- MFN has insurance on that home already
- Reluctance to issue additional CPs until the policy is developed.

Action Item (01): The Band Solicitor to seek clarification on the request from the homeowner.

4. CONSULTATION

4.1. Atlantic Gold Mine

Gerald Gloade, Community Engagement Officer, reported:

- Chief and Council agreed to signing a letter opposing the Atlantic Gold Beaver mine site:
 - Additional comments on the draft letter are required by December 17, 2021
- The public comment period is half-way through.

4.2. Cannabis Community Engagement Sessions

The Community Engagement Officer and Executive Director reported:

- A number of targeted in person community engagement session have been held with:
 - Elders and Youth
 - Band and Health Centre staff with the perspective of health care providers
 - Dispensary and business owners
- The small groups engaged in productive, open dialogue
- Open community consultation scheduled for January 12, 2022
- The community will be advised of future engagement opportunities

Discussion ensued on:

- A consultation report will be prepared and presented to Chief and Council and the community
- The community members agreed on the desire for safe supply, no hard drugs coming in, etc.
- Suggestion that the Community Engagement Officer attend Elder's homes to engage in more discussion
- Concern expressed by dispensary owners regarding the attendance at the engagement session.

5. FISHERIES UPDATE

Jonathan Lowe, Fisheries Director, joined the meeting.

5.1. M. V. Top Notch Engine Replacement

The Fisheries Director reported requested the replacement an engine in the M.V. Top Notch at a cost of approximately \$50,000.00. It was noted the M.V. Top Notch is one of MFN’s LFA 26a lobster vessels.

It was MOVED (Councillor Alex Cope) and SECONDED (Councillor Lisa Marshall)
That the Millbrook First Nation Chief and Council approves the replacement of the engine on the M.V. Top Notch for \$50,000.00.

CARRIED

5.2. Mi’kmaw Fisheries Enforcement Training Program

The Fisheries Director advised:

- Discussions are in progress regarding holding the six to eight-week Mi’kmaw Fisheries Enforcement Training Program at the Hospitality Centre in Debert
- CMM attempted to obtain funding for a similar initiative:
 - Funding is limited to Fisheries Guardian roles (not enforcement)
 - There are concerns about accepting federal funding for this training.

Discussion ensued on:

- There is some interest in the training.
- A guardianship or Mi’kmaw enforcement body would be good for protecting our people.

5.3. Netukulimk Livelihood Fishing Engagement

Ken Paul, Fisheries Consultant, joined the meeting.

The Fisheries Director advised:

- Ken Paul has been contracted to assist with Netukulimk Livelihood Fishing Engagement
- Five sessions are planned:
 - Three in MFN
 - One in Cole Harbour
 - One in Sheet Harbour
- Clarification can be provided on the difference between Aboriginal and Treaty rights and what Canadian Courts rulings to date:
 - Sparrow decision affirmed that we have existing Aboriginal rights
 - Supreme Court of Canada affirmed our inherited rights.

During discussion, it was requested that an update be provided to Chief and Council.

Jonathan Lowe and Ken Paul departed the meeting.

6. LETTER REQUESTS

6.1. Adam Frances, By-Law Officer

It was MOVED (Councillor Leana Kennedy) and SECONDED (Councillor Carley Gloade)

That the Millbrook First Nation Chief and Council accepts the request to have a band member's shed replaced to due safety issues and their health.

CARRIED

It was noted that the motion is conditional on the band member wishing to have the shed replaced.

6.2. Request to Ban an Individual from Millbrook First Nation

It was MOVED (Councillor James Stevens) and SECONDED (Councillor Ward Markie)

That the Millbrook First Nation (MFN) Chief and Council bans Caroline Johnson from MFN.

CARRIED

(Absent: Councillors Colin Bernard, Natasha Bernard, Peter Gloade, Stephen Marshall and Barry Martin)

6.3. Outdoor Seasonal Ice Rink on Tower Road

It was MOVED (Councillor Lisa Marshall) and SECONDED (Councillor James Stevens)

That the Millbrook First Nation Chief and Council Motion supports community members building an outdoor seasonal ice rink on Tower Road.

CARRIED

(Absent: Councillors Colin Bernard, Natasha Bernard, Peter Gloade, Stephen Marshall and Barry Martin),

Agenda Varied

The order of the agenda was varied to continue with the discussion on Item 1.

1. PRELIMINARY MATTERS (Continued)

1.4. Adoption of Previous Minutes

Related Information: Draft Minutes of the November 23, 2021 MFN Economic Development and Consultation meeting.

Discussion ensued on:

- Approved land claim survey prizes
- Office commercial space in Halifax and Cole Harbour
- Request for a directory with all staff listed on one page
- Suggestion that magnets with key staff contacts would be useful to Band Members.

It was MOVED (Councillor Leana Kennedy) and SECONDED (Councillor Ward Markie)
That the Millbrook First Nation Chief and Council adopts the minutes of the November 23, 2021,
Economic Development and Consultation meeting.

CARRIED

(Conflict of interest: Councillor James Stevens)

6. CONCLUSION

It was MOVED
That the December 14, 2021 Millbrook First Nation Economic Development and Project
Consultation Meeting be adjourned

CARRIED

Time: Approximately 4:30 p.m.

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