



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

**PRESENT:**

Chief Robert Gloade	Councillor Zachary Julian
Councillor Natasha Bernard	Councillor Ward Markie (arrived after lunch)
Councillor Anissa Blackmore (9:25 am)	Councillor Lisa Marshall
Councillor Alex Cope	Councillor Stephen Marshall
Councillor Carley Gloade	Councillor James Stevens
Councillor Chris Googoo	Councillor Dana Sylliboy (9:14 a.m.)

**ABSENT**

**REGRETS**

Councillor Ward Markie (for morning only)

**STAFF**

**GUESTS (DELEGATES)**

Claire Marshall, Executive Director Gerald Gloade, Consultation Manager Michelle Gloade, Fisheries Coordinator Chantel Langille, Housing Project Manager Jonathan Lowe, Director of Fisheries Shelly Martin, In-House Legal Counsel Krista Paul, Admin Assistant, Housing Department Lorne Paul, Director of Housing Suzanne Penney, Admin Assistant to Chief & Council and Recording Secretary James Stevens, Director of Commercial Operations Dalas Tufts, Administrative Assistant Fisheries	Scott Robertson, Nahwegahbow Corbiere Barristers and Solicitors, Cannabis Consultant Don Locke, RBC Representative
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**1.0 PRELIMINARY MATTERS**

**1.1 Call to Order** - Chief Robert Gloade called the meeting to order.

**1.2 Adoption of Agenda** - Review and Approval of the agenda for the Economic Development and Project Consultation meeting of February 28, 2023.

**It was MOVED by Councillor Carley Gloade and SECONDED by Councillor Garrett Gloade,**

That the agenda for the February 28, 2023, Economic Development and Project Consultation meeting be adopted as presented.

**CARRIED**

(Absent: Councillors Ward Markie, Anissa Blackmore and Dana Sylliboy)

**1.3 Adoption of Previous Minutes** - Draft Minutes of the January 24, 2023, Economic Development and Project Consultation meeting

**It was MOVED by Councillor James Stevens and SECONDED by Councillor Stephen Marshall,**

That the minutes of the January 24, 2023, Economic Development and Project Consultation meeting be approved with minor spelling corrections.

**CARRIED**

(Absent: Councillors Anissa Blackmore, Ward Markie and Dana Sylliboy)

**2.0 NEW BUSINESS/BUSINESS UPDATES:** Motions presented to Chief and Council for discussion/decision.

An in-camera item was discussed.

**It was MOVED by Councillor Anissa Blackmore and SECONDED by Councillor Lisa Marshall,**

That Councillors who vote on motions be identified in the minutes as to how they vote.

**CARRIED**

(Absent: Councillor Ward Markie)

**It was MOVED by Councillor Lisa Marshall and SECONDED by Councillor Carley Gloade,**

That an attendance record be created for both Council meetings and made available for publication in the monthly newsletter.

**CARRIED**

(Absent: Councillor Ward Markie)

**It was MOVED by Councillor Zachary Julian and SECONDED by Councillor Ward Markie,**  
That the Annual Expenditure By-Law be accepted as written and produced in a Band Council Resolution on the 28<sup>th</sup> day of February 2023.

**CARRIED UNANIMOUSLY**

**It was MOVED by Councillor Anissa Blackmore and SECONDED by Councillor Alex Cope,**  
That a Band Council Resolution be approved for the Comprehensive Community Plan (CPP) which authorizes OSO Planning + Design (the Contractor) to access Band records on Millbrook First Nation's behalf, for purposes related to the development of the CCP.

**CARRIED UNANIMOUSLY**

**3.0 HOUSING:** Director of Housing, Housing Project Manager, CFO

- The Housing Director advised that there was an opportunity for Canada Mortgage and Housing Corporation (CMHC) funding that may involve Millbrook contributing its own-source revenue (OSR). This is in addition to the Pilot Project that Millbrook is conditionally approved for.
- The pilot project funding requires that 34 houses be constructed within the next three years.
- The Housing Department is now applying for additional funding for Rapid Housing, and Millbrook's application for this funding is not guaranteed. It's a point-based application and Millbrook will not know if it is successful until July 2023.
- If Millbrook is successful for Rapid Housing, then OSR will not be required for the Housing Pilot Project. If the Rapid Housing Proposal is successful, the houses will need to be constructed within nine months.

**Background:** Millbrook First Nation has a funding opportunity from CMHC to receive a \$2.55 million non-repayable loan to construct 34 homes at an estimated total cost of \$6,800,000 leaving a shortfall in funding of \$4,250,000. Under this project, CMHC has also authorized a repayable loan of up to \$26,000,000 for the construction of a 68-unit apartment building in Cole Harbour.

**It was MOVED by Councillor Alex Cope and SECONDED by Councillor Lisa Marshall,**  
That Millbrook First Nation accept the offer from Canada Mortgage and Housing Corporation to receive a \$2.55 million non-repayable loan to construct 34 homes and a 68-unit apartment building in Cole Harbour. The shortfall of \$4,250,000 will be funded as follows:  
\$1,400,000 Equity held in reserve with RBC for community development; and  
\$2,850,000 from Own Source Revenue or monies held for Community development.

**CARRIED UNANIMOUSLY**

**3.1 On-Reserve RBC Loan Policy:** Director of Commercial Operations, Director of Housing, and RBC Representative

- A policy to support on-reserve residents to access loans and capital has been discussed since 2019.
- RBC will be fully responsible for approving the loan under its usual criteria.
- Millbrook will guarantee the loan between \$50,000 – \$250,000.
- The loan policy allows Band members to qualify for up to \$250,000 to construct their own homes or renovate their on-reserve homes.
- The following questions were posed:
  - What is the default if the borrowers do not pay?
  - What are the steps if owners have to be evicted or if the loans default?
- The asset becomes the Band's.
- The RBC on reserve housing loan policy was provided for review
- There is a cap of \$2,000,000 for up to eight homeowners.
- Applicants can apply their on-reserve housing subsidy towards their loan as the down payment.
- It was suggested that Councillors wait for 30 days after the loan policy is approved and released to apply for a loan so that they do not jump ahead of Band members.

#### **4.0 ECONOMIC DEVELOPMENT PROJECT CONSULTATION UPDATE**

##### **4.1 Economic Development Update:** Director of Commercial Operations

A handout was provided containing updates to the current economic development projects.

- A meeting was held with CREWS Rail and ScotiaPort and Hatch Engineering to discuss and plan for the inland port.
- We are prepared to move forward with a new LOI with CREWS Rail for the rail piece and should be in receipt of the new LOI by next meeting.

##### **4.2 CMM**

- CMM is continuing to move into the new building, finishing touches are taking place.

##### **4.3 Alan Sylliboy Art Studio**

- Progress continues on this unit; lighting and fixtures were chosen last week. The space should be ready for occupancy by the spring of 2023.

##### **4.4 Truro Buzz**

- Leasing terms have been agreed to for 12A Stanley Johnson Street. The leasee's Tattoo business and Truro Buzz offices are now open in the Millbrook Power Centre.
- The lease process was accelerated after she had to deal with burst pipes in her former unit because of the extreme cold on February 4, 2023.
- Truro Buzz has a very good following and are often the go to for events in the Truro Area. This would be a key tenant as her following alone will encourage traffic to the power centre.

##### **4.5 CLC Monthly Meetings** - This month's meeting was scheduled to take place on February 16, 2023, the day of the water main break.

- On February 2, 2023 the Shannon Park development agreement passed unanimously at the Harbour East – Marine Drive Community Council. There is a 14-day appeal period that ends February 28, 2023; and no notice of appeals have been received thus far. Civil consultant,

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EXP, is continuing its field work with surveying taking place currently and geotechnical on-site investigations commencing shortly.

- A short pause is occurring on the public engagement portion of the urban design guidelines contract as staffing is allocated.
- Environmental consultant, Englobe, is continuing to familiarize itself with the site and will be performing a designated substance survey at the Canex in early March 2023.
- The design team will be engaged this month to return to discussions on next steps for our development.
- During the Irving Shipbuilding meeting, the leads for infilling and permitting for the expansion of the port of Halifax offered up their support through the process and efforts will be made to utilize their expertise. Additionally, CLC has been requested to provide a price for the remainder of the development blocks that Millbrook wants to purchase.

#### **4.6 General Dynamics**

- Management from General Dynamics reached out to Millbrook property management regarding cell service in Cole Harbour and a possible solution to install antennas on the top of the General Dynamics Building in Cole Harbour.
- Work is currently being done on a 28-2 permit to improve overall cell service for Cole Harbour in general.

#### **4.7 Clinic Space**

- Work is being done with the Physician recruitment team and the Truro Colchester Partnership to bring a Nova Scotia Health Authority (NSHA) Clinic to Millbrook. The region was assessed, and it was determined that 4.75 doctors are required in order to meet the region's needs.
- Millbrook is in the process of completing a business plan to present to the NSHA regarding its abilities, future development plans, and the joint venture with Lindsay Construction.
- This opportunity will not only address the backlog of patients without a family doctor, but it will give Band membership that choose the health profession an additional opportunity to work in the community (meaning no Income tax etc.) There will also be office administration opportunities in a collaborative care facility.

**5.0 L/360 UPDATE:** Project Manager provided a written report but was unable to attend.

**6.0 DEPARTMENT OF FISHERIES UPDATE:** Director of Fisheries provided updates.

#### **6.1 A&L Seafoods**

- A discussion was held about a potential commercial partnership arrangement with this company and another First Nation
- Millbrook was committed to reviewing the merits of participating in this deal but towards the end of the process, the transaction looked very different than from initial discussions.

#### **6.2 DFO Update**

- Discussion ensued regarding process serving of community members/fishers by DFO fisheries officers. It was suggested that DFO have a central reporting location for inquiries relating to community members and/or fishers.

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- It was decided that the contact person for DFO would be the Millbrook Director of Fisheries. DFO should be required to provide at least 24 hours' notice before entering the community to carry out any process service deliveries.

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

That the Department of Fisheries and Oceans (DFO) be required to contact the Millbrook Director of Fisheries and provide at least 24 hours notice before entering into the community to proceed with process serving.

**CARRIED UNANIMOUSLY**

### **6.3 Fishing Vessel Repair**

- Update was provided regarding repairs to the fishing vessel which was damaged when it ran aground in a winter storm on February 4, 2023.
- Repairs will be completed for Snow Crab season 2023.
- There is an insurance deductible of \$10,000, which Millbrook will pay.
- Councillor suggested it should be the person who leased the vessel who pays the deductible.
- Director of Fisheries will communicate back to Chief and Council with a detailed break down of repairs once this is available.

## **7.0 CONSULTATION PROJECT UPDATES**

### **7.1 Touquoy Gold Project Site Modifications:** Atlantic Mining Nova Scotia Corporation applied for permits in January 2023.

- The additional permit application was for expansion of the project.
- When it applied there was a 30-day response window, Millbrook responded that there was not enough time to reply to its permit expansion request.
- Touquoy have achieved the maximum amount that it was allowed to extract. It was able to extract faster than it could process, and it has a stockpile that it is processing.
- Post Meeting – Touquoy's application for expansion was rejected by the Minister of Environment and Climate Change.

### **7.2 St. Barbara Project:**

- A letter was received indicating plans will not be advanced in Beaver Dam, but they do not want to take the project off of the registry as they are hoping Council will change its mind and support the project.
- After discussion, there was no change from Council in regard to the Beaver Dam Project and the recommendation is to end the plan.

### **7.3 Offers to Consult**

- A few other projects (i.e., Goose Harbour Lake Wind Farm) requested comments from Millbrook however they were in or near Cape Breton, Nova Scotia and after reviewing, there is no compelling reason to participate because KMK "has it covered".

- On average, Millbrook receives approximately 70 referrals per month and focuses on ones that are directly relevant.

#### **7.4 Cannabis Committee Update: Draft Cannabis Law presentation**

- A prepared power point presentation was given to Chief and Council sharing an update on the Cannabis Regulations.
- The community ratification process was touched on noting there will be a meeting with the Committee the evening of February 28, 2023.
- It was suggested that the bar be set high, for example ensure that a set percentage of the Band members vote.

#### **Outstanding issues for Council to address that were flagged by the Committee:**

- Enforcement problems: look at areas where it is unclear whether enforcement is working.
- If the law is voted in successfully, how we legitimize it.
- Millbrook could provide its own policing, but there are issues surrounding this and currently there are challenges enforcing laws.
- When this is ratified with the community and is law, how can it be enforced?

#### **7.0 IN CAMERA**

#### **8.0 LEGAL**

**9.0 ADJOURNMENT:**

**It was MOVED by COUNCILLOR ZACHARY JULIAN,**  
That the meeting of February 28, 2023, be adjourned at 4:00 pm.

**RESOLVED BY CONSENSUS**