

**MISSISSAUGAS OF THE NEW CREDIT FIRST NATION  
INFRASTRUCTURE & DEVELOPMENT COUNCIL  
PUBLIC MINUTES  
Monday, February 5, 2018**

**Start 9:05 am**

**Finish 4:40 pm**

**Chief Councillor**

**R. Stacey Laforme**

**Councillor**

**Erma Ferrell**

**Councillor**

**Cathie Jamieson**

**Councillor**

**Larry Sault**

**Councillor**

**Evan Sault**

**Councillor**

**Rodger LaForme**

**Councillor**

**Veronica King-Jamieson**

**Councillor/Chair**

**Stephanie LaForme**

**Executive Director**

**Cynthia Jamieson**

**Recorder**

**Charlotte Smith**

**PW Director**

**Arland LaForme**

**LMR Director**

**Margaret Sault**

**DOCA Director**

**Mark LaForme**

**Archeological Coordinator**

**Megan DeVries**

**DSED**

**Wade Griffin**

**Legal Counsel**

**Travis Allan**

**Guest**

**Wilf Ruland**

**Band Members**

**Sonya Sault, Carolyn King**

**AGENDA ITEM NO. 1 – OPEN MEETING**

Chair/Councillor Stephanie LaForme opened the meeting at 9:05 am.

**AGENDA ITEM NO. 2 – REVIEW AND ACCEPT AGENDA**

**MOTION NO. 1**

MOVED BY EVAN SAULT

SECONDED BY LARRY SAULT

That the MNCFN Infrastructure & Development Council accepts the Agenda with the following addition:

- Agenda Item No. 40a) – In-Camera Item.

Carried

**AGENDA ITEM NO. 3 – REVIEW & ACCEPT PUBLIC MINUTES OF INFRASTRUCTURE & DEVELOPMENT COUNCIL DATED MONDAY, JANUARY 8, 2018**

Page 7 – Agenda Item No. 16 - Councillor questioned what the salary would be of the Proposal Writer's salary would be as it is not listed in Motion No. 15.

Page 7 – Agenda Item No. 17b) – Councillor questioned what the AFN issues are. Councillor LS answered that Regional Chief Isadore Day will be in attendance at the Infrastructure & Development Council Meeting on Monday, March 5, 2018. He will be speaking on AFN Relations and the state of affairs in Indian Country.

Page 7 – Agenda Item No. 17a) – Councillor questioned if Councillor Evan Sault is still on the Aboriginal Advisory Committee and is there a Terms of Reference. Chief replied that meetings will be set up, but someone has to coordinate them. Councillor ES informed that there is a meeting set up for next Thursday (February 15, 2018) with the Consultant and Chair of the Aboriginal Committee. He will request that they come here and present to Council.

Chief stated that the Executive Director would draft a letter for him to sign regarding coordinating the above meetings.

Councillor LS stated that Urban Centres are not rights based holders, New Credit is and we need to take the lead. Instead of them coming here our Council should be on the Toronto City Council's Agenda. Chief added that a letter could be sent to the Mayor and Toronto City Council reminding them of the Toronto Purchase. He also stated that he could talk with the Mayor, but not the Aboriginal Advisory Committee. Councillor LS questioned who was going to take the lead the Chief or Councillor ES?

Councillor ES informed that he is only on the Aboriginal Advisory Committee to be kept abreast of what is going on in Toronto. Chief noted there are two people at this Table who do not like New Credit.

Carolyn king informed that the Toronto City District School Board is writing curriculum about New Credit. Councillor noted, if that is the case, the Toronto District School Board will be getting all the dollars.

**MOTION NO. 2**

MOVED BY R. STACEY LAFORME

SECONDED BY ERMA FERRELL

That the MNCFN Infrastructure & Development Council accepts the Public Minutes of Infrastructure & Development Council Meeting of Monday, January 8, 2018.

Carried

**AGENDA ITEM NO. 4 – MATTERS ARISING FROM THE MINUTES**

There were no Matters Arising from the Minutes.

**MOTION NO. 3**

MOVED BY LARRY SAULT

SECONDED BY RODGER LAFORME

That the MNCFN Infrastructure & Development Council moved In-Camera at 9:55 am.

Carried

**MOTION NO. 9**

MOVED BY EVAN SAULT

SECONDED BY ERMA FERRELL

That the MNCFN Infrastructure & Development Council moved Out of Camera at 11:07 am.

Carried

# ECONOMIC DEVELOPMENT

## AGENDA ITEM NO. 11 – SILO PROJECT

DSED informed that there is nothing to report.

### **MOTION NO. 10**

MOVED BY ERMA FERRELL

SECONDED BY R. STACEY LAFORME

That the MNCFN Infrastructure & Development Council accepts this update as information.

Carried

Chief R. Stacey Laforme and Councillor Stephanie LaForme (Chair) out at 11:10 am because of a conflict of interest. Councillor Larry Sault took over chairing.

## AGENDA ITEM NO. 12 – PROPOSED LEASE RATE FOR COMMERCIAL PLAZA

SED Director noted in his Briefing Note that the lease rates for the ground floor of the Commercial Plaza are not indicative of the current market rates for comparable retail properties in the immediate area. The lease rates for the second floor of the Commercial Plaza are more in line, with one (1) exception, with comparable retail properties in the immediate area.

Retail rates for the Commercial Plaza, ground floor, currently range from \$6.50 to \$7.50 per square foot. Office rates for the Commercial Plaza, second floor, currently range from \$6.50 to \$11.25 per square foot. Both retail and office space have comparable lease rates.

An unofficial rate assessment of retail properties in Caledonia and Hagersville were conducted during the month of November in 2017. It should be noted that retail space is very limited in both towns. It should be further noted that while the towns are within close proximity to MNCFN they are not First Nation locations and therefore tax is included in the total lease rate.

The location in Hagersville is the Plaza on Main Street. It has 3 units available with a total lease rate of \$18 per square foot. The location in Caledonia is the Haldimand Plaza on Argyle Street with one (1) unit with a total lease rate of \$21 per square foot.

In order to be competitive and to offset the taxation, it is recommended that the lease rates be at least 20% cheaper than the lowest rate of a competitive location. This would result in a rate of \$14.40 per square foot. It is recommended that we implement the increased rates over a two (2) year period to allow tenants the opportunity to absorb the increased costs of occupancy. A rate of \$11 per square foot is recommended beginning April 1, 2018 with an increase to \$14 per square foot on April 1, 2020.

Councillor advised that she would like to see a chart/spreadsheet/history of the rates of both upstairs and downstairs offices/space.

DSED reiterated that the rates have to be raised. There is no occupancy on the second floor. Two tenants have been in arrears since 2015, and they have been given ample time (DSED gave them a letter in December 2017).

Councillor noted that initially the Plaza was a commercial operation for MNCFN Band Members. He also suggested that a software program regarding arrears should be purchased and tenants should have 30 days to vacate.

Some Councillors pointed out that the MNCFN organization needs office space, and perhaps some of this space could be utilized.

Councillor suggested getting rid of the CIBC bank machine.

Executive Director suggested that Mississaugas of the Credit Business Corporation could have an office in the Plaza as of April 1, 2018.

**MOTION NO. 11**

MOVED BY EVAN SAULT

SECONDED BY CATHIE JAMIESON

That the MNCFN Infrastructure & Development Council accepts the Proposed Lease Rate Increases for the Commercial Plaza over a two-year period to allow tenants the opportunity to plan for the increased costs of occupancy. A rate of \$11.50 per square foot is recommended beginning April 1, 2018 with an increase to \$15.00 per square foot on April 2020.

Carried

Opposed – Councillors Veronica King-Jamieson and Erma Ferrell – want to see a spreadsheet with a history of the rates both downstairs and upstairs and rate comparisons.

2<sup>nd</sup> Reading was not allowed.

This item will come back to the next Infrastructure & Development Council Meeting on Monday, March 5, 2018.

Chief R. Stacey Laforme and Councillor Stephanie LaForme (Chair) back in at 11:35 am.

Chair/Councillor Stephanie LaForme resumed chairing.

**AGENDA ITEM NO. 13 – AWARD OF RFP FOR HOUSING AUTHORITY FEASIBILITY STUDY**

This item will come back to the next Education & Social Services Council Meeting on Monday, February 12, 2018 as three quotes are needed. This item also requires further discussion.

**AGENDA ITEM NO. 14 – OTHER/NEW BUSINESS**

There was no Other/New Business.

DSED out at 11:40 am.

# CONSULTATION & ACCOMMODATION

DOCA Director and Archeological Coordinator in at 11:40 am.

## **AGENDA ITEM NO. 15 – DISCOVERY OF HUMAN REMAINS AT THE PEACE BRIDGE SITE IN FORT ERIE**

DOCA Director stated his office has been contacted by Anthony Butler of Earthworks Archaeology following the discovery of human remains during Stage 3 excavations at 33 Princess Street, Fort Erie. Mr. Butler would like input from MNCFN on how to proceed.

MNCFN was not notified in advance of the fieldwork and no FLR's were on location.

The human remains are currently being held at the Earthworks' office in St. Thomas, Ontario.

As a result of the discovery, Earthworks Archaeology has now engaged MNCFN through DOCA for its input and involvement.

DOCA has previously requested from Chief and Council the formation of a Committee which can, on behalf of MNCFN, be engaged to provide input on and determine the handling of human remains identified during archaeological assessments.

Councillor questioned if New Credit is asserting their jurisdiction to which DOCA Director answered yes. Councillor suggested having one individual for repatriation through the TARC Committee. There are Band Members who can do this, and a list could be made. Councillor advised that procedural steps on site would also be required.

LMR Director informed that the Registrar of Cemeteries needs to be notified.

DOCA Director informed that his office has a Protocol in place. Councillor added that companies do not always follow protocol. Another Councillor stated that these companies should be penalized. DOCA Director informed that proponents cannot be penalized.

DOCA Director will bring the Archaeological Standards and Guidelines to the next Infrastructure & Development Council Meeting on Monday, March 5, 2018.

### **DIRECTION NO. 1**

That the MNCFN Infrastructure & Development Council directs the DOCA Director to prepare a letter to the proponent Ministry of Tourism, Culture & Sport (MTCS) and advise them that MNCFN has a Protocol in place when it comes to discovering human remains on the Traditional Territory of MNCFN. Letter will be signed by the Chief.

DOCA Director will also bring back to the next Infrastructure & Development Council Meeting on Monday, March 5, 2018 a copy of the Archeological Standards and Guidelines.

## **AGENDA ITEM NO. 16 – OTHER/NEW BUSINESS**

There was no Other/New Business.

DOCA Director and Archeological Coordinator out at 12:06 pm.

# LANDS, MEMBERSHIP & RESEARCH

LMR Director in at 12:00 pm.

## **AGENDA ITEM NO. 17 – FYI - LMR DEPARTMENT – SUMMARY REPORT**

This is an FYI for Council.

## **AGENDA ITEM NO. 18 – REVISION TO ESTATE POLICY**

It was agreed that this item would be brought back to Council along with the BCR to be signed.

## **AGENDA ITEM NO. 19 – OTHER/NEW BUSINESS**

There was no Other/New Business.

### **MOTION NO. 12**

MOVED BY EVAN SAULT

SECONDED BY R. STACEY LAFORME

That the MNCFN Infrastructure & Development Council moved In-Camera at 12:30 pm.

Carried

