



**MEETING MINUTES**  
**MOSQUITO CREEK MARINA (MCM) MOORAGE CUSTOMER GROUP MEETING:**  
**BUSINESS OPERATORS**

Tuesday, January 23, 2024 | 6:00 PM -7:00 PM  
Holiday Inn & Suites North Vancouver

**MCM STAFF REPRESENTATIVES PRESENT**

Gary Muuren           EVP Operations & HR, Nch'kay  
Tai Nguyen            VP Operations, Nch'kay  
Shawna Baker        General Manager, Marina Operations, Mosquito Creek Marina

**MEETING AGENDA**

1. Welcome and introductions,
2. Background/overview of what is happening and why,
3. Specific impact on the stakeholder group,
4. Questions (general; not specific to personal/individual situation),
5. Meeting concludes.

**NOTE TO READERS: These Minutes are offered as a substantive summary, and not as a transcript of the subject MCM Moorage Customer Group Meeting.**

**MEETING SUMMARY**

Speaker	Summary
Gary Muuren	Welcomed attendees and introduced the team. Acknowledged MCM moorage customers' feelings of shock and disappointment with the news.  Provided summary/recap of the background and other information previously shared: <ul style="list-style-type: none"><li>• Summer of 2023 a dock review was conducted by Nch'kay Operations team identifying repairs to be conducted in 2024.</li><li>• Subsequently a marina condition assessment was conducted by an independent surveying company.</li><li>• The surveying firm concluded that the majority of the MCM docks were at the end of life. Repairs were no longer possible/not viable.</li><li>• The Engineer of Record required the south end of Dock C undergo urgent interim maintenance to temporarily secure the marina during the winter. The repairs would grant MCM an additional 6 months before condemning certain sections of the marina.</li><li>• Moorage customers were informed immediately of the required repairs and end of marina operations for safety reasons.</li><li>• Decommissioning and disassembling of the marina will begin in June</li></ul>

	<p>2024.</p> <ul style="list-style-type: none"> <li>• Some Float-Homes, Live-Aboard Boatshed and Live-Aboard Boat moorage customers will be moved to secure docks while all non-Live-Aboard Boatshed and Boat moorage customers must vacate the marina by end of day May 31, 2024.</li> <li>• Live-Aboard Boat and Live-Aboard Boat Shed moorage customers are being given extensions during this process to find alternative places. Details will follow by the end of February.</li> <li>• No exceptions are being made except for Live-Aboard and Float-Home moorage customers.</li> </ul> <p>Updates/new info:</p> <ul style="list-style-type: none"> <li>• First phase: vacate the marina since most docks will be condemned.</li> <li>• Services will continue as usual, including boat lift. The remaining moorage customers will not experience reduced services.</li> <li>• Float-Home, Live-Aboard-Boatshed and Live-Aboard-Boat moorage customers will be relocated to secure docks while non-Liveaboard boatshed and boat moorage customers must vacate the marina by May 31, 2024.</li> <li>• We have received some emails with suggestions and plans on how to address the marina's infrastructure challenges. Nch'kay Development Corporation and the Squamish Nation are focused on addressing the immediate priorities of assessing and ensuring the safety and security of the Marina and its occupants. Nch'kay and the Nation will carefully consider all feasible options for the future use of the marina site as a portion of the Nation's Reserve lands. Based on advice from our legal counsel, Nch'kay will not at this time commit to engage with any group of project proponents for the possible future use or redevelopment of the marina site.</li> </ul>
Question	<p><b>More detail about the time span – is the 31st of May set in stone</b></p> <p>A: Yes, it is.</p>
Question	<p><b>Could it be on a case-by-case basis?</b></p> <p>A: No, we can help move possibly to Lynnwood. Once everyone is out then the work can start. Businesses that can move their businesses to Lynnwood Marina are encouraged to do so.</p>
Question	<p><b>[Comment] We lease space on land.</b></p> <p>A: We are shutting down infrastructure that is not sustainable. Land operations are not affected at this time.</p>

Question	<p><b>When we make the decision on the future of the marina will we get move notice? (dryland business)</b></p> <p>A: We cannot commit to any timeline, but yes, notice will be reasonable.</p>
Question	<p><b>With all the work being done – will that impede the access to dry land.</b></p> <p>A: We will try not to but cannot make any guarantees. We will minimize any disruption.</p>
Question	<p><b>2 years until a decision is made?</b></p> <p>A: We cannot commit to any future dates or timelines.</p>
Question	<p><b>Sailing school — any way that we can get moved to Lynnwood?</b></p> <p>A: Please talk to Lynnwood Marina management. We will try but cannot commit. Several things we cannot commit to past May 31<sup>st</sup> including new moorage.</p> <p><b>Follow-up: Put my name on the list – moving to Lynnwood would keep business going but moving further business is over.</b></p> <p>A: We are looking into assisting you. Team members are full time working on this contacting other service providers. We have some yacht clubs reaching out. I do not wish to discuss any individual situations. Please send me an email with your questions.</p>
Question	<p><b>We own the ferry that is the breakwater and we have been helping the Nation, we have invested within the Nation with our rent, customer base, the lift fully booked with ¾ of our client. We need dock space because our business is suffering.</b></p> <p>A: Lynnwood is a possibility. We cannot commit.</p> <p><b>Follow-up Q: Can we still dock near the ferry?</b></p> <p>A: No. We have shared all that we can commit to. We feel sympathetic, but it is about safety.</p>

Question	<p><b>Can there be a list on the website to know who to contact.</b></p> <p>A: Yes. We are posting info as it becomes available on <a href="http://www.nchkay.com/mcm-updates">www.nchkay.com/mcm-updates</a> - which is also linked through the MCM website</p>
Question	<p><b>We live on our boats. Can we set up a private meeting?</b></p> <p>A: Live aboard moorage customers are in the next meeting.</p>
Question	<p><b>What happens if someone just walks away?</b></p> <p>A: We will have to deal with the vessel and take the necessary steps. It will be done at the owner's expense.</p>
Question	<p><b>We were hoping for a buyout situation.</b></p> <p>A: You still have your equipment, but not your moorage. We will not buy any equipment.</p>
Question	<p><b>[Comment] You could do this while maintaining the marina.</b></p> <p>A: Nch'kay Development Corporation and the Squamish Nation are focused on addressing the immediate priorities of assessing and ensuring the safety and security of the Marina and its occupants. Nch'kay and the Nation will carefully consider all feasible options for the future use of the marina site as a portion of the Nation's Reserve lands. Based on advice from our legal counsel, Nch'kay will not at this time commit to engage with any group of project proponents for the possible future use or redevelopment of the marina site.</p>
Gary	Meeting adjourned.