



**MEETING MINUTES
MOSQUITO CREEK MARINA (MCM) MOORAGE CUSTOMER GROUP MEETING:
FLOAT HOME OWNERS**

Wednesday, January 31, 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
Quinn Schneider External Marina Operations Manager, 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	<p>Welcomed attendees and introduced team. Acknowledged moorage customers' feelings of shock and disappointment with the news.</p> <p>Provided summary/recap of the background and other information previously shared:</p> <ul style="list-style-type: none"> • Summer of 2023 a dock review was conducted by Nch'kay Operations team identifying repairs to be conducted in 2024. • Subsequently a marina condition assessment was conducted by an independent surveying firm. • The surveying firm concluded the majority of the MCM docks were at the end of life. Repairs were no longer possible/not viable. • 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. • Moorage customers were informed immediately of the required repairs and end of marina operations for safety reasons.

	<ul style="list-style-type: none"> • Decommissioning and disassembling of the marina will begin in June 2024. • Some legacy 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. • 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. • No exceptions are being made except for Live-Aboard and Float-Home moorage customers.
Question	<p>You say it isn't financially feasible. I see from your online statements; I can honestly say that you can structure loans and I can see that you could do this. I don't say that it is financially feasible for MCM and the Nation could finance that with really good rates for interest and flexibility.</p> <p>A: Mosquito Creek Financials are not published. Finding the money and rebuilding it prudently from a viable financial position are not the same thing.</p>
Question	<p>I still don't feel secure from what I heard tonight. Will Nch'kay provide a 10- year lease as an act of good faith. There are rumors that we will be next in two years.</p> <p>A: The marina designation does not provide tenure beyond 12-month time-limited moorage license agreements.</p>
Question	<p>I have looked everywhere for places who take float homes. If we have to leave, there is no where to go.</p> <p>A: We can't engage in a hypothetical scenario. We can't commit to tenure beyond your current time-limited moorage licence — the same as you have today. We have repeatedly communicated that the float-homes do not need to vacate the marina.</p>

Question	<p>We did our due diligence, and we were told that this was a long-term sustainable housing.</p> <p>A: All current MCM moorage agreements are time-limited licenses for moorage berths. Those moorage agreements do not grant any rights to moorage customers to continue in occupation of berths beyond their current expiration dates.</p>
Question	<p>Legal question of what you can and can't do aside, I think one of the things that the Nation can do is put in lots of requirements. Would the Nation put into that RFP/proposal that the Float-Homes stay.?</p> <p>A: Nch'kaý Development Corporation and the Squamish Nation are focused on addressing the immediate priorities of assessing and ensuring safe and security marina and its occupants. Nch'kaý and the Nation will carefully consider all feasible options for future use of the marina site as a portion of the Nation's reserve lands. Based on advice from legal counsel, Nch'kaý will not at this time commit to engage with any group of project proponents for the possible future use or redevelopment of the Marina.</p>
Question	<p>Can we expect increased fees?</p> <p>A: No.</p>
Question	<p>Will parking and security remain?</p> <p>A: Yes.</p>
Question	<p>How will the repairs and demolition be done – will there be noise, will you use barges, parking lot?</p> <p>A: We are not sure at this time but we will probably use barges. A lot will have to be assessed but there will likely be some noise and the use of large trucks. This is speculation until we have a plan in place.</p>
Question	<p>You had a legally prepared statement in regards to unjust land enrichments under the Indian Act, but there's nothing there about unjust enrichment in regard to band. Now they will get unjust enrichment due to our loss of equity and assets, which is not in the Act. So what is Nch'kay going to do about an unjust band benefit that is not equitable to their tenancy?</p> <p>A: I'm unable to answer that now. Please email it to us for follow-up to ensure we understand your question and can provide an accurate response.</p>

Question	<p>It would be nice to hear from you before we lawyer up.</p> <p>A: We engaged legal counsel to ensure we have accurate factual answers.</p>
Question	<p>When boat sheds move, we feel the movement. With the infrastructure gone how do you plan to mitigate that?</p> <p>A: That's a good question that we can't answer at this time. Once we finalize the demolition and dismantling plan, we will have more clarity.</p>
Question	<p>Movement of the legacy float homes, working from home, need hydro, internet, etc. – questions about logistics and disruptions.</p> <p>A: Once the details are finalized, everyone will be thoroughly informed. We are in the process of mapping out the Float-home relocations. We will work with you to ensure limited disruption to you.</p>
Question	<p>We are hearing all the docks will be removed. There are docks that are fine and there are in decent shape.</p> <p>A: I have had a number of proposals from certain interest groups on what we should do with the good docks. We will be accommodating the groups who are not required to vacate the marina by May 31 (i.e., Live-Aboard-Boatsheds and Live-Aboard-Boats) at these docks.</p> <p>Follow-up comment: Some are good condition.</p> <p>A: If we don't have to move a vessel from the group I mentioned, we won't.</p>
Question	<p>When I moved in on C- Dock there was no internet or anything, so I personally had to pay \$1500. Will I have to pay if I am moved?</p> <p>A: If we require you to relocate, we will cover all the charges to have utilities hooked up.</p>
Gary	Meeting adjourned.