



MEETING MINUTES

MOSQUITO CREEK MARINA (MCM) MOORAGE CUSTOMER GROUP MEETING: LIVEBOARD BOATS & LIVEBOARD BOAT SHEDS

Tuesday, January 23, 2024 | 7:30 PM - 8:30 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	<p>Welcomed attendees and introduced team. Acknowledged MCM 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. • Decommissioning and disassembling of the marina will begin in June

	<p>2024.</p> <ul style="list-style-type: none"> • 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. • 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. • All MCM moorage licenses are time limited. Some licenses are issued with a twelve (12) month expiration date and others with a thirty-day (30-day) expiration date.
Question	<p>Why are we here? We are as much residents as the others. Why are the float homes okay and not us?</p> <p>A: I understand your concern. However, the infrastructure required for a Float-Home versus a Boatshed are not the same.</p>
Question	<p>Concrete docks are in good order. Could they not be placed along the docks? Float- homes have the most infrastructure. Would it not be feasible to repurpose for this group?</p> <p>A: Some of the existing concrete docks need to do some repairs too. We must vacate the majority of the marina for safety reasons. The challenge is not the docks only, it is more so the infrastructure under the water in combination with the docks. We will temporarily moor the Live-Aboard-Boatsheds and Boats at the more secure slips.</p>
Question	<p>We are on C-Dock – bought the boathouse in August. The dock feels safe – but we are packing a suitcase. No money left. People tell their stories of hardship. You’ve made me homeless.</p> <p>A: Marinas generally have a shelf life of 30 years. MCM is 50 years old. I understand your concern and we are sympathetic; however, we need to dismantle the marina due to safety reasons. We have communicated that no one will be homeless. We will not be able to provide moorage to you in the future; however, we will have a team to support you to find alternative housing.</p>

	<p>You leased us moorage and are choosing not to renew it. I have a tax notice by the SN. Why do we pay property taxes at MCM?</p> <p>A: I can't speak on behalf of the Nation. The marina as a whole receives an annual assessment. The land/water lot assessments are divided amongst the moorage license holders. A portion is paid to the local governments for the services enjoyed in North Vancouver.</p>
Question	<p>Have you talked to anyone about a new marina? Spoken to anyone about renovating bit by bit.</p> <p>A: We explored some options prior to receiving the condition assessment. The condition assessment was clear this was not viable.</p>
Question	<p>Ask about a 10-year plan from a previous GM of the marina. Please look it up and check it out. It may offer some answers.</p> <p>A: Thank you.</p>
Question	<p>What is the viable option? You offered a viable option. I am not moving my daughter's school, not commuting, no viable option. We really like for you to go back to your board and come up with a solution for us. We are not here to be told that we are leaving. We want to work with you and to have a solution and there is a viable solution. How are decisions made? Do they go in front of nation and vote or how? Gather the reports, present it? Is it voted on?</p> <p>A: We presented findings, facts and actions to our Executive Team and our board. Our Board and CEO informs the Squamish Nation Council. The marina is not designated to provide tenure.</p>
Question	<p>Is there a plan in place for when everyone leaves?</p> <p>A: There is no plan at this time. We will follow a due diligence process to ensure all viable options for the marina for the future is considered.</p>
Question	<p>Can't we get a different survey done? Someone else will have a different opinion.</p> <p>A: No, we are satisfied with the report and engineering review.</p>

Question	<p>Would you accommodate the group. What is our timeline for an answer?</p> <p>A: We have to have another meeting next week and once we are done, we will consolidate and review feedback. I anticipate 2 weeks. Our goal is to have it as transparent as possible.</p> <p>Can we get weekly updates?</p> <p>A: If there are changes we will communicate with this group again. We will be sharing minutes as well.</p>
Question	<p>I was under the impression that you were going to meet everyone individually.</p> <p>A: I did meet several individuals because I wanted to provide an opportunity to moorage customers to be heard. After this we will not meet one-on-one. Please communicate via email.</p>
Gary	<p>I want to stress the deadline for you is not the end of May. Staff are busy exploring options at other marinas. We are committed to providing updates as they become available.</p>
Gary	<p>Meeting adjourned.</p>