



NCN Community Store Land Designation Process

NOVEMBER 2016

SPECIAL UPDATE NEWSLETTER

Referendum Vote Needed for NCN Store Land Designation

As you know, Nisichawayasihk Cree Nation Three Rivers Store is set to open. The locally owned and operated businesses will generate jobs and additional needed funding for our First Nation. We have made an important step which is the creation of Store Corporation. The community store, owned entirely by NCN, will provide goods and employment for NCN Citizens. The revenue that NCN will receive from the store, and other future businesses, will support programs and services for everyone.

However, as the store begins operation, the *Indian Act* requires the land where it will be located to be set aside (or designated) for leasing. This means each eligible NCN Citizen must choose, through a referendum vote, to have the reserve land designated for a certain amount of time for the purposes of business or economic development. In this case, the land will be designated for 99 years to operate our community store, and later, other uses (such as commercial, educational or recreational if needed).

Chief and Council Support Designation of Store Land

Chief and Council fully support the designation of these reserve lands. We are excited for the opportunities a YES vote will give our Citizens.

- It will allow the business on this land (the store) to easily get granting of other easements, permits, rights-of-way, licenses and other interests, and amendments.
- It will also ensure maximum profits from the NCN Community Store,

as well as any other business which might be operated on the Lands, to flow from Store Corp. to NCN and will be used as determined by Chief and Council and Citizens through NCN's annual budgeting process.

- Employment income earned by First Nation people on designated land remains tax-exempt. Regimes with respect to tobacco and gasoline tax rebates also apply, if sold on designated land.

Commercial development on our own designated reserve lands is an opportunity to create economic advantages for our children and their children. We believe this is a wise plan for our financial future.

Important Things to Know About the Designation and Vote

- The lands will only be designated if a majority of eligible NCN electors vote in favour of the designation.
- INAC's commitment to fund the store (approximately \$800,000) depends upon a YES vote. If the majority of NCN Citizens do not vote yes, then this funding will not help support the store. The store will operate regardless of this additional funding but NCN will need to use other funding to fill this gap.
- The Lands may also be leased for other purposes such as commercial, institutional, educational, medical or recreational. The designation will allow NCN to pursue other economic initiatives in addition to the store, such as other retail opportunities, offices or commercial uses, not limited to a community food store.

When and Where do we Vote?

Tuesday, December 6th from 9:00 a.m. to 8:00 p.m. at the Gilbert McDonald Arena in Nelson House. If you are voting by mail, you must send your ballot in the mailbox.

Correcting a Mistake in the Letter that was Mailed out by INAC to NCN Citizens

As many Citizens are already aware, INAC mailed a package to Citizens about the land designation vote. It included a Notice of Referendum, a mail-in ballot, and a form letter the INAC sends out to every Band doing a land designation vote. Some of you received that letter and noticed it had a mistake.

Your letter might have said at the bottom of the page, “Your Vote is important in determining the wishes of the membership of the Birdtail Sioux First Nation with respect to the proposed designation”.

Of course, this is an error. Before going into the mail, the letter should have been changed to read Nisichawayasihk Cree Nation, and not Birdtail Sioux First Nation. INAC has apologized for this mistake and will send out a correction letter that is properly worded. If you do not have the letter or the ballot you can still vote at the polling station without it.

Please do not let this typo affect your vote. ALL of the other information in this package is correct. The Notice of Referendum, the mail-in ballot and in-person vote are only about NCN lands and NCN Citizens.

What is the Question That we will Vote on?

This is what your ballot will say:

Having had full opportunity to consider and review the designation, as described in the Designation document attached to the Notice of Referendum, do you assent to the Designation? YES or NO

Important Things to Know

If the vote is not in favour, we will be restricted by the current land terms, will not receive the INAC funding and will not be able to take advantage of the many benefits of the lease agreement, but the store will remain open and operate.

If the YES vote receives a majority, and the land is designated, we will receive many benefits and Chief and Council will have the authority to negotiate with Store Corporation, and any other future businesses. Chief and Council may agree to amendments to leases, but there are exceptions.

- If a proposed amendment would extend the length of time, or conditions, or location, of the lease, or would lower the rent money that would be received by NCN, then there will a referendum vote with all NCN Citizens.
- If problems come up, or things are not proceeding as expected, Chief and Council may request that the land designation be revoked or amended through a Council resolution.

How do we Vote?

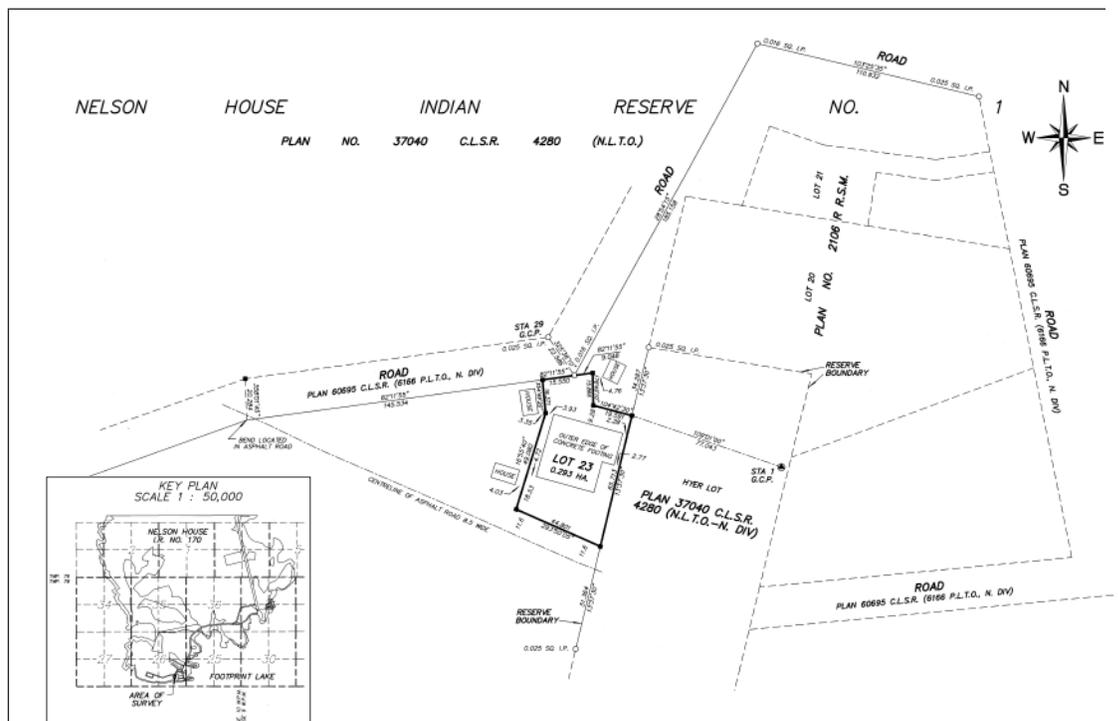
You can vote either in-person at a polling station (in accordance with subsection 9(3) of the Indian Referendum Regulations) or by mail-in ballot.

- A mail-in ballot is being mailed to every elector of the Band who does not live on the reserve but has a mailing address on our records.
 - If you live on the reserve and would prefer a mail-in ballot, you can request this from INAC
 - Voters who receive a mail-in ballot can vote in person at a polling station.
 - If you’ve lost your mail-in ballot, you can come to the polling station and receive a ballot to vote in person.
- Remember to bring your ID for voting.**

YOUR Vote is Important!

If you are unsure about your vote, we want to hear your concerns and help you realize the benefits of a YES vote for our future. If you are voting YES, you can help our Citizens understand the opportunities this vote will bring to us all.

For more information about the designation process, please contact Chief Marcel Moody at 204-484-3023; mwm Moody@mts.net.





Mystery Lake Motor Hotel Land Designation Process

NOVEMBER 2016

SPECIAL UPDATE NEWSLETTER

Urban Reserve Land Requires Land Designation Vote

As you know, Nisichawayasihk Cree Nation bought the Mystery Lake Hotel and the land on which it sits in 1998, with consent from NCN members, as part of our economic development initiative. NCN then asked to have the hotel land in Thompson converted to a Reserve under Canada's Additions to Reserves Policy, in order to have more control over its processes, operations and revenues. This process was completed on July 13, 2016.

However, when the land became a Reserve, it became federal land and its relationship with the City of Thompson changed. Part of that change included NCN signing a Municipal Services Agreement with the City of Thompson. Thompson will continue to provide municipal services and NCN will now pay fees to the City to receive these services, instead of taxes.

Important Things to Know About the Mystery Lake Lands

■ Part of the process of making Mystery Lake lands Reserve was an

environmental assessment. There are no environmental concerns about this parcel of land, and there is a report available for review.

- Since the Mystery Lake Lands became Reserve and since NCN signed a Municipal Services Agreement with the City of Thompson, there have been significant changes to several by-laws.
- The Municipal Services Agreement prohibits NCN from operating a casino on the Mystery Lake Lands. Any change to this prohibition would require agreement from both NCN and the City of Thompson.

In the same way the lands on which the Three Rivers Store had to be designated and set aside, the Mystery Lake Lands also have to be designated so that a lease can be granted. Under the proposed lease, 3547958 Manitoba Ltd. will become a tenant and operate Hotel and Trappers, and any other future businesses that will be beneficial to NCN.

Chief and Council Support Designation of the Mystery Lake Lands

Chief and Council support the designation of the Mystery Lake Lands.

- It will allow the business on this land to easily get granting of easements, permits, rights-of-way, licenses and other interests, and amendments.
- It gives us the opportunity to obtain financing, if necessary, to develop future businesses on the land.



- It will ensure maximum profits from Hotel and Trappers, and other future businesses, that will be used to help pay for NCN's many critical needs.
- Employment income earned by First Nation people on designated land remains tax-exempt.
- Regimes with respect to tobacco and gasoline tax rebates also apply when sold on designated land.

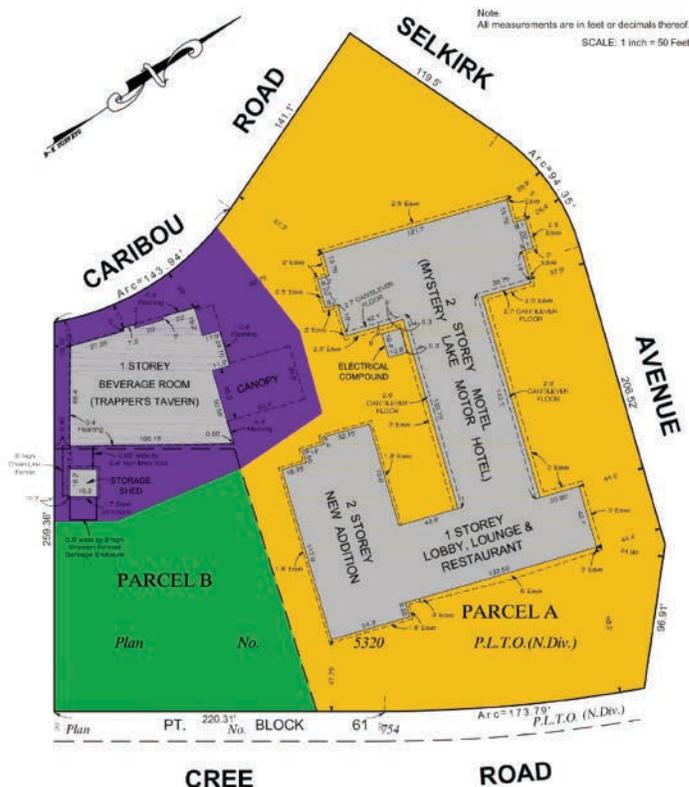
What kinds of projects would be supported by revenues from the Mystery Lake Lands?

Our community has many pressing needs. A partial list includes:

- WTP piping and lagoon upgrade \$15 million
- New housing construction and housing renovations \$16.5 million
- Lot grading \$1.2 million
- Water Treatment Plant study \$1.0 million
- School buses \$625,000
- Garbage truck with bins \$550,000
- Culverts, ditching, and driveway upgrading \$525,000
- Compound for fleet vehicles \$500,000
- Centralized land management system \$500,000
- Emergency vehicle yard and storage \$250,000
- Animal impound \$275,000

Important things to know about designating and operating the Mystery Lake Lands

- Once designated by a majority of NCN Citizens through referendum vote, a lease would be granted to 3547958 Manitoba Ltd.
- The term of the lease will be 99 years, and allows NCN to determine over time which businesses are best suited, based on the changing environment in Thompson. Other initiatives could include a convenience commercial service, a municipal facility, a post officer/carrier depot, professional offices and support services.
- The lease will call for a nominal rent to be paid, which will be reviewed every five years. We will also have an agreement whereby additional rent could be paid, based on the cash flow of the businesses.
- In the future, NCN may consider seeking approval to operate an entertainment centre/convention centre or a similar facility.
- Revenues from the Hotel and other businesses operating on this land will always flow to NCN.
- A draft copy of the lease is available from NCN for review.



Mystery Lake Urban Reserve land in Thompson.

Your Vote is Important

Chief and Council are currently working to arrange a lease agreement under the new Urban Reserve status. Once the lease is resolved, a referendum vote will be held at the Arena to determine if a majority of NCN voters agree to designate. If you are unsure about your vote, we want to hear your concerns and help you realize the benefits of a YES vote for our future. If you are voting YES, please talk with your friends and family about the opportunities this vote will bring to us all.

For more information about the designation process, please contact Chief Marcel Moody at 204-484-3023 or mwmoody@mts.net.

For more information about the conversion and designation process, please contact:

Chief Marcel Moody (204) 679-0157