

**SOUTHERN GULF ISLANDS ELECTORAL AREA**  
**COMMUNITY ECONOMIC SUSTAINABILITY COMMISSION**

Minutes of a Meeting held July 25<sup>th</sup>, 2016  
at the Galiano Inn 134 Madrona Drive, Galiano Island, BC

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**Present:**     **Alternate Director:** Paul LeBlond

**Commission Members:** Brian Crumblehulme (Mayne Island), Priscilla Zimmerman (Saturna Island), George Harris (Galiano Island), Andrea Mills (Pender Island) June Klassen, SGI EDC Support, Melody Pender, Recorder

**Guests:**     Larry Alexander and Michael Hoebel

1. **Approval of Agenda: MOVED** by Brian Crumblehulme, **SECONDED** by Priscilla Zimmerman that agenda be approved.

**CARRIED**

2. **Adoption of minutes of July 12<sup>th</sup>, 2016 minutes.**

**MOVED** by Priscilla Zimmerman, seconded by Brian Crumblehulme that the minutes of July 25<sup>th</sup>, 2016 be adopted as presented.

**CARRIED**

3. **Social Finance Initiative: Larry Alexander**

June requested the CESC assign \$1,500.00 for Larry Alexander to carry his contract through August until the Community Works Funds are approved.

MOTION: Brian Crumblehulme moved that the CESC provide and extra \$1500.00 upon agreement from Larry to continue his contract through the month of August until Community Works Funds are available. Priscilla Zimmerman seconded.

**CARRIED**

Larry provided hand out of proposal for Commissioners review.

After a brief overview Larry discussed the 5 deliverables. Priscilla brought forward a lead for a developer consultant from Saturna Island as discussed at last meeting, who would be willing to help the commission on this project. Larry will speak with him about the project and possibly invite him to a future Commission meeting.

The floor was open for questions or concerns to be brought forward from the proposal. There was a question as to how much time the "Team" was going to spend on the islands, Larry assured them it would be as much as they could. There was a lot of concern for Island buy in when off Islanders tell us what our we should do on our islands. Was there a way to incorporate more of the team from each island? Larry would like to work closely with two or three commissioners or trusted Advisors as indicated in his proposal, to blend their skills with those on his team to round them out. He felt his team has specific skills you won't necessarily find from the islands.

In the area of affordable housing (point 2.11) there was concern raised in the area of buy in from a stand point of ecology, carbon footprint, water use etc. It was suggested from experience that offering green housing was expensive. A copy of the Islands Trust Affordable Housing study would be forwarded to Larry.

Under Deliverables point 5 Larry defined more clearly Community Development Corporations and Community Land Trusts. Community Development Corporations are: formed by the residents, controlled by the residents, outside the authority of CRD and other kinds of legislative bodies, it can hold funds, award contracts, manage development – hire and fire developers. Larry feels there is something in it for the CESC.

Land Trusts are when the residents own the land not the developer. You are able to protect your vision. The Commissioners felt it would be very worthwhile to learn more about these options. Larry suggested bringing in John Henry who specializes in CDC's to speak to the commissioners further.

In further discussion of affordable housing Brian mentioned the Trust Council meets with San Juan County who have the same issues but different politics and have some very good ideas about affordable housing they will be discussing on Sept 14<sup>th</sup> on Mayne Island at the Trust Council meetings.

It was also brought up that rental housing on the islands was also a big issue and should be addressed.

Larry discussed the Team in more depth and further discussion on how and when to start with engaging the islands – how to get buy in and early engagement. Before going public and starting with small resident meetings on specific topics, perhaps the commissioners needed to ensure they were all on the same page, expectations were laid out and everyone saying the same thing. The strategy to engage the public and get buy in is crucial, the islands have unique circumstances and there are a great many challenges to get cohesive agreement, the smallest things can create division.

Paul summarized that the commission has strong endorsement for the funding the proposal with advice on how to shape the strategy to make it possible to get early buy in and engagement.

**MOTION:** George Harris moved to fund the proposal for the Community Action Plan and approve the budget as presented, and pursue the Community Work Funds. Brian Crumblehume seconded.

**CARRIED**

Date of completion would be approximately end of November.

June was asked to go through the process of approval for the CWF.

#### 4. **Inter-Island Passenger Ferry-Assumptions for Consultant.**

June reported the Integrated Service Review RFP was unsuccessful; however she has been in contact with a consultant out of Seattle who specialize in passenger ferry service. Their counter RFP was much higher. She'd like to ask him to come out and speak to the commission. First we need to decide which type of service: 1. Water taxi Scheduled service or 2. Ride Share Tour to Isle Uber style. To save time and money we need to come up with our own assumptions ie. number of trips, time of year, locations, number of passengers. Then they can tell us what it takes to set something like that up, legislation, licenses, insurance, kinds of operating costs etc. They work with 120 passenger ferries we are looking at 12 – 15 so they'd need to scale it down however the same rules would apply. June has dubbed this passenger ferry 101, here's what you need to set up, lets set up a pilot project.

The commissioners would like a year round service with seasonal adjustments.

The Transportation survey done several years ago was discussed and provides key destinations, boarding ports, time frame and price point. Looking at funding from Community Works Funds or Rural Dividend Funds but RDF only funds planning not infrastructure.

Need to have Community Bus 101 and Passenger Ferry 101 so the information is all there ready for a pilot project. June noted that the \$50,000 UBCM will fund both of these to clarify what we need to make them happen.

#### 5. **Seabus Pilot Project:**

Mike Hoebel presented a document SGI's – SSI – Sidney "Sea Bus" Pilot Project.

After much discussion it was decided that June would speak to consultant and have him propose a feasible inter island routing that we could pilot. It was decided that not all islands needed to be served directly. The CESC would like practical options that will serve most islands.

Seabus Pilot Project was deferred until the study is complete and parameters of a pilot project are determined.

**MOTION:** George Harris moved to approve June assigning a consultant the task of clarifying the issues connected with passenger ferry 101. Priscilla Zimmerman seconded

**CARRIED**

6. **Correspondence:** none
7. **New Business:** The CESC would like to do a short presentation at the Trust Council meeting on Mayne Island on Sept 14<sup>th</sup>. It was decided Paul LeBlond will present a 10 minute presentation. Larry will help him put something together.
8. **Adjournment** at 11:15am by George Harris, Andrea Mills seconded
9. Next Meeting would be tentatively September 19<sup>th</sup>.