



STONEY NAKODA NATIONS

Land Designation Referendum | Fall 2018

Frequently Asked Questions and Key Messages

Why are we doing this again? We Already Voted No.

The February vote results were close but ultimately the designation did not pass (results are listed below). Feedback after the vote mentioned that there was not enough time to discuss, and that there were not enough polling stations. To address the feedback and because designation is required to allow for leasing and developing land, Tribal Leadership decided to schedule another vote.

This vote will be held on October 18th, 2018.

Results from February 2018 – Vote

Reserve	Yes	No	Spoiled
Big Horn	49	17	-
Eden Valley	113	26	1
Morley	396	610	3
Overall	558	653	4

Overall voter turnout was 38%, with 1215 of approximately 3200 eligible voters casting a ballot.

- Update on Stoney Economy –

Why is Tribal Council making land and economic decisions for us?

Stoney Nakoda Tribal Leadership along with Community Leaders, are responsible to you, the membership. Decisions are made in consultation with the community membership. One of our responsibilities is to ensure we are creating economic opportunity and wealth that can then be used to support our membership. The revenue we generate through economic activity is used to support programs such as housing, utilities, funerals, per capita distributions, elders' pensions, legal expenses, and some building costs; many of these programs and services are not covered through transfer payments from Indigenous Services Canada.

Gas Royalty Revenues

In the past, designations of minerals and resources under the ground were done and this allowed the Nations to sell natural gas to corporations. The largest source of income for our Nations has been band funds which is the royalty revenue that we receive from natural gas leases.

However, for the last decade the price of natural gas has declined dramatically (i.e. the money we can earn on royalties from natural gas leases is much lower). An example of



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this impact is that band funds in 2009 were \$70 million, and after the drop-in price our band funds for this year are reduced to approximately \$8 million.

To continue to provide the services and programs that exist today, the Stoney Nakoda Nations must plan for revenues to come from more than just gas royalties. We must plan for new forms of economic development.

Stoney Nakoda Casino & Resort

The casino and resort do not produce the large revenue we have seen from gas leases. However, they do create employment in the community, between 50 to 70 jobs are available to Stoney Membership. The Resort also provides a significant donation to the community foundation, this supports community food bank, youth sports, school lunches and other community services.

Economic Development planning begins with land

All economic development planning must start with lands. As a group of three Nations working together for the future of our people, we need to identify areas that make sense location wise for economic development.

There have been a lot of discussions (now and in the past) and the same sites in the communities have been selected as high potential for businesses. These are the sites that are included in this designation.

Why do we want outside investors? Why don't we support our own entrepreneurs in the community?

If the community is in favour of developing the land for business, the Nation wants both community entrepreneurs and outside investors. We would like to attract outside investors to develop larger or more complex businesses, while still allowing members of our Nation to develop smaller start-up businesses that can grow. By having more land available through the designation process, rather than just the casino site, the Nation can issue leases to members nearer to community centres.

Tribal Leadership is tasked with attempting to create balance between job creation, business opportunity and revenue generation for the entire Nation. Because our Nation is legally bound by the Indian Act, land designation is a necessary step in order to be able to lease land to businesses, whether local or external.



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- Land Designation –

So, what is land designation?

A land designation allows the Nation to lease land for development. It is a legal requirement under the Indian Act and is comparable to zoning of land in cities and towns.

In 2002, we voted to designate 238 acres of land at the intersection of Highway 40 and the TransCanada Highway on the Morley Reserve. This is the site where the Stoney Nakoda Resort is located.

We have also designated our mineral and underground resources (i.e. natural gas). That is why we can sell it to corporations.

Does this mean that our land is being sold?

Land Designation is not revoking reserve status of the land. It is not selling land or surrendering it to Canada. It only allows the community to lease the land legally to operate a business.

A designation is not always permanent, it can be revoked via BCR. Once the designation ends the land reverts back to common land that cannot be leased.

What will the land designation permit on these sites?

The Stoney Nakoda Land Designation is for a general-purpose, this means that lands can be used for a variety of uses that are listed in the designation. However, the lease will only be given with community input.

Why are the sites selected?

The sites were chosen to ensure that there was land available for economic development in Eden Valley and Big Horn. They were also sites that made sense for future development – when leaders, community members and others have thought about land development opportunities the same sites come up. Finally, some of them are already used for commercial purposes, and we are designating them to give them more economic development options.

1. Designate Areas that are already used for commercial purposes
 - Morley – 2 lots in Townsite across from Bearspaw Gas Bar
 - Morley – Chiniki Cultural Centre, Gas Bar and former grocery store area
 - Morley – Nakoda Lodge and surrounding area



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2. Designate Areas that make good sense for the future location of economic development
 - Morley –Lands at Eastern Boundary of Reserve bordering Town of Cochrane
 - Morley – Lands at Western boundary of Reserve and along the Bow River
3. Designate Areas in both Eden Valley and Big Horn
 - Eden Valley Farm Lands
 - Big Horn Lands Gas Bar and former campground area

The total of all the sites is approximately 7% of Stoney Nations combined land base. Tribal Leadership thought this was a good balance between securing land for economic development while preserving land for future generations.

Why are we voting on 7 sites at once?

Designation processes are long, complex and expensive. Indigenous Services Canada has limited resources to support all Nations in Alberta to undergo designation processes. Its not guaranteed to have their support when we need to designate land.

For this reason, tribal leadership has decided to vote on 7 sites rather than wait for individual sites to be designated.

Why can't we see business plans then designate the land?

Because of the long and complicated process of the Indian Act, Stoney Nakoda needs to prepare land for business before there is a project on the table. Often businesses won't wait to invest in an area, they want to know that land is available, and they can move forward with their development.

For example, if a piece of land was not designated, and therefore couldn't be leased to a business. The Nation would have to:

- Choose the sites
- Complete legal surveys of the land
- Complete Environmental Site Assessments
- Undergo appraisals
- Have a designation Vote – community vote
- Prepare business plan
- Community Engagement - approval by membership
- Prepare a lease



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Then once all of this was done they may begin building their business. This process can take from 2-5 years. Most businesses will not wait that long. When a designation is in place that timeline is reduced significantly.

Stoney Nakoda land is beautiful and has a lot of potential, but we need to make it ready for business.

Why is the ballot question so long and complicated?

We are using the same question that was put to vote in February:

“Having had full opportunity to consider and review the “Amendment of 2002 Designation and Revocation of 1930 Surrender” Document which was attached to the Notice of Referendum dated September 4, 2018, do you agree to the proposed amendments to the 2002 Designation and the revocation of the 1930 Surrender?”

It is worded this way because of the legal language we are required to use, by Indigenous Services Canada. In plain language this question is asking if you as a member agree to:

- Update of lease terms
- Include 7 sites to be designated
- Renew the designation on the casino site
- Revocation of YMCA lease (Nakoda Lodge site)

What happens if designation vote is approved?

The next step would be to begin planning, now that there is certainly that we can develop on the land.

Stoney Nation cannot issue any lease on the land without community input. Before any business begins to operate, we are required to have community engagement. We will also look at business planning as the opportunity arises on the sites.

All revenue generated by leases is paid to the tribal fund and used to support the community.

What happened if designation vote fails again?

If the vote fails, Tribal leadership will be limited to directing any new businesses to the casino site, as no other sites in the community will be available for legal leasing.

There are 34 years left on the Casino site designation, it is likely that at some point membership will be asked to extend the designation. If more designations need to occur in the future the cost may have to be paid for by Stoney Nakoda, as government funding for these processes is limited.



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- YMCA Lands (Nakoda Lodge) –

Why are we being asked to revoke the 1930 surrender to YMCA for lands (Nakoda Lodge)?

Nakoda Lodge is one of the areas proposed for land designation.

There is a very old agreement that allowed the land that Nakoda Lodge is on to be used by the YMCA for a camp. In 1930's the word government used for this agreement was "surrender".

This question is asking members to revoke the surrender and take back the land that was used by YMCA and return it to common band lands.

- Leases -

What is a lease?

The Stoney Nakoda Nations' Reserve lands are managed under the Indian Act. Under the Indian Act, in order to be able to offer leases to businesses or individuals, the community must vote by referendum to designate lands.

A lease is an agreement that allows a business to build and/or operate on reserve lands. Details of a lease will include the name of the business being given a lease, the rent that will be paid, how long the business can operate on the land, and what is required if any environmental damage is created.

Because reserve land is commonly held and cannot be sold, the way to develop or attract business is to issue a lease.

Who can get a lease in Stoney Nakoda?

Leases can only be issued on designated land.

Currently we can only issue leases to Stoney Nakoda Corporations (which are owned by all three Nations together). In addition to this, the changes to the designation vote would allow Stoney to also issue leases directly to individuals, directly to community business and other corporations. The reason for this change is to allow more decision making in the community and to support members who want to start their own businesses. In all cases, rent paid under the lease is paid into band funds.

Is every lease 99 years? That seems very long!

We are designating the land for 99 year, we do not have to give 99-year leases. Its common practice to designate for 99 years so that a Nation doesn't have to have a community vote every 20-50 years.

Leases can be issued for any number of years but cannot exceed the designation time.



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Most large businesses require 30-year lease when they invest in developing a building, because this allows them to pay off the cost of building over time. Smaller businesses may only require 5 – 10-year leases; some even as low as 3 years. Lease terms depend on the cost of development (more costs = more time to lease) and the maturity of the business (new small businesses may not last as long).

What happens to revenue from leases we give to business?

All rent collected from leases goes directly into common Tribal funds. This money is used to provide programs and services to members. Every year we provide an audit to show members where funds are spent.

Lease rates (or the rent a business pays to the nation) can be increased over time if the market increases.

- Voting Information -

Voting is open **9 am to 8 pm on October 18, 2018.**

- Voting age is 18.
- Off Reserve voters receive mail in ballots or can vote in person
- Simple Majority required for referendum to pass
- Members are welcome to stay for the public counting of the ballots after voting is complete.

Polling stations will be located throughout the community at the following locations:

Big Horn

Ta'Otha School Gymnasium
(Big Horn I.R. 144A)

Chiniki Nation

Morley Community School Gymnasium at Morley
(Stoney I.R. 142, 143 & 144)

Wesley Nation

Goodstoney Rodeo Centre at Morley
(Stoney I.R. 142, 143 & 144)

Bearspaw Nation

Bearspaw Youth Centre at Morley
(Stoney I.R. 142, 143 & 144)

Eden Valley

Chief Jacob Bearspaw Memorial School
Gymnasium
(Eden Valley I.R. 216)



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If you still have questions or if you would like to share your perspective, please come out to one of the following information sessions or email: designation@stoney-nation.com

Big Horn Information Meeting

Location: Ta'Otha School Gymnasium
Date: September 27, 2018
Time: 1:00pm – 3:00pm

Chiniki Nation Information Meeting

Location: Morley Community Gymnasium at Morley
Date: October 4, 2018
Time: 1:00pm – 3:00pm

Wesley Nation Information Meeting

Location: Goodstoney Rodeo Centre at Morley
Date: October 9, 2018
Time: 1:00pm – 3:00pm

Bearspaw Nation Information Meeting

Location: Bearspaw Youth Centre at Morley
Date: October 10, 2018
Time: 1:00pm – 3:00pm

Eden Valley Information Meeting

Location: Chief Jacob Bearspaw Memorial School Gymnasium
Date: October 11, 2018
Time: 1:00pm – 3:00pm