



## **Waterfront Baddeck Committee Meeting Minutes:**

**February 28, 2025**

**Time:** 10:00 – 11:30 AM

**Location:** Zoom Only

### **ATTENDEES:**

Roman Braun-Huettner  
Gary Crowder  
Steven Goldthwaite  
Rhonda Kay  
Terry Kelly  
Bill Marchant  
Denise Mulley  
Adam Pemberton  
Steve Ross

### **Regrets**

Sean Baldwin  
Jess Kerr  
John Langley  
Denise Roberts

### **AGENDA: See Attachment**

**Approved Minutes:** The minutes from the previous meeting were reviewed and approved.

**Boardwalk Update:** Steve R. provided an update on the boardwalk project. The tender pricing is expected by March 7th. The committee reviewed a preliminary quote from Nova Scotia Power. Once all boardwalk bids are received, a comprehensive review will take place.

**Permits:** The committee is still waiting for provincial approval from DNR. Terry will follow up with Diane Timmins to check on the status.

### **Funding Updates:**

- The CEDF funding has been finalized.
- No updates on SCCF funding regarding the culvert.



- Rhonda is obtaining an estimate from CBWES for culvert permitting study.
- Public acknowledgment for funders will be postponed until the tender results are received.

**Fraser (Cannon) Property:** Jennifer contacted the Fraser family and they proposed receiving \$4,000 for the use of the property. The committee discussed potential uses for the property, including a dinghy dock. Steve R. expressed concern about the cost versus utility of the property. The committee decided to hold off on a final decision until the boardwalk project progresses further.

#### **Wharf Operations:**

- Adam prepared and reviewed a preliminary draft operation plan and will share it for input.
- The committee discussed hiring local workers on an as-needed basis to handle small projects.
- Fire Safety Plan: After several attempts, Denise has not been able to make progress with the Fire Department, so Adam will draft an initial plan and coordinate with the Fire Department for review.

#### **Boat Tour Proposal:**

- A new boat tour proposal was received and discussed.
- Denise proposed using space behind the Freight Shed.
- Concerns were raised about the potential negative impact on Winstar.
- The committee discussed the need for a structured plan regarding tour operators instead of reacting to individual proposals.
- Denise noted that we may want to look for a sailboat operator.
- Rhonda suggested offering the BYC contact as an alternative.
- Adam will respond via email that the current proposal is under review but does not quite fit our operational plans for this season.
- Bill suggested that income from a tour operator could finance another floating dock.
- The committee discussed the long-term goal of a dinghy dock and potential locations.
- It was decided to update the Village Commission on the proposal and seek their direction and consider pushing the decision for another tour operator to next year with a more structured RFP process.



### **Commercial Tour Operator Agreements:**

- Bill requested Roman circulate signed agreements.

### **Booking Website:**

- Monica is following up with Stripe regarding payment processing.
- Reviewed timing of payments from Winstar and Sailing CBI.
- It was noted that Winstar was not charged in 2024 for power usage. Moving forward, power charges must be applied per agreements.
- The committee plans to apply for another Digital Tourism Grant to update the booking website.

### **Financial Review:**

- Terry reviewed the boardwalk financial summary.
- Roman inquired about capitalizing boardwalk expenses, and Terry confirmed that MNP will provide guidance.
- Terry has contacted MNP and requested that they follow up with Natallia.

### **Preliminary Wharf Budget Review:**

- The committee reviewed budget line items.
- It was agreed that flexibility within the budget will be requested to allow for necessary adjustments while maintaining the total budget amount.
- Reviewed proposed projects.
- Further discussions regarding the value of the dinghy dock
- The committee agreed to attempt to find a floating dock this year to install behind the Freight Shed if the Village Commission agrees and budget allows.
- Steve G. will send out the finalized budget for review.

### **Other Business:**

- Bill Marchant will register the Whaly boat ("Red Dart").
- Discussed moving forward with the beautification grant, including ordering benches.



- The Climate Change Task Force would like to plan a Climate Adaptation symposium at BOLD in partnership with Waterfront Baddeck similar to the one held last year. Some high profile speakers are lined up, including Garrett Mombourquette from Parks Canada.

Meeting Adjourned at 11:30 AM.

Next Meeting: March 28th, 10:00 – 11:30 AM=