



MOHAWKS OF THE BAY OF QUINTE

KENHTÈ:KE KANYEN'KEHÁ:KA

ADMINISTRATION BUILDING

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Tyendinaga Mohawk Council – 2024/25 Term Report

For your perusal, this is an End of Term Report for the Tyendinaga Mohawk Council on issues lobbied and worked on and accomplished by Chief, Council and Staff. Millions of dollars have been realized benefitting our community. Many projects have been accelerated and completed during this term of office. As you will note, nearly all the projects completed were funded 100% by Indigenous Services Canada and by provincial and government sources.

Gaming Funds from Ontario First Nations Limited Partnership

- Casino Rama 1996-2011 \$28,177,732.00
- Gaming Revenue Sharing \$55,148,203.00
- Financial Agreement signed in 2008, April 1, 2011 and present
- iGaming Ontario iGO \$ 1,287,323.00
excluding betting games
- Total – All Ontario Gaming Revenue to MBQ \$84,614,258.00

Sagonaska Place – Success Report

Sagonaska Place is located at 1 Front Street in Belleville, Ontario. It is managed by a Corporation (Belleville Affordable Housing) to provide safe, high-quality and affordable apartments. It is a partnership between the Mohawks of the Bay of Quinte (MBQ) and the Garden River First Nation, Missanabie Cree First Nation, Summers & Co. Development Inc. and the Canada Mortgage and Housing Commission (CMHC). MBQ invested \$185,000.00 for a 25% share.

CMHC has released MBQ of the loan guarantee needed during development which means MBQ maintains no liability for beyond the asset.

There are 38 apartments fully occupied of which 18 are occupied by MBQ members. The project was completed \$1 million under budget. Rents collected are used to pay the mortgage. It is a model for First Nations off-

reserve housing projects. Surplus funds will be utilized to redevelop the main floor into apartments.

MBQ Elder Care Home

- MBQ has obtained Synder Architects Inc. to provide design services for a total contract amount of \$2,278,000.
- MBQ also obtained UniversalCare as the care consultant to assist the project navigate the Ontario Ministry of Long-Term Care’s application and licensing process and providing expertise and input during the design develop stage and construction stages.
- The project has secured multiple funding sources after an extensive lobbying campaign totaling \$ 79,392,032 which will limit MBQ’s financial contribution to a maximum of \$3,000,000.
- A tender closed on July 13, 2023, with the contract being awarded to Corebuild Construction Ltd for a total amount of \$69,950,000. ○ This construction contract included a 7% requirement for local content that would deduct dollar for dollar amount should that threshold not be met.
- This project is estimated to create over 156 new full and part time jobs within the community including Nurses, PSWs, Recreation and Dietary Aids, etc.

Construction Start – August 2023

Anticipated Completion Date – December 2025

Anticipated Occupancy – February 1, 2025

PROJECT BUDGET		
REVENUES	BUDGET	RTD MAR.31.2025
Greer Inclusive Community Building Fund	\$ 25,000,000.00	\$ 22,500,00.00
CMHC Affordable Housing Fund – Repayable Loan	\$ 28,620,544.00	\$ 0.00
Ministry of Long-Term Care Capital Funding Subsidy	\$ 10,628,000.00	\$ 10,628,000
CMHC Affordable Housing Fund – Grant Contribution	\$ 6,000,00.00	\$ 6,000,000.00
Indigenous Services Canada	\$ 5,000,000.00	\$ 5,000,000.00
Ministry of Health – Construction Grant	\$ 3,743,488.00	\$ 0.00
MBQ Equity	\$ 3,000,000.00	\$ 239,000.00
ISC Community Opportunity Readiness Program (CORP)	\$ 250,000.00	\$ 250,000.00
CMHC Seed Funding – Grant Contribution	\$ 150,000	\$150,000.00
TOTAL REVENUES	\$ 82,382,032	\$ 44,667,000.00

EXPENSES	BUDGET	STD MAR.31.2025
Hard Construction	\$ 69,950,000.00	\$43,074,195.40
Soft Construction - Professional Fees	\$ 3,564,216.16	\$3,085,567.48
Contingency	\$ 2,272,157.03	\$ 0.00
Interest / Financing Fees	\$ 2,399,477.00	\$ 0.00
Furniture / Fixtures / Equipment	\$ 4,206,181.81	\$ 0.00
TOTAL EXPENSES	\$ 82,392,032.00	\$ 46,159,762.88
DIFFERENCE	\$ 0.00	(\$ 1,492,762.88)

Mohawk Fire Hall

For many years, the Mohawk Fire Department needed a new Fire Hall for emergency services. The Tyendinaga Mohawk Council secured a bank loan to pay for the construction of the new Fire Hall with a budget of \$4,323,195.00. Through lobby efforts, Indigenous Services Canada agreed to reimburse MBQ \$4,133,195.00.

Build-all Contractor was the contracted to build the Fire Hall. Plans are underway to add two ambulance bays onto the Fire Hall.

MBQ leases office space at the Fire Hall to the National Indigenous Fire Safety Council for \$18,000.00 annually to assist with the MBQ Fire Budget.

MBQ Infrastructure

Success in our lobby efforts resulted in many projects being achieved; in water, wastewater, \$10 million for road improvements, new road construction, flood reimbursement for remediating dead tree removal in road allowances. MBQ submitted proposals also for two new fire trucks and two new garbage trucks. A successful funding proposal resulted in funding for waste collection trucks and two new water delivery trucks needed replacement. The trucks were 100% funded by Indigenous Services Canada.

Bell’s Road water line was completed with MBQ having a cost-share of 9.7% of the project.

(Appendix A in this report provides a detailed list of projects)

Further Water Construction Plans

MBQ has shovel-ready designed projects to complete water lines services to the remaining 226 homes on TMT. MBQ has applied to the Canada Housing Infrastructure Fund (CHIF) for \$66 million for this project and waiting for the Federal Department of Housing infrastructure decision.

Community Infrastructure

Regular lobby sessions have resulted in MBQ's Community Infrastructure Budget during 2023 – 2025 for a project total of \$30,385,738,30. For your perusal, attached is a detailed chart report providing details for Water, Wastewater, New Roads Construction and Road Maintenance, installation of Street Lighting, Tree Removal and purchased of two Fire Trucks and Water Delivery Trucks. (Appendix B)

Housing and Band Property Maintenance

See list of projects as of November 2025 (Appendix B) attached.

Energy Projects

(IESO LT2 Application 20 Year for Electric Power Generation)

Project Name	Project Partner	Technology	Project Size	MBQ Ownership
Prince Edward County Solar 1	Alectra Energy Solutions/Kruger Renewables	Solar	15 MW	50%
Elmbrook Agrivoltaics Inc.	Compass Greenfield Developments	Solar	22 MW	50%
CF Napanee Capacity Ltd.	Capstone Corporation	Li-Ion Battery Storage	250 MW	50%
CF Millhaven Capacity Ltd.	Capstone Corporation	Li-Ion Battery Storage	250 MW	50%
McAdoo's Lane BESS 1	Compass Greenfield Developments/MoCreebec FN	Li-Ion Battery Storage	75 MW	25%
McAdoo's Lane BESS 2	Compass Greenfield Developments	Li-Ion Battery Storage	48 MW	25%

Advanced Compressed Air Energy Storage	Hydrostor		500 MW	50%
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Bill S-2 Ending Second Generation Cut-off Rule under the Indian Act

The Senate Committee of the House of Commons passed amendments to Bill S-2 to allow any one parent with Indian status to pass their legal identity and rights to their children. The One-parent rule could impact tens of thousands of people. The amendment was introduced by Senator Paul Prosper. The Bill must go through a Senate Reading followed by three reading in the House of Commons. This will restore Indian status to approximately 3,000 – 5,000 people including those who were enfranchised voluntarily or to keep children out of Residential Schools, to vote in Federal or Provincial elections, obtained a university degree, or render military service.

Minister Gull-Masty expressed the need to fulfill the constitutional duty to consult First Nations Rights holders.

First Nations Child & Family Services Ontario Agreement

In 2016, the Canadian Human Rights Tribunal found that Canada was racially discriminating against First Nations children on reserve, after a complaint by the First Nations Child and Family Caring Society made in 2007 about child welfare services and Jordan’s Principle.

In early 2025 Chiefs of Ontario and NAN was able to get an agreement with Canada for funding on reserve for First Nations child and family services. The agreement is \$8.5B of funding for the next 9 years.

The Agreement needs to be approved by the CHRT. The hearing for that starts in December and will finish in February.

The Agreement will fund the First Nation to provide the following services

- Baseline Funding
- Prevention Funding
- First Nation Representative Services Funding
- Results Funding (to measure progress)
- Information Technology (IT) Funding
- Emergency Funding
- Household Supports Funding

- Post-Majority Support Services Funding
- FNCFS Capital Funding
- Remoteness Adjustment Funding
- Children's Housing Funding

Turton Penn, Culbertson and Surrender 24 Land Claims

The following is an update on the status of these specific claims:

Culbertson

We are negotiating reimbursement of the purchase price of \$1,485,000.00 for the developed 20-acre parcel as well as loss of use compensation.

Turton Penn

In July 2025, MBQ made an offer to Canada to settle loss of use based on expert advice from economists (NERA Consultants) retained by MBQ. Canada is continuing to review our offer and report back.

Surrender 24

This claim was accepted for negotiation on December 2024. MBQ is negotiating reimbursement of the purchase price and loss of use compensation for a 185-acre parcel claim lands. MBQ are waiting for a response from Canada regarding the 185 acre parcel.

Forester's Island

The Independent Order of Forester's has transferred Forester's Island to MBQ's numbered Company -10442981 Ontario Inc., while waiting for the Addition to Reserve Process to be completed. MBQ has asked Indigenous Services Canada for \$30,000.00 for an additional environmental assessment (EA) study on Forester's Island. XCG Consultants have previously conducted two EA's and informs a screening risk assessment could be completed and it may be possible to cover areas of contamination with an additional layer of soil or cement cover. Since the EA was completed 15 years ago, retesting should be done.

On behalf of the Tyendinaga Mohawk Council, I hope that you find this report informative.

Chief R. Donald Maracle