



LADYSMITH
MARITIME
SOCIETY

Special General Meeting

17 October 2024

Welcome

Today's Focus:

Addressing Questions of the LMS Membership

Directors attending:

Peggy Barnett (PB), Marnie Craig (MC), Ivana Sittaro (IS), Bob Elliott (BE), Linda McShane (LMS), John Trottier (JT)

Absent:

Dave Alexander (DA)

Ex Officio: Richard Wiefelspuett (RW), Jackie Sharp (JS)

LMS Members in Good Standing (as per door registration)



Agenda

- 1) Call to Order
- 2) Introduction and Welcome of new Board Directors
- 3) Approval of Agenda
- 4) Financial Reports
- 5) Budget for 2024/2025

Q&A Period

- 6) Status Report on LMS Assets
- 7) Status of Machine Shop and Car Shop
- 8) Status of Ownership of LMS Assets and Compensation for LMS

Q&A Period

- 9) Future Vision for LMS
- 10) Potential new Water/Land-based Locations for LMS
- 11) Board, Committee and Volunteer Opportunities

Q&A Period

Adjournment

3) A Future for LMS

“We are limited not by our abilities but by our vision.”

“You’ve got to think about big things while you’re doing small things so that all the small things go in the right direction.”

A Future for LMS

Unity	Ownership Brand	Shared vision Reputation	Advocacy Reaching out
Purpose	Objectives Partnerships	Long-term goals	Solutions
Volunteers	Engagement Belonging	Talent Participation	New Ideas Resilience
Funding	Fundraising	Grants	Revenue stream

A Future for LMS

By galvanizing members behind a joint vision, the society can ensure long-term growth and impact, with a strong, motivated base driving progress and helping the organization thrive well into the future.

We all have to contribute energetically to achieve this!

4) Financial Reports*

Financial Statements are routinely produced and reviewed / approved by the board monthly.

- LMS financial year end is September 30th. Financial statements are prepared by staff for review and given to the accountants by October 31st.
- The third-party Compilation Review of LMS accounts is prepared by Palmer Leslie Accountants and will be presented at the AGM, December 5, 2024.
- The Society has operating and savings accounts and also holds some investments.
- A sizable amount of investments were dissolved to cover legal costs incurred during 2023 injunction hearing and follow up to the change in marina management in early 2024.

*minor edits for clarity without the oral presentation

5) Budget 2024-2025*

Budget Planning Considerations:*

- On the income side, assumptions include anticipated funding through grants, fund raising activities and revenue through the sale of selected goods and assets
- The need for the Boat Restoration Program to work towards self-funding activities is pronounced
- The potential income from harbour tours requires detailed planning and new approaches to harbour tours given that there are currently no appropriate moorage and boarding locations available in Ladysmith
- On the cost side, the most significant change comes with the saving of staff and related cost from January 2025 onward.

*minor edits for clarity without the oral presentation

Budget 2024-2025*

Budget Planning Considerations (continued):

- The Society budgets for a continued diverse insurance portfolio including accident risk insurance for volunteers, liability insurance for the LMS fleet and director's liability insurance.
- Some further cost reductions may be possible as LMS re-defines its new operations and programs. All of these require careful considerations.
- Without staff, a diverse range of activities ranging from social media presence, grant applications, reporting etc. need to be picked up by volunteers or paid service providers.

*minor edits for clarity without the oral presentation

Q&A Period

+++ Financial Reports +++

+++ Budget +++

6) Status Report on LMS Assets

Assets with Sales Potential

- **Grey & black water pump (Purchasing price \$ 25k)**
 - **In rented storage shed**
 - **Specialized item**
 - **Trying to find buyer**
- **Lady B For sale. Currently stored at Saltair Marine**

Status Report on LMS Assets

Heritage Boat Fleet

- Row Boat Dinghies – stored in and around car shop
- \$1,000 offer for Wheatherell Skiff (proposed: first offer of refusal status)
- Lesley – on Cedar peninsula in dry storage
- Sudbury and SongBird – in Car Shop
- Saravan and Kirkegaard – on Thetis Island in Telegraph Harbour Marina in water
- Rainbow Skiff – in Car Shop
- Maritimer – at Blackstaff's under roofed shed

Status Report on LMS Assets

All LMS Boathouses – moored at OBM

- **With the exception of the Welcome Centre all boathouses off limits for OBM (Caveat: Paddling Centre and Workshop #13 are in active use)**

Museum and HHC and Archive Room Artifacts

- **At HHC or at the Blackstaff's**
- **Loan Agreement between LMS and Blackstaff's in place**
- **Model boat collection donated in 2018 – currently at the rented storage shed**

7) Status of Machine Shop and Car Shop

Car Shop continues to host the Boat Restoration Program

- The Town has announced the need for some form of formal agreement to regulate tenancy for all town owned properties.
- No agreement drafts or other comments received at this stage

Machine Shop is undergoing a ca. \$ 2.5 Million upgrade

- Scope includes Boardwalk, Entrance stairs, two meeting rooms upstairs, 2 accessible washrooms, new windows
- LMS was asked to vacate upstairs archive and office stationary room
- LMS still occupies the HHC and received verbal statement from Chris Barfoot that following completion of the renovations LMS can access the HHC again

8) Status of Ownership of LMS Assets and Compensation for LMS

LMS Assets by category:

Category 1: Marina Assets (Boathouses, Docks, Pilings, Welcome Centre, Social Dock, Sea Life Centre)

Category 2: Heritage Boats

Category 3: Maritime Heritage Assets

Category 2 and 3 assets are undisputedly owned by LMS

The ownership of all Category 1 assets is disputed.

The NDP government is of the opinion that these assets belong to the Province.

LMS claims ownership of all these assets.



Status of Ownership of LMS Assets and Compensation for LMS

Compensation for the confiscated LMS assets can be pursued in three different ways:

Option 1: A political / negotiated solution

Option 2: A compensation lawsuit

Option 3: Mediation

Status of Ownership of LMS Assets and Compensation for LMS

Option 1 has been pursued with the help of a PR consultant. Various Ministries of the NDP government have been approached with the following asks:

- Pay the moorage for all LMS boathouses and permit access and use until a new marina location can be established.
- Cash Compensation in the order of \$4 Million representing the book value of LMS Category 1 assets at the time of the eviction.
- Assignment of a water lot for the operation of a new Community Marina in Ladysmith
- 5 years of transitional funding at the rate of \$300,000 per annum to rebuild capacity and transition LMS' business model
- \$ 8 Million Loan Guarantee from the Province of BC to rebuild the new Community Marina on Ladysmith

Status of Ownership of LMS Assets and Compensation for LMS

Option 2: A Compensation Lawsuit

This option remains a last resort in case Option 1 and / or 3 fail to deliver the desired results.

In December 2023 LMS filed a Civil Suit against the Province and the Town of Ladysmith with the BC Supreme Court.

Pursuing this will take Time and Money.



Status of Ownership of LMS Assets and Compensation for LMS

Option 3: Mediation

Will be pursued following the BC provincial election.

Details about the process of mediation on BC can be found here ([Mediation and arbitration - Province of British Columbia \(gov.bc.ca\)](https://www2.gov.bc.ca/gov/content/soc/justice/mediation/mediation.htm))



Q&A Period

+++ LMS Assets+++

+++ Machine & Car Shop +++

+++ Ownership & Compensation +++

Future Vision for LMS

A New Community Marina: Bringing People Together on the Waterfront

The New Ladysmith Community Marina - a vibrant gathering place for both residents and visitors, where the waterfront becomes a focal point for social, cultural, and recreational activities.



Future Vision for LMS

A New Community Marina: Bringing People Together on the Waterfront

Public Accessibility: This marina will cater to the entire community, from families enjoying the scenery to local clubs hosting events, offering an inclusive space that reflects the rich maritime heritage of Ladysmith.



Future Vision for LMS

A New Community Marina: Bringing People Together on the Waterfront

A Destination for Boaters: By attracting visiting boaters, we position Ladysmith as a key stop on the boating circuit. Visitors will experience our town's hospitality, enjoy local amenities, and contribute to the local economy.



Future Vision for LMS

A New Community Marina:

Bringing People Together on the Waterfront

Affordable Moorage: The marina will offer cost-effective moorage options, prioritizing small craft and heritage vessels. **Heritage and Learning:** A space where maritime heritage thrives—through historical exhibits, hands-on activities, and educational programs that deepen our connection to the sea.

Environmental Stewardship: A focus on eco-friendly infrastructure, ensuring the marina operates sustainably, preserving our natural resources for future generations.

Future Vision for LMS

A New Community Marina:

Bringing People Together on the Waterfront

Managed by the Ladysmith Maritime Society: The society's proven expertise in maritime management will ensure the marina is well-maintained and effectively serves the community.

A Self-Sustaining Operation: Through partnerships, events, and educational programs, the marina will support itself while providing ongoing benefits to Ladysmith residents.

A Vision for the Future: This marina represents a long-term investment in Ladysmith's identity as a welcoming, vibrant coastal town that cherishes its maritime roots.

Future Vision for LMS

A New Community Marina:

Bringing People Together on the Waterfront



Jeff Reichert

24 September at 13:39 · 🌐

Just a nice picture of a sailboat anchored at Transfer Beach. Sure would be good for visiting boaters to have a public wharf and dingy dock like so many others in the Gulf Islands.



Jackie Phillips

We would come and support that 100% and we have many many friends in the boating community that we know would support that as well.



Jeff Reichert [Author](#)

Jackie Phillips aside from visiting boaters and the revenue they bring to the town, there are actually a lot of potential users for a public wharf like LMS for harbour tours, display of heritage vessels, heritage boat shows, small boat program (rowing and sailing), disabled sailing program, Ladysmith Yacht Club for reciprocal moorage, Dragon boaters, kayakers, Coast Guard, first responders and the many tourists who frequent Transfer Beach.

Future Vision for LMS

**A New Community
Marina:**

**Bringing People Together
on the Waterfront**

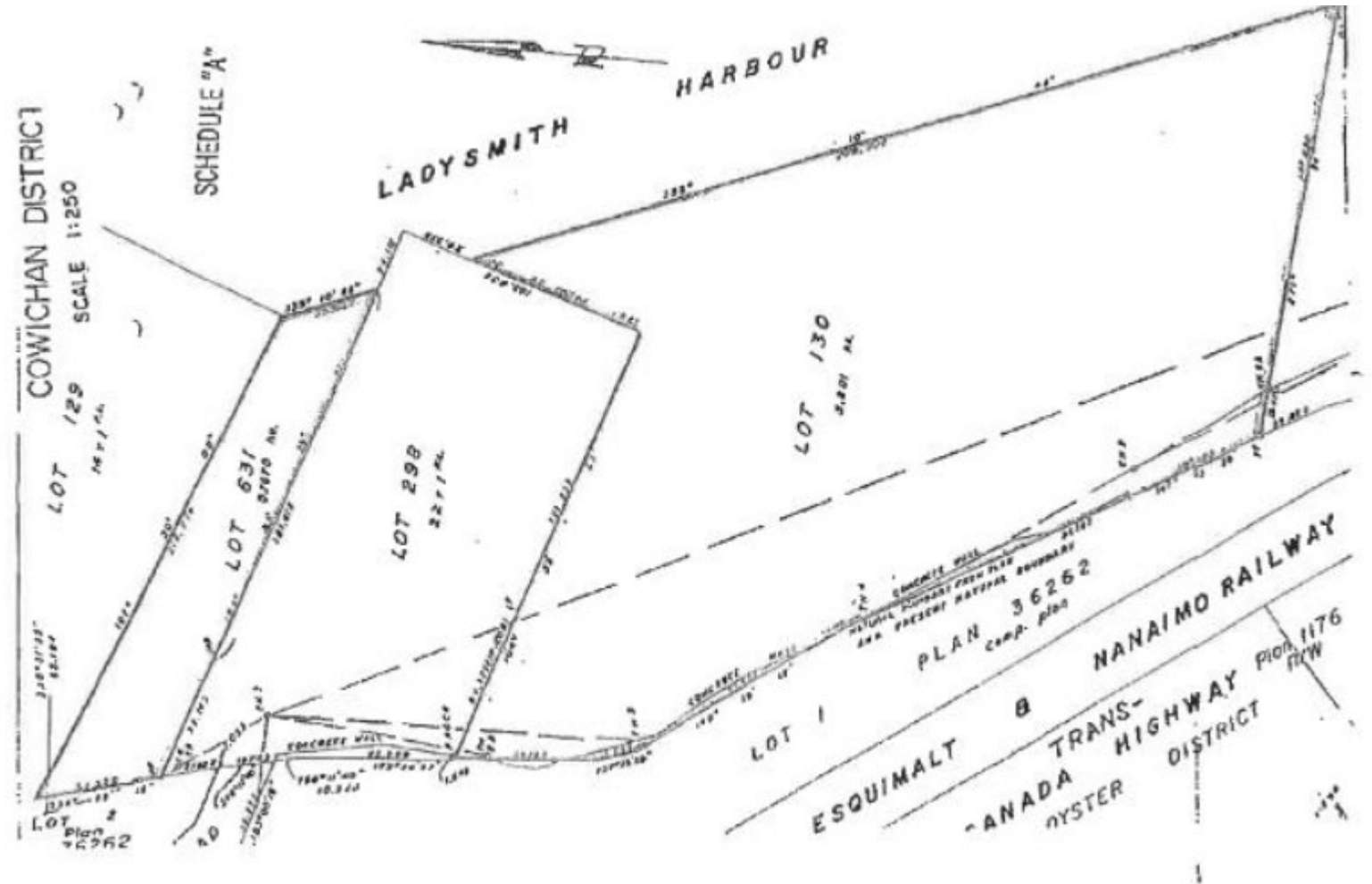


10) Potential new Water/Land-based Locations for LMS

Available water lots in the Ladysmith Harbour were identified by Jake Belobaba in his affidavit (see image).

- The vision of a new Community Marina centres around these water lots
- Obtaining a lease will require land ownership
- The same lease structure as in place before the eviction would see the Province issuing a headlease to the Town of Ladysmith who directly or through other entities would enter into management and operating agreements with LMS
- It is anticipated that this concept requires support from the Province, the Town and the First Nation

Available water lots in the Ladysmith Harbour



Potential new Water/Land-based Locations for LMS

Available water lots
in the Ladysmith
Harbour



11) Board, Committee and Volunteer Opportunities



Board, Committee and Volunteer Opportunities

Governance - Membership Recruitment & Meetings

Finance - Budgets, Accounts, Reporting

Communication - Website, Newsletter, Social Media

Heritage - Restoration Projects, Boat Tours and Boat Shows

Festivals – Planning, Recruitment, Advertising

Fundraising – Events, Communication, Merchandise

Q&A Period

+++ Future Vision +++

+++ Potential Water / Landbased Locations +++

+++ Board, Committee & Volunteer Opportunities+++

Thank you!

