



**October 18, 2019**

**To: Mackenzie Valley Land and Water Board**

**From: Helmut Epp, President,  
Yellowknife Historical Society**

**Re: Giant Mine Remediation Project Claim for Compensation File: MV2007L8-0031**

The Yellowknife Historical Society wishes to provide the attached information on the Society's current renovation plans and future operations, that would be adversely affected by the remediation work proposed as part of the Giant Mine remediation project water licence application. We trust this will provide a basis for our claim for compensation to the Board.

It should be noted that the YKHS is willing to work with the GMRP to establish appropriate compensation outside of the legislative process. At minimum, this would include greater certainty regarding timelines and being reasonably informed of decisions that may affect the YKHS operations.

We thank the Mackenzie Valley Land and Water Board for their time in considering our views and our claim for compensation. The Society anticipates that we will continue to work cooperatively with the GMRP to reach productive and effective solutions as we have always done in the past.

Sincerely,

A handwritten signature in black ink that reads 'Helmut Epp'.

Helmut Epp  
President

**Yellowknife Historical Society**  
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[info@yellowknifehistory.com](mailto:info@yellowknifehistory.com)

## **1. Yellowknife Historical Society (YKHS) vision and future plans**

As a long-term occupant of the property in question, the YKHS has a vested interest in not only the outcome of the Giant Mine remediation but also in the remediation process itself. To this end, the Society has provided suggestions to the Board for minimizing the impacts on the landscape and surrounding environment as well as on the YKHS current and future operations.

The Society aims to enhance the local experience for locals and visitors including students, academic researchers, industry and government and contribute to overall tourist opportunities. To this end, the establishment of a museum and interpretive centre (Centre) at the old Giant Mine Recreation Hall in Yellowknife will showcase the story of Yellowknife with its rich tapestry of indigenous culture in the area for thousands of years combined with the arrival of newcomers and the mining industry, businesses and government. The Society has spent over \$1M to date in extensive renovations on the site.

The Centre will offer a main exhibit hall, a coffee shop, gift shop, meeting room and archives/library. It will also include outdoor displays utilizing vintage machinery and vehicles and historic structures and walking trails with interpretive information on the area. Additionally, groups would be able to rent facilities in the Centre for meetings or gatherings which will be an additional source of revenue supplementing revenues from the museum and the coffee shop.

The Centre's strategic location next to the local Marina (which was anticipated to attract visitors in the summer who are in the area for boating activities) and in the winter as a popular aurora watching site on the shores of Great Slave Lake, is well placed to attract visitors as well as locals with its facilities and was anticipated to become a focal point for heritage and culture in the region as well as becoming a significant contributor to the NWT tourism potential.

Current renovations are expected to take 4-5 years given no delays in schedules with operations anticipated to commence in the year 2025.

## **2. Sub-Lease arrangement and Customary use area**

The Society has a recurring land sub-lease arrangement with the City of Yellowknife that encompasses the main museum building and surrounding parking area. The Lease will be up for renewal October 2019. The City of Yellowknife has always been supportive of the Museum plans and as we understand, is currently in discussion with the GNWT on the City's lease arrangement for the site in order to renew the sub-lease arrangement with the YKHS.

The customary use areas outside of the YKHS sub-lease currently includes the outdoor displays as well as the Giant Mine "Commissary" building which since 2001 has been the Society's primary storage facility for its museum collections.

### **3. Potential Impacts**

As an owner of Property (building and moveable assets) and Occupier of Land (sub-leased) we believe that the YKHS has a valid claim for compensation as the Society operations would be adversely affected by the remediation plans put forward by the Giant Mine Remediation Project (GMRP) in its application for a water licence for the project. The following Table, summarises the potential impacts with both provable and potential loss or damage. It will also outline the adverse effects and the extent/duration of those effects on the YKHS future plans and anticipated revenues.

Where available YKHS has obtained quotes for the costs that could be incurred and these are noted. Other costs are estimated and may be refined as more detail becomes available.

Grand total of estimated compensation costs is **\$237,843**

Please see attached Table and Quotes for details.

**TABLE 1: Potential adverse impacts to YKHS museum project and costs**

	<b>Component Affected</b>	<b>Description of Adverse effects</b> (Extent/duration)	<b>Nature of adverse effects</b>	<b>Costs</b>	<b>Comments</b>
1	YKHS outdoor displays & surrounding area	<p>A considerable number of heavy outdoor displays (machinery, trucks, structures) will need to be moved temporarily to another part of the site or re-located at considerable expense while soil remediation is occurring</p> <p>Duration: For as long as the remediation occurs in the outdoor display area</p>	Provable outlay of expenditure for moving equipment.	<p>Quote from Weatherby Trucking – \$46,281 materials moved to an alternative site. \$31,281 to move materials back. Additionally, the original investment to set up the display is estimated at \$46,281</p> <p><b>Component Total: \$123,843</b></p>	<p>The preferred alternative for YKHS would be to stage the remediation so that displays could be moved away to another area of the site and be returned following soil remediation. This would result in significantly lowered costs compared to re-locating/storage and return of displays from an outside location at one of the off site industrial parks in town.</p> <p>Nevertheless, there are still costs associated with moving of the material onsite.</p>
2	Storage of Museum collections	<p>The reconfiguration of Baker Creek with ensuing floodplain will impact the YKHS “Commissary” building in its current location.</p> <p>Duration: 4-5 years for site remediation possibly longer depending on Baker creek re-alignment</p>	Potential loss of storage facility resulting in the need to provide alternative storage for museum collections	<p>Quote from DC Moving to relocate the entire contents of the Commissary buildings - <b>\$14,326</b></p> <p>Estimated cost of providing new alternative storage facility on site (seacans or trailer): Three 8-ft wide x 40-ft long seacan delivered to YK at a cost of <b>\$30,000</b> for three units.</p> <p>If storage is required <u>offsite</u> cost is estimated at \$4,000 per year for 5 years at a cost of <b>\$20,000</b></p> <p><b>Component Total: \$45,000 to \$50,000</b></p>	<p>YKHS has been informed that a structural assessment of the Commissary building will determine if it can be moved. If not, YKHS is seeking compensation for securing an alternative storage facility or facilities to replace current storage.</p> <p>There is still the question of where on the existing lease the Society can place a storage building. Offsite storage may be necessary.</p>

3	Museum and Centre operations when completed in 4-5 years	<p>The noise and dust created from the remediation activities adjacent to the Museum will cause inconvenience and affect the aesthetic appeal of the site for visitors.</p> <p>Duration: For as long as the remediation occurs following the opening of the YKHS centre anticipated in 2025. Estimated for 2 more years to 2027</p> <p>Additionally, the removal of the Marina amounts to excising a significant source of revenue from Marina users who would be expected to use our Café, gift shop and outdoor deck facilities</p> <p>Duration: Museum opening anticipated in 2025 and continued operations. However, YKHS will confine its claim to 3 years following its Museum facility opening.</p>	<p>Potential loss of future visitor revenues (museum, café, gift shop and meeting venue) between 2025 - 2027</p> <p>Marina revenue loss would occur if continued use of the area was not granted to the Sailing club and marina users.</p>	<p>Loss of visitor revenue estimated at \$20,000 per year for 2 years following the opening of the YKHS facility. Total estimate: <b>\$40,000</b></p> <p>Loss of revenue from Marina users 2025 and into the future estimated at \$2000/4 months of the year total \$8000 / year.</p> <p>YKHS claim will be for a 3 year period total: <b>\$24,000</b></p> <p><b>Component Total: \$64,000</b></p>	<p>There is a high degree of uncertainty as to whether there will be a viable Marina in the current location following remediation. Should the Marina not return to its current operations, this would result in significant loss of revenue for YKHS whose business case to funding agencies included the Marina traffic as a source of revenues.</p>
				<p><b>GRAND TOTAL:</b></p> <p><b>\$237,843</b></p>	

**Attachments:**

- 1) Quote from Weatherby Trucking Limited
- 2) Quote from DC Moving & Office Relocations



EMAILED TO RYAN.  
AUGUST 13, 2019.

Box 1949  
Yellowknife NT X1A 2P5  
Phone: 1-867-873-9801  
Fax: 1-867-873-9803  
[weatherby@ssimicro.com](mailto:weatherby@ssimicro.com)  
[www.wtlnwt.ca](http://www.wtlnwt.ca)

August 13, 2019

Ryan Silke  
Mine Heritage Society

**RE: Relocation of Mine Heritage Items**

As discussed with Blair, phase 1 will consist of:

- Preparation of the placement area at the Museum building;
- Remove all mine heritage artifacts from their current location, to your specifications;
- This portion will take 1 week to complete
- Price is **\$46,281.25**

Once all Reclamation is complete on the area, these artifacts will be returned as per your direction. The price for phase 2 is **\$31,281.25**.

As we will be working adjacent to Giant Mine property, we will adhere to all Parsons Policies for safety, signage, reporting, etc.

If you have any other questions, please don't hesitate to ask.

Thank you,

Aven Tremblett

DC Moving & Office Relocations Ltd.  
190 Curry Drive YK,NT X1A 0G4  
867-445-8818

September 12, 2019

Prepared for: Mr. Ryan Silke

Yellowknife Historical Society

Pack & Move 1 Building to 2<sup>nd</sup> Building short distance away.

Materials required for proper packing and safe travel or storage.

- 100 -2 cube cartons
- 40 -4 cube cartons
- 10 large mirror cartons
- 10 X-large TV cartons for windows
- 400' of 4' bubble wrap
- 3 rolls of packing paper
- 18 tape

Price of materials : = \$1516.00

Labour to pack and prep: 3 men-16 hours at \$70.00/hr =\$3360.00

Labour to move contents: 6 men-9 cube van loads

@2.5 hours per load =135 man

hours x \$70.00/hr/man =\$9450.00

Complete Move Estimated Price =\$14,326.00

Thank you for allowing me to provide pricing on this project. I look forward to hearing from you, if you require moving assistance.

Darcy Blampied

Owner

DC Moving & Office Relocations Ltd.