

Treaty Land Entitlement



Annual Report December 2020

PREPARED BY:
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NOTE: Additional information regarding the TLE Program is available on the website www.slfj.ca

PRINCE ALBERT URBAN COMMERCIAL PROPERTY – 1499-10TH Ave. E.

This property was purchased by TLE in 2019 and was approved for commercial use by Designation Vote of Membership in August 2019. Once the property is converted to Reserve, it is required that a lease (headlease) will be held by a 100% SLFN owned company (Sturgeon Lake Property Ltd.) A second lease (sublease) will be held by Sturgeon Lake Developments Ltd. (also 100% SLFN owned) to manage the property. As a requirement of the Designation approved by membership, because both of the above referenced leases are for a term exceeding 25 years, the leases must be approved in a vote by eligible electors in attendance at a meeting held by Chief and Council. This approval must be granted before the property can be designated as Reserve.

IMPORTANT NOTICE

TO
The Eligible Voters of Sturgeon Lake First Nation

SPECIAL MEETING of Chief and Council
Monday December 14th, 2020 at 10:00 a.m.
Regarding the lease of P. A. Urban TLE Property at 1499 10th Avenue East

Due to COVID restrictions, the meeting will be held virtually using Zoom Conferencing
If you need additional details or wish to take part in this meeting please contact
Micah Daniels – phone or text at 306-960-2264 email micah_daniels@hotmail.com

TLE RESERVES

RESERVE NUMBER	LOCATION	AREA IN ACRES
101C	RM Old Post	479
101D	RM Canwood	2683
101B	RM Canwood	595
TOTAL		3757 Acres

TLE TECHNICAL ADVISORY COMMITTEE MEMBERS

Earl Ermine, Chair
Craig Bighead
Bernard Moosehunter
Kelly Miraasty
Valerie Charles
Carol Longjohn

COUNCIL ADVISERS
Velmer Ermine
Christina Longjohn

ELDERS: *Yvonne Seeseequasis*
Eric Bird

STAFF: *Denton Yeo, TLE Co-ordinator*
Melvin Peters, Land Manager

**LANDS HELD BY STURGEON LAKE TLE
LAND HOLDINGS CORP**

DATE PURCHASED	LOCATION	AREA IN ACRES
January 2013	RM Shellbrook	452
May 2013	RM Shellbrook	152
June 2014	RM Torch River	264
October 2014	RM Garden River	317
June 2014	RM Canwood	332
July 2016	RM Torch River	120
December 2017	RM Torch River	319
August 2017	RM Prince Albert	240
January 2020	RM of Torch River	162
TOTAL RURAL LAND		2196
URBAN LAND	1499-10 th Ave. E., P.A.	
January 2019	City of Prince Albert	1.23

**TOTAL TLE LANDS PURCHASED
AND PROJECTED ANNUAL REVENUE**

STATUS	TOTAL ACRES	PURCHASE PRICE	PERMIT/LEASE REVENUE (2019 projected)
Reserve	3757	\$ 2,426,900	\$ 112,350
Held by Sturgeon Lake TLE Land Holdings Corp.	2196	\$ 3,635,500	\$ 209,060
TOTAL	553	\$ 6,062,400	\$ 321,410

**AFFECT OF LAND PURCHASES ON
ENTITLEMENT TRUST FUND**

2007 TLE SETTLEMENT ENTITLEMENT AMOUNT	\$ 10,372,183
COST OF LAND PURCHASED TO DATE	\$ 6,062,400
December 31st, 2019 MARKET VALUE OF TRUST	\$6,414,447

FINANCIAL REPORTS

STURGEON LAKE FIRST NATION ENTITLEMENT REVENUE ACCOUNT

Statement of Operations and Accumulated Surplus

Year Ended March 31, 2020

	2020	2019 (Restated - See Note 6)
REVENUES	\$ 280,497	\$ 1,911,136
EXPENSES		
Land associated expenses	169,450	86,030
Expenditures on land transferred to Sturgeon Lake TLE Land Holding Corp.	90,847	1,923,948
Co-ordinator fees	80,554	67,087
Consulting fees	56,426	31,200
Professional fees	13,768	4,950
Office rent	5,679	5,260
Office	-	637
	416,724	2,119,112
ANNUAL DEFICIT	(136,227)	(207,976)
ACCUMULATED SURPLUS - BEGINNING OF YEAR	564,440	772,416
ACCUMULATED SURPLUS - END OF YEAR	\$ 428,213	\$ 564,440

STURGEON LAKE TLE LAND HOLDING CORP.

Statement of Operations and Accumulated Surplus

Year Ended March 31, 2020

(Unaudited)

	2020	2019 (Restated - See Note 6)
REVENUES		
Leasing income	\$ 206,662	\$ 71,377
Revenues from land transferred from Sturgeon Lake Entitlement Revenue Account	90,847	1,923,948
Reimbursements	125	125
Interest income	-	288
Other revenue	-	1,393
	297,634	1,997,131
EXPENSES		
Property taxes	56,848	17,261
Accounting and legal	12,043	6,735
Insurance	10,223	3,505
Bad debts	3,043	-
Meetings	2,800	39,417
Amortization	1,331	1,164
Travel and accommodation	750	-
Repairs and maintenance	620	11,800
Interest and bank charges	177	519
Office	-	237
	87,835	80,638
ANNUAL SURPLUS	209,799	1,916,493
ACCUMULATED SURPLUS - BEGINNING OF YEAR, AS PREVIOUSLY REPORTED	3,528,977	1,620,159
PRIOR PERIOD ADJUSTMENT	12,675	5,000
ACCUMULATED SURPLUS - BEGINNING OF YEAR, AS RESTATED	3,541,652	1,625,159
ACCUMULATED SURPLUS - END OF YEAR	\$ 3,751,451	\$ 3,541,652