

# Autumn Newsletter 2023

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## Message from NDC

way', Hello. Ntityix Development continued to work on projects for the benefit of the group and WFN this fall.

The company started a new external communications and marketing contract. Please see our new engagement survey [here](#).

This survey expires January 12. Check out our new social media accounts including Instagram, and X (twitter).

The preliminary planning for the 700 Spland Road is ongoing with our partner for phase 2 of the townhouse project. There were two membership



engagement sessions held (Sep 21, and Dec 15).

The Lakeridge Park lease modernization project continued with more sublease agreements signed.

The construction division was busy finishing a custom home, a commercial tenant improvement, and

starting a project for WFN.

The forestry division was busy with forest operations. They are also working on the recovery and salvage operations for the McDougall Creek fire burn areas.

limlæmt, and way' x'ast spúta? (happy holidays).

## Lakeridge Park Updates

The sublease modernization project for existing residences is going well with dozens of additional agreements signed to over 50 to date.

We anticipate more sublease contracts to complete over the next few months during the initial offer period.

A notice to residents was posted for the lease modernization updates and initial offer period. A facebook page was also created.

Talks continue regarding the future responsibilities of the roadways and other infrastructure with various stakeholders. The

goal is to have an engineering assessment completed next year.

If you have any questions, please call us, or send an email to [info@lakeridgepark.ca](mailto:info@lakeridgepark.ca).

## Construction News

Kilawna Builders Ltd had a very productive Fall. The custom single-family home in upper Glenrosa is 100% completed and is a testament of hard work and attention to detail. The home included numerous upgrades such as solid surface countertops, custom tiled shower, built in basement bar, and an electric fireplace detail with tile surround. The home was rebuilt due to a fire two years ago that destroyed the family home. Kilawna Builders is proud to have been part of this amazing project and opportunity to help this family get back to some sort of normalcy.

KBL also made great progress of another exciting project with the First Nation Finance Authority on their new 4,200sf office space,

located right here in Westbank. The new space has been designed to complement the other two major renovations that the customer has completed over the last couple of years, and we expect this to be nothing short of spectacular once it is completed. It includes tile floor throughout much of the space, aluminum framed glass office partitions with frameless glass doors, detailed walnut wall panels, LED skylights and a considerable lunch and lounge space for the staff. This is the fourth project with FNFA, and we truly appreciate their trust and partnership.

The renovation of the duplex on Fox Road is in full swing. The project is currently ahead of schedule and the crew is

making excellent progress. We plan to start the interior finish stage of the project early in the New Year.

Lastly, KBL was awarded a contract for pre-construction services for Spland Road Phase 2, that is expected to start late Spring 2024. This project will include the construction of 45 for purpose townhomes and are excited to play an important role in its successful completion! We are deep in the planning and budgeting stage and hope to break ground in April 2024.

Feel free to give me call or send me a message if you have any questions. Thank you, Paul Courtoreille.



Building confidence and trust.

*"This is the fourth project with FNFA, and we truly appreciate their trust and partnership."*



*Glenrosa custom home rebuild*



*FNFA office project*

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## Forestry News

way', Hello. This fall on the Community Forest our focus remained on planning potential salvage and remediation projects on the MacDougall Creek wildfire. We anticipate salvage logging approximately 300 hectares of burned wood over the course of the next year. To put this into perspective, approximately 8,000 hectares of the community forest burned in this wildfire. We can only salvage a small percentage of the affected area. We do not harvest on steep unstable slopes, riparian areas, severely burned or lightly burned areas, or young immature trees. We retain large diameter trees and retention patches in the block.

In November, we ran our first trial of cutting our own lumber from spruce logs with center rot. We rented S&R Sawmill for a shift and ran 12 loads of logs through the mill and produced a variety of products ranging from large dimension timbers to panelling stock. Some of premium product was sold to Japan with much of the remaining stock going to the U.S.

A reminder that NRLP has a \$1,000 scholarship available for a post-secondary student interested in pursuing education that would provide them with skills to work for us. The deadline for applications is January 31, 2024. Please visit this [link](#) or

contact Chris Alexander, WFN Education Resource Coordinator at [calexander@wfn.ca](mailto:calexander@wfn.ca).

We will be hiring summer students again for the summer of 2024. If you have an interest in working on the land and exploring what we do at Ntityix Resources, please give us a call, or drop into our office.

If you have any questions or concerns, please contact us. [liml@ntityixresources.com](mailto:liml@ntityixresources.com), Dave Gill. Cell 250-215-4872



*Harvest. Growth. Protect.*

*"...we ran our first trial of cutting our own lumber from spruce logs with centre rot."*



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### Vision

Ntityix Development Corporation is the leading Indigenous land development and investment holding company to increase the health and prosperity of the Membership with a commitment to the economic development of Westbank First Nation.

### Mission

Ntityix Development Corporation (NDC) is a Westbank First Nation company with a growing and sustainable portfolio of diversified strategic assets to maximize community benefits to its shareholder and members.

Core Values:

1. Build trust and demonstrate accountability
2. Conduct business with integrity and ethical practices
3. Demonstrate effective leadership to ensure corporate success
4. Empower creative collaboration
5. Take pride in our aboriginal cultural identity

## Other Business Updates

The company was busy with various projects over the fall.

Ntityix Development and Hungerford Properties started the preliminary planning and due diligence work for the future phase 2 townhome project. The partners are co-hosting another talking circle type of events to gather WFN membership feedback in December.

The Lakeridge Park lease modernization project continued with new efforts in communication and reporting to residents.

NDC started a new marketing and communication service contract this fall. A survey was launched on December 7 about communication to assist with the communication and marketing strategies.

Other potential business opportunities are being assessed in certain sectors as we progress with revenue diversification plans.

Please subscribe to our email updates in the news section of the Ntityix Development website and follow our new social media pages.

The companies wish you happy holidays. limlæmt, Thank you for reading.