

“What We Heard”

Public Meeting – World Café

Location: Yellowknife Inn – Yellowknife, NT

Date: **Thursday, February 12, 2015**

Time: 7:00pm to 9:45pm

The session was attended by approximately thirty (30) members of the public. The evening began with introductions by the facilitator and representatives from the GWNT Department of Lands. A representative of the Department then gave a short presentation about the Recreational Land Management Framework that explained “where are we, how we got here, where we are going and how you can help”. After the presentation the facilitator introduced the format for the World Café, and the five (5) questions that would be used to promote discussion about local issues and ideas. A description of the World Café format was also available to participants with the agenda on the Department of Lands website prior to the meeting. Feedback from the session is organized by question. Participants were encouraged to submit any additional ideas using the Workbook available in the lobby, or on the Department’s website.

The notes that follow were taken directly from chart papers used in the sessions. Comments have not been analyzed or sorted.

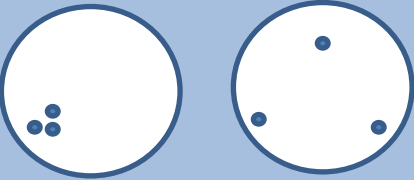
The Future – In 10 years what should recreational cabin development/use look like?

Issues/concerns	Options/Future Considerations
<p>Too many cabins will not be sustainable</p> <p>Conflict of land uses</p> <p>Competition for prime land</p> <p>Demand is increasing more than supply</p>	<ul style="list-style-type: none"> • Define sustainability and create methods to measure it <ul style="list-style-type: none"> ○ Avoid conflict of use by planning for it now ○ Map out areas that we know are good for hydro/mining/cabin development/trapping etc. • Need process for managing conflict • Transparency in process <ul style="list-style-type: none"> ○ Full disclosure ○ Education for how uses work together and affect each other • Need options-an existing supply is available you know where they are and you can choose it.
<p>Typical passive recreational areas are being taken over “the Commons”. Some canoe routes have already been taken over</p>	<ul style="list-style-type: none"> • Areas that are easily accessible (reasonable distance to Yellowknife), are reserved for informal temporary use (i.e. day use) • Public canoe routes should be green space like this on all lakes
<p>Ecologically sensitive areas could be developed</p>	<ul style="list-style-type: none"> • Areas should be protected from development, e.g. West Mirage point – islands with sensitive species • Interdepartmental coordination with GNWT should identify areas • Land Advisory Committee has Environment and Natural Resources staff • Comprehensive Land Use Plan with a 5 year review process
<p>Squatters</p>	<ul style="list-style-type: none"> • Advertise to squatters – come tell us where you are and we will determine if you are eligible for a lease we will grant. If not you will be removed • Going forward zero tolerance for squatters • Define what a squatter is • More legal cabin leases • Should be well established, defined and accessible cabin areas • If there were options to lease then people would
<p>People find camps in regular use areas</p>	<ul style="list-style-type: none"> • Open new areas • Like to see evidence that future use was planned for – not ad hoc based on responding for requests


Issues/concerns	Options/Future Considerations
Lack of Rules	<ul style="list-style-type: none"> • Rules that are clear and enforced under one regime • Cabins on lease are built to a certain standard • Create options and rules that suit the region • Inspections happen regularly • Political will should be there to enforce • Proper budget to enforce rules and appropriate staff members
Lack of proper land use planning	<ul style="list-style-type: none"> • Before there is any more leases there should be an established land use plan – with clear thresholds of acceptable land use and limits to density
Disparity in cabin size/value	<ul style="list-style-type: none"> • Should be clear parameters on the size and ‘seasonal’ use of cabins
Identify ‘strange’ random lease sites (awkward sites)	<ul style="list-style-type: none"> • When identifying new spaces tap into local knowledge to plan ideal and desirable locations
Residential areas	<ul style="list-style-type: none"> • Create country residential subdivisions and create appropriate regulations for the area • Allow people to choose to live year round on their lot
Cabin density	<ul style="list-style-type: none"> • There are different options <ul style="list-style-type: none"> ○ Some lakes have higher densities and owners are aware of this ○ Some lakes have lower densities and will always have
Potential for conflict with industry mining	<ul style="list-style-type: none"> • Reduce conflict by putting cabin in areas with low to no mineral potential • *LAND USE PLANNING* • Map good mineral potential areas to avoid putting cabins on it
Market Prices/Forces and High prices	<ul style="list-style-type: none"> • Remove moratoriums that are driving prices of current cabins up • Make sure there is a healthy amount of options • Fair plan in place • 5 year hunting and fishing lease should not be transferrable avoid flipping leases
Hunting and Fishing Lease	<ul style="list-style-type: none"> • No 5 year hunting and fishing leases

Issues/concerns	Options/Future Considerations
Derelict Cabins and Structures	<ul style="list-style-type: none"> • Government plan to clean-up and manage old buildings and if possible use these spots for a new lease. <ul style="list-style-type: none"> ○ May not have budget now but could strive for this in ten years
Lack of infrastructure, public infrastructure to access recreation areas	<ul style="list-style-type: none"> • If new lease areas require access beyond what is reasonable proper infrastructure should be provided by government (i.e. Docks)
Lease held by NWT residents	<ul style="list-style-type: none"> • Prioritize who gets leases, NWT residents get first pick
Only leases available no fee simple title	<ul style="list-style-type: none"> • Have fee simple title lots available • Ability to transfer existing leases into fee simple title
Existing uses Limitations	<ul style="list-style-type: none"> • Ability to participate in nature based traditional activity equitably • All uses available should be available to all people (i.e. Trapping)

New Areas for Cabin Development – What should be considered when planning new areas?

Issues/concerns	Options/Future Considerations
<p>People are cutting down trees- If it keeps going the way it is will lose natural environment</p>	<ul style="list-style-type: none"> • More and better environmental protection <ul style="list-style-type: none"> ○ Water ○ Wildlife ○ Trees
<p>Sustainable levels of development</p>	<ul style="list-style-type: none"> • Sustainable-fishing/hunting
<p>Has not been enough planning</p>	<ul style="list-style-type: none"> • Options – different layout/density – make sure everyone in same area wants the same • Muskoka cottage – wilderness re. Vee Lake • Know what the development plan is • People don't know what the 'rules' are – need to be more clear about what you are getting • Density can be the same, but different styles <div style="text-align: center;">  </div> <ul style="list-style-type: none"> • Buffering – keeping space between • Different needs – managed differently • Different impacts – managed differently • Make it known what is allowed
<p>Stop tent frames, 'shanties' and untidiness</p>	<ul style="list-style-type: none"> • Building specifications, i.e. metal roofs • Area specific
<p>Year round residences</p>	
<p>Generator</p>	<ul style="list-style-type: none"> • Use solar and wind
<p>Jet Boats</p>	<ul style="list-style-type: none"> • Set limited hours
<p>Access – existing stuff could be affected</p>	<ul style="list-style-type: none"> • Government provides access points • Recognize and do not build where people already use area • Designate areas

Issues/concerns	Options/Future Considerations
<p>Different people have different interests</p>	<ul style="list-style-type: none"> A blend/mix should be provided <div data-bbox="662 331 1364 655" style="text-align: center;"> </div> <ul style="list-style-type: none"> Aquatic monitoring Thresholds – depending on specific area Visual barriers 100 foot setbacks is reasonable Side yard setback – 30 ft <div data-bbox="755 913 1047 1260" style="text-align: center;"> </div> <ul style="list-style-type: none"> In some cases landscape/slope limit
<p>Aboriginal Affairs and Northern Development (AANDC) was trying to reduce lease sizes i.e. Prosperous and North Arms – no room left to camp-excluding some users</p>	<ul style="list-style-type: none"> Allow reasonable sized parcels with setbacks Deliberately leave areas open for camping Designate “no cabin areas” Consider water routes – connections
<p>Kayak/canoeing trip If people put cabins in some places it interrupts canoe routes</p>	<ul style="list-style-type: none"> Balance uses – cabins vs. camping A bunch of people know most of the ‘good places’ Look at cultural uses
<p>AANDC didn’t use to know what was going on</p>	<ul style="list-style-type: none"> Find out what is going on before identifying Look at land use studies, talk to users, reach out

Issues/concerns	Options/Future Considerations
<p>Will policies developed out of tonight’s meeting apply to all NWT or beyond a specific area?</p>	<ul style="list-style-type: none"> • Area-additional planning/special policies, regional differences i.e. different densities near town • If policies are too broad or specific they won’t make sense • Flexibility • Sensitivity to circumstance • Everything should be sustainable
<p>Right now it is sporadic – people don’t get a chance to consider what will be good for them</p>	<ul style="list-style-type: none"> • Mixture and variety • Mix opportunities, types of land, access • Variety 
<p>If you open new areas for leasing</p> <p>Different needs</p> <ul style="list-style-type: none"> • Isolation • Socialization • Access – easy vs. more difficult 	<ul style="list-style-type: none"> • Maintain common areas • Make it feel like you (other than cabin users) are not trespassing • Consider not just where cabin is but what else is there • Needs to be responsive to land condition <ul style="list-style-type: none"> • Historic Use • Cold
<p>Need to consider enforcement and rules that will be needed when determining locations</p>	<ul style="list-style-type: none"> • Rules can’t be hard and fast • Need to be responsive – flexible • Predictable – to be transparent • Consider how it will be enforced – how feasible it is • Road access could be easier to enforce
<p>What are GNWT responsibilities if they open up new area?</p> <ul style="list-style-type: none"> • Emergency • Access 	<ul style="list-style-type: none"> • Land use change requires public review • Gather people around a map
<p>Becomes costly for city when becomes a township. Level of service-how they are paid via taxes/fees</p>	<ul style="list-style-type: none"> • How and what services are provided whether village or remote, i.e. neighbourhoods • Equitable

Issues/concerns	Options/Future Considerations
Cabins are being allowed in too many places (Berry Island)	<ul style="list-style-type: none"> • Don't want to see more cabins • Don't want to find a cabin on my favourite berry island • Some areas left-designate not for cabin areas • Make sure there are places • Protect Mirage Island • Find out where these places are
Most docks and access points are not adequate anymore i.e. Vee Lake	<ul style="list-style-type: none"> • Need to consider access
No place to pull up a boat	<ul style="list-style-type: none"> • Leave areas where boats can pull up when you come to town
Why try to administer Colville Lake same as Yellowknife?	<ul style="list-style-type: none"> • Different areas should be administered differently • No cookie cutter solution • Principles are the same-but flexibility depending on place and demand • Don't drive a tack with a sledge hammer
<p>Almost every space has a cabin on it, Yellowknife Bay, Prelude Many more squatters</p> <p>When people self-select they maximize personal benefit</p>	<ul style="list-style-type: none"> • Don't have beautiful places taken up by cabins • Public space needs to be protected • Could have public session to identify places, or look for campfire rings • With planning you can balance, have variable densities • Keep areas open for camping • Government should be selecting areas for leases because you (wherever there are squatters identify more) can control
Why do Aboriginal people need to identify themselves on their own land?	<ul style="list-style-type: none"> • Identify Aboriginal users and keep cabins away from traditional uses • That goes beyond just the cabins
Some traditional users use land outside region	<ul style="list-style-type: none"> • Respect traditional uses/users – know what territory that are from • Honour the existing agreement/protocols (between territories)
Some development has been happening on berry patches	<ul style="list-style-type: none"> • Respect uses • Respect environment

Issues/concerns	Options/Future Considerations
Will non-Aboriginal areas be able to lease? There are lands with high mineral potential/low mineral potential	<ul style="list-style-type: none"> • Plan to avoid conflict • Development plan is needed
If there are too many options it becomes hard to administer	<ul style="list-style-type: none"> • Keep it simple – not too many different rules • Still need to differentiate
Would take years to figure out There are cabins everywhere Process is internal	<ul style="list-style-type: none"> • Initiate public comment process before leases are issued • Development permits – put a stake up-if you object call this # • Make sure there is room for other users • Government Identify areas where cabins are allowed, don't let people choose • Use a planning process
Access is limited when people build	<ul style="list-style-type: none"> • Impact on area where cabins are allowed from waste or parking • Access of public at large needs to be considered • If there is one trail, others shouldn't block the trail • Consider industrial users but organized group-make sure people who can't afford a cabin can access land • Mineral uses, hydro-generation, tourism , trapping, archaeology, potential expansion of city, rural residential, transportation • Consider now so to avoid conflict and cost in future
Archaeological sites are still good places to hunt or camp	<ul style="list-style-type: none"> • GNWT is the landlord-so they need to consider • It is illegal to develop on top of archaeological sites • Document and mitigate – following existing guidelines
Known traditional sites <ul style="list-style-type: none"> • there has been some deforestation • no provision for archaeological site assessments for cabins • i.e. Terra Studies 	<ul style="list-style-type: none"> • In high demand areas – if there is easy road access then predetermine locations • In fly in areas-less access allow site selection by applicant
Hydro development-future impacts	<ul style="list-style-type: none"> • Know where potential hydro sites are • Consider potential water level changes that could occur in future • Will water level go up 10 ft. or 100 ft.
Should there be an address or some way to identify who owns cabins?	<ul style="list-style-type: none"> • Put some identification on outside of building so people know if it is legitimate site or a squatter

New Lease Allocation – What is the fairest way?

Issues/concerns	Options/Future Considerations
Should not be the same approach in every location	<ul style="list-style-type: none"> • 2-3 approaches – Yellowknife vs. Tsiigehtchic, etc. • Ingraham Trail vs. boat access
Access to information	<ul style="list-style-type: none"> • Well-advertised • Traditionally if ‘in the know’, you can get a lease-can’t get a copy of a map
Squatters, i.e. Yellowknife Bay and other NWT areas	<ul style="list-style-type: none"> • Issuing lease in Yellowknife Bay-not well advertised, people don’t know
Areas that use to be good Camping spots-leased up e.g. Berry Island (near North Arm) Leases are excluding areas from public	<ul style="list-style-type: none"> • Land use planning • Moratorium on leases everywhere across NWT until have a plan
Squatters becoming legitimate leases	<ul style="list-style-type: none"> • Yukon approach – “tell us where you are-if you don’t we will remove-if you tell us we will tell you if you can stay • Going forward no more squatting • If provide lease to squatters, non-transferable – if lessee dies/move-cabin removed (value of 5 year lease on market \$20 k- just land) • Need enforcement of rules
Squatters	<ul style="list-style-type: none"> • Should not get leases; • Legitimizing • Incentives to squatters – lack information (process to report squatters) • Inform (people to report) – new squatters to, so that can’t happen anymore • Existing squatters shouldn’t be treated differently – remove • Apply for lease under new rules of Recreational Land Management Framework-if issuing lease or not on that lake
Hunting cabins opened up a lot of areas to lots of cabins	<ul style="list-style-type: none"> • Near Yellowknife government should select areas for leasing (planning) – but different approach for remote communities (may not need planning)

Issues/concerns	Options/Future Considerations
Associated infrastructure	Need infrastructure to support leases (Dock C/some lakes very full) – planning is needed.
Planning	<ul style="list-style-type: none"> • Undertake study and understand values <ul style="list-style-type: none"> ○ Minerals, access, demand tourism, etc. ○ Then figure best way to meet demand and respect environmental/economy/etc. • Need to know-long term plan for area before ballot draw – more cabins on lake in future <ul style="list-style-type: none"> ○ High demand areas – more planning, further out, different approach – allow people 1st come, 1st serve
Demand	<ul style="list-style-type: none"> • Understanding demand before deciding where and how to issue leases – try to meet demand
Process for getting a lease	<ul style="list-style-type: none"> • Public process – post when a spot is up for lease to give public opportunity to appeal because valued public common area • Make process easy to find out about and get lease, maps, etc. • Plan-specific lots, planned-window to apply, ballot draw after deadline
RLMF – should not be used to legitimize illegal squatters – broken previous law	<ul style="list-style-type: none"> • Different approach for historic problems and going forward-planning • Enforcement easier now with satellite photos-can get photo each summer/see changes year to year

Issues/concerns	Options/Future Considerations
Speculation needs to be controlled	<ul style="list-style-type: none"> • Government regulation on profit-making speculation <ul style="list-style-type: none"> ○ i.e. Lessee should hold lease for 5 year minimum before selling (unless special circumstances) • 1 lease/household <ul style="list-style-type: none"> ○ Disguise-some families-4 families, 1 roof-others not ○ Some got 2 lots out of the draw and flipped one and developed for resale ○ Should not be allowed to flip lease for profit if already own one-speculation ○ If a lessee flips after 2 years after build-that is ok because it is an investment-not ok to get lease solely to sell the next day ○ Avoid having more than 1 lease at a time-different generations but not husband/wife ○ Tightened rules for Reid Lake campground ballot could do something similar (#attempts/families) ○ Changed a lot-camping spots-cabins
Lease terms (length of lease)	<ul style="list-style-type: none"> • 5 year lease – ok for making investment • need some assurance of renewal • clarity on what you have to do to be renewed after 5 years

Issues/concerns	Options/Future Considerations
<p>Bidding process</p>	<ul style="list-style-type: none"> • Ballot draw fair vs. bidding, bidding not fair because only high bidder gets a lease • Even if 1000 people want a lease and lands can provide 1000 – still need fair approach because people want same location • If 10 people, 20 lots-should bid \$\$ <ul style="list-style-type: none"> ○ With lotteries something of value may go for less than it is worth-lottery winner vs. paying for administration ○ Different ways <ul style="list-style-type: none"> ➢ bid on opportunity to enter lottery ➢ bid on \$ annual lease fees • Transparent process-also registry-like land titles office-name of person, what they are paying • Ballot draw-needs to be correct time in season and provide enough info-photos etc. So they have time to choose spot once name is drawn • Need detailed info available • Ballots at end of summer • Info available through summer-so there is an opportunity to go see • Not winter ballot • Need way for Aboriginal people to get cabin lot without applying on a ballot-still say where they are
<p>Other comments not directly related to the question of lease allocation</p>	<ul style="list-style-type: none"> • Squatters-need to understand why issues exist • Consider environmental factors • Full disclosure of known risks, e.g. future hydro dams – some lakes may have fluctuation water levels • High geological potential (mapped) areas-where identified cabin owners should be aware <ul style="list-style-type: none"> ○ Known archaeological sites-leases been issued (Prince of Whales Northern Heritage Centre) ○ Yellowknife Dene Frist Nation will come back sometime ○ Avoid risks

Future Lease Fees – Should all cabin lots be priced the same or should it vary? What should be considered?

Issues/concerns	Options/Future Considerations
Accessibility	<ul style="list-style-type: none"> • Cabins that are close to roads should be priced higher than cabins away from access roads <ul style="list-style-type: none"> ○ Zoning of leases ○ Road access ○ Water Access ○ Distance from community ○ Use Geographic information system • Base lease fees on market value • Lease fees should cover the administration of the lease (should be self-sustaining)
Length of lease	<ul style="list-style-type: none"> • Longer leases are valued higher-fees should be higher • It has to be clear whether lease fees should stay the same over the term of the lease (up to 30 years) or are they reassessed if infrastructure changes or improvements to the structure – -price should stay the same over the term of the lease
Different values of leases	Prices should be based on market value (high demand in Yellowknife)
Payments	<ul style="list-style-type: none"> • Payments should be more flexible: <ul style="list-style-type: none"> ○ Annual ○ Monthly ○ One time lump sum payment at the beginning of the lease • Fees should be less for those who go through the process – lease fees for squatters should be non-transferable and 5 year renewable (<i>no agreement on this point</i> – squatters should not get a lease)
Lessees are not adhering to the conditions of their leases causing environmental damage	Add up front or regular annual payment to the lease fees to cover potential damage, i.e. damage deposit (should be paid back to lessee once the lease is transferred if it passes inspection)
Size of cabin and lot	<ul style="list-style-type: none"> • Lease fees should be proportionate to the size of lot/cabin <ul style="list-style-type: none"> ○ Fees should cover; ○ Administration • Cost of inspection (average cost)

Issues/concerns	Options/Future Considerations
Some areas are more desirable than others	Cabins along Ingraham trail and North Arm should have higher fees – it would divert some people to less desirable areas with lower fees
Recreational vs. residential	Lease fees should be the same for people that live in their cabins all year round
Protection of Land	<ul style="list-style-type: none"> • Land should be protected though security bonds or a general pool (you get it back when you transfer the lease and had an inspection done) • Landlord (GNWT) should meet all requirements of the Mackenzie Valley Land and Water Board, Mackenzie Valley Environmental Impact Review Board to protect the land
Cost Recovery <small>*several groups agreed</small>	If government builds a dock or road, those living close to that infrastructure should cover the most through their lease
Affordability	Keep leases affordable – increase a bit but don’t make it too costly
Transparency	<ol style="list-style-type: none"> 1. The process of determining lease fees 2. The lease fees of every cabin 3. Inspection reports 4. A posted map of every lease
Cost of inspection	Keep the lease fees low by having less inspections done of properties that stick to the rules-do inspections based on track record
Residential use	Lease fees should be higher for people who live at their cabins all year round
Determining the fees	Consistent and fair

Rules and Responsibilities – What kind of rules and responsibilities should be established?

Issues/concerns	Options/Future Considerations
Aboriginal rights Means to get lease if on traditional land	Separate Aboriginal titles from unauthorized users
Protect the environment Small \$ to remediate when people give up lease/move	Use best practices i.e. fuel barrels \$500-\$100 deposit for remediation
We have rules in place now	<ul style="list-style-type: none"> • Keep them e.g. setbacks fuel storage • Keep it simple • Keep status quo
Changes to rules	<ul style="list-style-type: none"> • Rules should last over the long term • Rules may need to change with changing circumstances • Apply regulations equally • Change, review & evaluate • Different rules for different areas
Information	<ul style="list-style-type: none"> • People need to understand what the rules are • Demand vs. supply – GNWT problem • Need more clarity in process • Write down lease info • Inform people who lease of the rules
Cleanliness	<ul style="list-style-type: none"> • Keep site cleaned-up • More enforcement of rules (clean-up, etc.) • RCMP more protocols
Generator noise	<ul style="list-style-type: none"> • Noise by-law
What is allowed on recreational leases	<ul style="list-style-type: none"> • Homes are not recreational use • Build within two years – Enforce!
Building standards Cabin development rules	<ul style="list-style-type: none"> • Approval process • Need to be clear and enforced • Keep tent frames away

Issues/concerns	Options/Future Considerations
Traditional use	<ul style="list-style-type: none"> • Hunt/trap – seasonal • Protect hunt/trap lines
Cabin can be used over mineral claim	<ul style="list-style-type: none"> • Do not put recreational lease on high mineral potential areas • Consider other users/uses
GNWT disclose pre-existing rights and values	<ul style="list-style-type: none"> • i.e. Hydro – which lakes/rivers may be impacted • Full disclosure of existing claim resources • Undertake archaeological resource assessments along water ways
	<ul style="list-style-type: none"> • Rules good, rule/authority • Insurance on cabin (mortgage)
Enforcement – critical aspect	<ul style="list-style-type: none"> • Needs to be clear upside • Rules need rational/morality values • mix of <ul style="list-style-type: none"> ➢ GNWT ➢ Federal ➢ Aboriginal Affairs ➢ Municipal • Does not work for everywhere • Land-use inspectors increase pressure • Need adequate resources to enforce
Inspections Inspectors spending too much time on legal cabins but not unauthorized	<ul style="list-style-type: none"> • Keep property clean • Environmental responsibility • Do not attract wildlife • Sustainability • Good people need less inspections, • Poor situations need more inspections
Unauthorized illegal use, garbage, etc.	<ul style="list-style-type: none"> • Tip line, citizen reporting
Traditional use	<ul style="list-style-type: none"> • Registry of cabins
Abandoned property	<ul style="list-style-type: none"> • Security deposit
Hunt/fish license, work around	<ul style="list-style-type: none"> • Not right – need to stop issuing • License is renewable but not transferable • Do not cluster structures together, separate, buffer, 300 meters, site specific • Small structures, not big ones

Issues/concerns	Options/Future Considerations
What to do with cabins too big or too close to water?	<ul style="list-style-type: none"> • Change over time if appropriate • Develop a density provision
What is sustainable?	<ul style="list-style-type: none"> • Studies – people, sewage, boats • Baseline studies • Environmental • Diversity and clarity • Clear plan for area
Flipping lots of cabins – speculations	<ul style="list-style-type: none"> • Should not be transferable for a number of years, 3-5 years
Summary	<ol style="list-style-type: none"> 1. Keep it simple rules, keep what works, must have a common understanding 2. Clarity/consistency around rules – communication 3. Enforcement <ul style="list-style-type: none"> ➢ unauthorized users; ➢ noise; ➢ clean-up; ➢ environmental protection 4. Flexibility – location, site, construction 5. Full disclosure of what is there future: Hydro, mineral claims, archaeological, plan
Comments about concerns other than rules and responsibilities	<ul style="list-style-type: none"> • Cabins too close together <ul style="list-style-type: none"> ○ Open up new areas ○ Don't concentrate • Cabin owner's interacting with other users i.e. campers/canoists <ul style="list-style-type: none"> ○ Day use/group use areas • Don't know what land people are on <ul style="list-style-type: none"> ○ Clarity need maps – information • Getting Lease should be <ul style="list-style-type: none"> ○ Easier to get ○ Clarity around how to get a lease