



The first half of 2008 has been eventful for the LWAI, as we continue to consolidate and establish new maritime businesses on our waterfront.

An important milestone has been reached—the waterfront is now generating more tax revenue to the Town than was the case before the LWAI initiated the 2005 acquisition of the property. Tax revenues are up by a factor of approximately 28% over 2003.

Talks are ongoing with residential property owners on Montague Street to facilitate the sale and transfer of property that currently provides “backyard space” for these houses.

**146 BLUENOSE DRIVE**

This is one of our remaining key properties, with an excellent wharf attached. In November, a marketing plan for this site was prepared and is being implemented this Summer. Several selected Marine publications have been provided with background material about our project. These periodicals are now publishing articles about the business opportunities here in Lunenburg. We expect a call for Expressions of Interest to develop this property may be issued later in the year.

**174 BLUENOSE DRIVE**

We are finalizing a lease agreement with the owners of the Picton Castle, for the wharves and warehouse currently occupied by the tall ship. The Picton Castle will continue to be a significant icon on the Lunenburg Waterfront.

**182 AND 188 MONTAGUE STREET**

These commercial storefront properties were upgraded in 2007 and placed on the market. The properties are being actively marketed by the listing agent—Claussen Walters.

**194 MONTAGUE STREET**

The Lunenburg Fish Company purchased this property in April, 2008, and has begun renovations of the property for its own use.

**250 MONTAGUE STREET**

The lease for the former Scotia Trawler office building and wharf was concluded with Clearwater Seafoods in mid-Summer, 2007. Clearwater consolidated their entire Fleet Operations group in the building early in the New Year, after extensively renovating the building.

**THE FORMER STEL MARINE STOCKROOM**

This building, immediately to the east of 250 Montague, has been identified by the LWAI as a potential site for a Federal Marine Operations Base. In early November, the building was visited by Minister Peter MacKay, MP Gerald Keddy and the Director General for ACOA, Paul Joudrey. The Hon. Loyola Hearn, Minister for Fisheries and Oceans, also visited this property in April, together with colleagues from the Coast Guard. We are hopeful that among the various Federal Agencies who require a marine operational arm, a decision will be made to establish a location in Lunenburg. We are currently finalizing a statement of Scope of Work for a consultant who will prepare research and a proposal for the Federal Government, encouraging the location of a Federal marine entity on the Lunenburg Waterfront.

**THE SMITH AND RHULAND SHIPYARD AND MARINA**

The Request for Proposals published in April, 2007 has resulted in the selection of Covey Island Boat Works to prepare detailed planning to establish a modern shipyard on the former Smith and Rhuland property. Nova Scotia Community College now occupy part of these properties. The College established a Lunenburg Campus for a heritage carpentry program in January, 2008.