

Redacted Minutes

Fraserburgh Development Trust Board Meeting held at the Hub, on Wednesday, February 22, 2012, at 5.30pm

1. Present - Reid Hutchison, Ian Watson, Mike Pitman, Robin Mackinlay, Hamish Partridge, Alan Kennedy, Duncan Abernethy.

The Chairman welcomed Reid Hutchison, who was attending his first meeting of the Board since May 2011. The chair asked to take the Caravan Park item at the end of the meeting; rather than as per the agenda, and asked that Reid leave the meeting before that item due to involvement in the caravan park discussions with Aberdeenshire Council.

2. Apologies - Ricky Sheaffe-Greene and Ann Bell.

3. Approval of Minutes of Thursday, January 26, 2011

The minutes were proposed by Mike Pitman and Seconded by Robin Mackinlay and agreed by the meeting.

4. Matters arising from Minutes

There were no matters arising from the minutes.

5. Finance.

The Treasurer gave a report on the Trust's current financial situation.

4. Renewables

a. Project 1 - XXXXXXXX (**REDACTED -financial and contractual information**)

The Heads of Terms have been forwarded by our solicitor. The next step will be a meeting with the landowner to agree the Joint Venture agreement.

The consultants are carrying out further noise and NATS studies. We are still awaiting the Grid connection quotation.

b. Project 2 - XXXXXXXX (**REDACTED -financial and contractual information**)

Discussions are still ongoing with the landowner. It was agreed that the Trust look to work with XXXXXXXX XXXXXXXX XXXXXXXX (**REDACTED -financial and contractual information**) on this project.

c. Project 3 - XXXXXXXX (**REDACTED -financial and contractual information**)

The Board were advised that CARES will be extended for the coming financial year, which was welcome news. However, a XXXXXXXX (**REDACTED -financial and contractual information**) ceiling is now in operation, so the Trust would need to secure a partnership arrangement with another party so that the partner could make a CARES loan application. The sub group is to meet with the CARES case officer shortly to discuss Projects 2 and 3.

5. SFS Project

The Board were advised that the Trust is ready to sign Heads of Agreement with target acquisition owner.

The Completed Business Plan is due to be sent to SFS this week and a meeting with SFS will take place shortly to discuss funding options. The business plan would be circulated to all Board members once it has been completed.

Factfinding visits to related companies are being arranged.

Our Project Manager is working on finalising the site selection.

Directors were reminded that the confidentiality agreement is still in place.

6. Seashore Centre

The Property Department at Aberdeenshire Council have now received confirmation from the Feuers Managers that a sub-let to the Trust is acceptable. It was agreed to write to the Property Department to propose that the Trust begin to use the facility for the community for this Summer season.

Reference was made by the Property Department recently that the backlog of work awaiting the legal department's attention could further delay the lease.

It was agreed that the Trust seek a Heads of Term agreement which covers our lease position and that allows access by 1st April.

7. Town Centre

The Trust have received confirmation that Stewart Stevenson has written to the Minister of Rural Affairs Richard Lochhead asking for a meeting between the Trust, Gordon Bell of the Retailer Ltd and the Minister or one of his senior officials.

The Mary Portas sessions have ended and were very well-supported. It was agreed to continue to press for financial support from Aberdeenshire Council for those retailers who attended the courses in Fraserburgh to get equity funding that retailers in Banff and Peterhead enjoyed.

It was decided to raise the matter again with the Area manager.

In addition, it was agreed to ask the Area Manager for a date when we would be meeting with her to work on a Regeneration Strategy for the Town Centre.

It was also agreed to circulate the Trust's Redacted Minutes to both Fraserburgh Business Association and the Fraserburgh Forward Group.

Following a suggestion, it was agreed that Doug Milne, Aberdeenshire Council's representative on the Small Towns Group, also be contacted.

9. DTAS Conference Report -

A report was given by Reid Hutchison. Following the presentation, it was agreed that a couple of representatives should attend this year's DTAS conference.

10. Dates of sub groups meetings

The following Provisional dates for sub group meetings were agreed:

Regeneration Sub group - Monday, 27th February, at 5pm;

Caravan Park Sub Group - Monday, 5th March, 5pm.

Renewables Group Sub Group - Monday, 12th March, 5pm;

SFS Sub Group - Monday, 19th March, 5pm.

(NB. Should further meetings be required, the Manager will notify sub group members)

11. Other reports

a. Community Garden

The Board were advised that a site had been identified and that a number of local partners were working together on this project. The next stage was to consult with nearby residents to gauge their support for the project.

It was agreed to determine any services/utilities on the proposed site. It was proposed to add to the list of possible partners the local Parent Council of schools be contacted.

b. Premises

The Board were advised that the Trust had received two further enquiries with regard to the possible leasing of the Meeting room/Training room. These will be explored.

c. The visitor leaflet draft has now been finalised and quotes for printing were being obtained.

(Robin Mackinlay and Reid Hutchison left the meeting)

d. A request from Kinnaird Radio for sponsorship was considered. However, the Board felt that at this time that the Board was not in a position to take up Kinnaird Radio's offer.

12. Caravan Park

The Board were given the following briefing:

a. Fraserburgh Caravan Park has been subject to a revaluation of XXXXXX **(REDACTED - financial and contractual information)** .

b. The valuation figures on all the Aberdeenshire Council owned caravan parks except Rosehearty means that all would breach EU State Aid rules under asset Transfer. Only leases would now be possible.

c. DTAS advised the Portsoy group to get independent valuation carried out. The specialist valuer the Portsoy group approached turned out to be the one who had already conducted the valuation for the Council.

d. The Area Manager is hoping that some form of transfer of asset scheme that can be exempt from EU state aid rules can be formulated in the next few years.

DTAS has confirmed that they are seeking a nation wide scheme.

e. Portsoy and Buchan Development Trust are understood to be looking at XX XXXX XXXXXX **(REDACTED -financial and contractual information)** so that they can then approach funders.

f. Peterhead have sought XX XXXXXX XXX XXXXX **(REDACTED -financial and contractual information)** , but with a month until season opens, have received no draft lease or other paper work.

g. The Area Manager had sent an email wanting to know if Trust would now consider a lease.

The Board agreed that it would meet with the Area Manager now to discuss a lease arrangement

The advice from DTAS would be to opt for a long term lease, with a break if a national policy for asset transfer formulated, to be able to take advantage of that option should it arise.

It was agreed to seek a meeting with the Council to discuss the basis of a lease given that there is now no chance of a transfer of asset.

It was agreed to try for a long term lease from the council for a nominal amount. As Peterhead still did not have a confirmed lease yet despite the tight timescale, it may still be possible to get the matter resolved before the start of the new season.

The Caravan Sub group is to meet on Monday, 5th March, at 5pm.

13. Date of next Board Meeting

The date of the next Board Meeting will be Wednesday, March 22, in the Hub at 5.30pm.