



Community Update

Development Progresses at the Skeena Industrial Development Park

December 2, 2015

The Skeena Industrial Development Park (SIDP) was the vision of former Terrace Mayor Jack Talstra, to support industrial development and enable economic diversification of the community.

In November, 2011 the City of Terrace and the Kitselas First Nation entered into a joint venture partnership for the development of the 2400 acre SIDP, located near the Northwest Regional Airport.

Three land sales have occurred at the SIDP including 1187 acres to Taisheng International Investment Services, 172 acres to Kitselas Development Corporation and 17 acres to Global Dewatering Ltd.

Kitselas Development Corporation

In 2012, the Kitselas Development Corporation purchased 172 acres of the SIDP lands. 74.5 acres currently leased and negotiations are in progress with four possible tenants (with the largest parcel being negotiated by one of KDC's joint venture partners, Falcon Camps) to lease the remaining 108 acres. KDC has been working to secure joint venture partners to position itself for major industrial development and is looking to keep its assets and partners diversified to support sustainable development and maximize opportunities.

KDC is working closely with the City of Terrace to establish a safe, environmentally-friendly industrial park that will successfully serve the area for decades to come.

Highlights regarding the KDC development

- *Kitimat LNG's industrial camp and shop, being constructed on 74.5 acres of the KDC owned lands is a \$1.6 million dollar facility.*
- *Kitselas Forestry LP has agreed to lease an 8-acre parcel as soon as KDC is ready to proceed with new leases.*
- *Falcon Camps is hoping to establish an additional camp on the site, with capacity up to 3,500 beds, pending a positive Final Investment Decision by an LNG proponent.*

Global Dewatering

Global Dewatering, a Prince George based groundwater removal company purchased approximately 17 acres at the SIDP in August, 2013. Global provided a 2 ½ year groundwater program for Rio Tinto Alcan's Kitimat Modernization Project and is very familiar with operating in Northwest BC. Global chose the SIDP because it is a strategic location within the region—the company is positioning for upcoming major industrial projects with a goal of providing employment opportunities for local residents.

The company intends to build a permanent office, shop and equipment storage facility on site. Preliminary site works have been completed and the company is preparing plans to build the permanent structures in 2016 or 2017, depending on major project activities in the Northwest.

Highlight regarding the Global Dewatering development

So far, Global has invested more than \$200,000 to develop their SIDP site.

Taisheng International Investment Services

In July, 2014 Taisheng International Investment Services purchased approximately 1187 acres from the City for the Qinhuangdao Economic and Technological Development Zone (QETDZ) Industrial Park, making this the third sale at the SIDP. This Burnaby based investment firm plans to build a number of factories on the site, the first of which is expected to be an alfalfa protein extraction plant that would sit on approximately 32 acres and would bring 170 long-term jobs to the Terrace area. The rest of the Taisheng lands are being marketed to investors in China and other jurisdictions, who are interested in establishing their manufacturing businesses in North America. Taisheng also welcomes local investors.

Taisheng is in the process of completing the development design to prepare for utility installation in 2016. Factory construction is expected by 2019, although could occur sooner. Land clearing for utility installation is expected in 2016 and Taisheng expects to build the construction office by 2018.

The company has a three person, Burnaby based team who are solely dedicated to the Terrace project and who will be working closely with City of Terrace staff as the development progresses.



Highlight regarding the Taisheng development

Taisheng has invested \$15million in the Terrace project, and has started site service planning and project marketing.

-30-

City of Terrace Media Contact:

*Danielle Myles, Economic Development Manager
City of Terrace
Phone: 250.615.4030
Email: dmyles@terrace.ca
Website: www.terrace.ca*