

Seabird Island Business Park Phase I

Prepared By:

Seabird Island Band - Economic Development Department

April 2021

Seabird Business Park – Phase I

Background:

- Seabird Island has recently completed a 21.95 acre business park (Phase I) located immediately beside the Gas Bar area.



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Background:

- Seabird Island Band and the Development Corporation, Sqéwqel, received funding in December of 2016 from Indigenous Services Canada (ISC) to build the Seabird Island Business Park. The purpose of the business park is to create income from renting space to light industrial businesses, and the opportunity for jobs close to home for our Band Members.
- In 2019, Wedler Engineering was hired as the project manager and Stqoya Construction was contracted for the building of the Business Park.
- The Business Park was recently completed (the first week of April 2021) and is now receiving inquiries from interested parties for leasing purposes.

Seabird Business Park – Phase I

Location:

- The location is across the road from the gas bar, where Chief Hale Road meets Highway 7. Seabird received funding from Indigenous Services Canada (ISC contribution) which was used towards infrastructure like water, sanitary sewers and drainage. ISC also financed the expenses of 3-phase electrical power, which is essential for most light industries, and the natural gas line installation.

SIB
Business
Park



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Mission:

- The mission is to create an economical and sustainable business venture with an emphasis on three fundamental objectives:
- **Economic Advantages:**
- Ensure the development is viable and produces economic benefits to the community.
- **Social Responsibility and Cultural Expression:**
- Recognize local identity, and listen to community desires and values.
- **Green Infrastructure:**
- Encourage resource conservation, energy efficiency, recycling, and innovative use of building materials, water, energy materials, waste, and by-products.

Seabird Business Park – Phase I

Goals:

- Attract external businesses & entities that are compliant with the SIB Land Code.
- To develop a business park that has uniformity and a high level of professional esthetics
- To lease lots at market value and to ensure that SIB receives the maximum rents possible
- Create new business and employment opportunities for Seabird members.
- Increase own source revenues for the Seabird Island.
- Build a sustainable economy at Seabird Island.
- Create commercial spaces for Seabird members to operate their businesses

Seabird Business Park – Phase I

Development:

- The Business Park has paved roadways, street lights, and some landscaping.
- Businesses wanting to lease space in the park will build their own premises or we can build to suit.
- The maximum lease available at the SIB Business Park is for a period of one day less than 25 years.
- If Seabird or the Development Corporation would like to increase the length of the lease period, it would require a vote in favour by the Seabird membership.
- Currently leasing rates are being established and special leasing rates will be available to Seabird Band members interested in leasing commercial or industrial space.

Seabird Business Park – Phase I

Environmental:

- An environmental assessment was conducted in **November of 2018**, by Nova Pacific Environmental.
- The assessment identified no potential environmental concerns, but did recommend the following prior to or as part of construction:
 - a) *Septic lines serving the gas bar as potential contaminant: these lines and the septic field will be removed, as the gas bar will be connected to sewer lines as part of this project.*
 - b) *Oil or other waste contaminants at the truck wash: this will be considered and dealt with at time of demolition of the truck wash.*
 - c) *Hazardous materials in office trailers and truck wash building: the truck wash paint is lead based – this will be removed and disposed of appropriately prior to demolition.*

Seabird Business Park – Phase I

Questions & Comments: (Seabird Membership Survey) - April 2021

- I thought the business park idea was denied by community ratification vote? **There was a vote taken on a larger business park with longer lease terms that was not approved.**
- What businesses are going to be built there? **Light commercial and industrial – small and large businesses.**
- Will our band members have a great advantage and receive a no charge leasing rate? **SIB Members will have a special leasing rate.**
- What type of businesses? **Many types – light commercial, service, industrial etc.**
- When will the businesses be there? Is there benefit to the community? Within the next 90 days. **Yes SIB will receive lease revenues and potentially new employment opportunities.**
- Will there be a store for our artists to sell their art? Maybe a café to display it? **There are potential opportunities for Artists at Nations Creations and potentially to display art within the Business Park.**
- What businesses are going to be there? Is the revenue for Seabird or divided with membership? Some reserves share with Membership like casinos and malls. **Will Seabird ever do this? Many types of businesses, revenues will go to Seabird to support Seabird programs. Some reserves do share revenues, not certain if Seabird has plans to do this.**
- No
- What is a business park? **A business park or office park is an area of land in which many office buildings are grouped together.**
- Pressure washing – **Northern Mat & Bridge is a partner of Seabird Island (TMX Pipeline work) and has its washing operations at Seabird.**
- I'm not what going with that I haven't seen anything on that – **not sure?**
- Can an esthetics business be run there? **Absolutely**
- Would like to know more about it. **Please contact leasing@sqewqel.ca for more information**

Seabird Business Park – Phase I

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- When are members going to see a business plan for the park? **Members who are interested in receiving information about the Seabird Island Business Park business plan are asked to contact our Economic Development Advisor, Don Clarke at don.clarke@seabirdisland.ca**
- What is it? What can we expect we will see here? How will it benefit the people? **The SIB Business Park will see the development of a variety of businesses that will provide leasing revenues and employment opportunities for community members.**
- Is this under seabird or is it a Sqewqel project? **Phase I of the Seabird Island Business Park is a Seabird Island Band initiative.**
- What is the big picture of creating it? **To reduce our dependency on ISC Funding, to create own-source revenues and employment for the community.**
- Is it for members who have companies they would like to explore or is it more for commercial retail? **The business park is open to any member who wishes to locate a business or office at the site. Seabird Members will receive a special leasing rate.**
- Will you be offering up a kiosk type area for the members who do want to try their hand in retail ie if they have beading they create and would like to start selling? **This is something that is being explored and this suggestion is greatly appreciated.**
- Is there a license or permit for that to happen? **Depending on the nature and potential impacts (environmental, traffic, etc.,) of the business being considered – permits may be required and all businesses in the Seabird Business Park must be in compliance with the Seabird Land Code.**