

Guidance Statement for the Development of Lands at Knowledge Park

Background

Knowledge Park is an economic development initiative designed to support the knowledge industry in the province of New Brunswick. Its principle objective is to provide clustering opportunities to organizations engaged in research and development and the application of technologies related to such knowledge industry clusters as information technology, bio-technology, healthcare, forestry, education, advanced learning, environmental technologies and engineering (to name a few).

Incorporated in 1997, Knowledge Park provides a synergistic environment to seven key businesses that occupy 90,000 square feet of space and employ in excess of 600 individuals in the knowledge industry. As the only park of its kind in Atlantic Canada, Knowledge Park is uniquely positioned to assist the region in expanding the knowledge clusters and generating long term sustainable development and prosperity. In 2007, Knowledge Park revised its Master Development Plan to be ready for the long term infrastructure development requirements of the growing knowledge industry. The revised Master Development Plan provides for an additional 650,000 square feet of class A space dedicated to the knowledge sector that will employ nearly 4000 individuals and generate in excess of \$400 million annually to the provincial economy at full build out.

Objectives

The purpose of Knowledge Park as an economic development initiative (including but not limited) to:

- Encourage the creation or relocation of research based companies whose research and development interests are compatible with research and development activities with the University of New Brunswick (UNB), provincial universities and research establishments;
- Provide suitable and sustainable employment for university students and graduates;
- Provide long term financial benefit that will help Knowledge Park grow as an economic development driver in the province;
- Assist in the economic and social enhancement of the surrounding community by facilitating the creation or relocation of companies or agencies employing highly-skilled people;
- Assist in facilitating the transfer of technologies;
- Transfer knowledge between provincial university research activities and the private sector;

Key objectives of the development of the Knowledge Park lands are to:

- Create a synergistic environment to organizations engaged in the knowledge clusters;
- Allocate, maintain and enhance services and amenities offered in the Park to be shared by all tenants;

- Facilitate a development that fosters enterprises of high quality and prestige;
- Increase the value proposition of the Park to its stakeholders;
- Create formal linkages to established enterprises where there are clearly defined benefits for the knowledge industries.

Conditions

With the purpose of the Knowledge Park and its development objectives in mind, Knowledge Park is prepared to enter into exploration of possible development of its lands under the following conditions:

- There shall be no net increase in operating or capital expenses, nor shall there be any collateral risk for Knowledge Park resulting from the development agreement;
- Land title shall be retained by Knowledge Park through the land lease agreement with UNB;
- Knowledge Park shall retain and exercise control over land lease arrangements and shall exercise control over building lease arrangements including design, specifications, tenants, maintenance and operation;
- Performance clauses regarding appropriate uses for the lands shall be based on the overall benefit of Knowledge Park;
- Knowledge Park Board of Director and University of New Brunswick Board of Director approval shall be required for the overall proposal.

On the basis of these conditions, Knowledge Park is prepared to enter into partnership with those who can facilitate the development of the Knowledge Park lands for the indicated objectives.

June 4, 2008

Knowledge Park Board of Directors approved a Third Party Development Policy for all developers to be effective on March 1, 2009 on the condition Knowledge Park must first:

- Ensure the appropriate communities are aware of the possibility of park tenancy;
- Ensure the firms (developer and tenant) meet the prime test of high quality and prestige;
- Prescribe limits in terms of size, as required;
- Reserve the right to restrict the number of firms offering such services;
- Have strong evidence these firms will meet the objectives for the long-term development of the Park and the associated benefits to the University of New Brunswick;
- Ensure such activity is in accordance with the zoning requirements of the municipality.