

**ALBERTA JOBS, ECONOMY AND TRADE
GRANT AGREEMENT**

This is an Agreement dated March 31, 2024

Between:

HIS MAJESTY IN RIGHT OF ALBERTA
as represented by the Minister of Jobs, Economy and
Trade
(**“Minister”**)

and

CITY OF LEDUC
(**“Recipient”**)

WHEREAS the Recipient has submitted a grant proposal to the Minister entitled “NRED Application - City of Leduc Economic Development Strategy and Action Plan”.

AND WHEREAS the Minister is willing to make a grant and is authorized to do so in accordance with the *Ministerial Grants Regulation* AR 215/2022, as amended from time to time.

The Minister and the Recipient therefore agree as follows:

1. DEFINITIONS AND INTERPRETATIONS

1.1 Definitions – In this Agreement, the following expressions have the following meanings:

“Confidential Information” means all information developed or acquired as a result of carrying out this Agreement, including without limitation, technical, financial and Project information, which is designated as confidential in writing, is disclosed in circumstances of confidence, or would generally be understood by a person exercising reasonable business judgment to be confidential.

“Grant” means the proposed grant described in section 2.1.

“Grant Regulation” means the *Ministerial Grants Regulation* AR 215/2022, as amended from time to time.

“Grant Proceeds” means all amounts paid to the Recipient under this Agreement, and includes all interest and other income earned from investment of these amounts.

“Intellectual Property” means a product of the intellect including, without limitation, works in the form of scientific discoveries, inventions or discoveries with or without patent possibilities, designs, patents, trade-marks, copyrighted materials, computer software, trade secrets and know-how.

"Party" means either the Minister or the Recipient, individually.

"Parties" means the Minister and the Recipient, collectively.

"Program Guidelines", if applicable, means the program guidelines in effect as of the date of signing of this Agreement and issued by or on behalf of the Minister from time to time for the program.

"Project" means the project described in the Proposal, including any modifications approved by the Minister in writing.

"Project Completion Date" means June 30, 2024.

"Project Implementation" means any and all steps taken to commence the Project, including any preparatory steps and expenditures.

"Proposal" means the Recipient's application attached as Schedule A, entitled "NRED Application - City of Leduc Economic Development Strategy and Action Plan", and approved budget attached as Schedule B.

"Term" means the period from the date at the beginning of this Agreement to and including October 31, 2024 and includes any extension agreed to by the Minister.

1.2 Section Numbers – References in this Agreement to section numbers are to the corresponding numbered provisions of this Agreement.

1.3 Schedules – The following schedules are incorporated into and form part of this Agreement:

Schedule A – Proposal

Schedule B – Approved Budget

Schedule C – Report.

1.4 Schedules and Paramountcy – The provisions of this Agreement are to be interpreted so as to give all provisions full meaning and effect, and in as much as possible in a compatible manner. In the event of any inconsistency or conflict between the Proposal attached as Schedule A and the rest of the Agreement (including the body of this Agreement and Schedules B and C), the rest of the Agreement shall govern.

1.5 Entire Agreement – This Agreement, including the schedules referred to in section 1.3, is the entire agreement between the Minister and the Recipient with respect to the Project and the Grant, and supersedes all previous agreements, negotiations and understandings. There are no agreements, representations, warranties, terms, conditions or commitments except as expressed in this Agreement.

2. THE GRANT

2.1 Total Grant Amount – Subject to the terms and conditions of this Agreement, and the Recipient's compliance therewith, the Minister will provide a grant of up to \$37,500 to the Recipient for the purpose of the Project. All references to dollar amounts in this Agreement shall be in the lawful currency of Canada.

- 2.2 Reduction to Reflect Potential Change in Budget** – The Minister may, by notice to the Recipient during the Term, reduce the Grant by an amount proportional to any overall reduction in spending or discretionary spending imposed on:
- (a) all departments of the Government of Alberta; or
 - (b) the particular department, or the particular division thereof, then having responsibility for the administration of this Agreement.
- 2.3 Timing of Grant** – Subject to the terms and conditions of this Agreement and the Recipient’s compliance therewith, the Minister will pay the Grant to the Recipient within a reasonable time following the signing of this Agreement.
- 2.4 Partnership Funding** – If the Proposal specifies that the Recipient will receive partnership funding for the Project, the partnership funding must be secured prior to Project Implementation. If the Recipient can demonstrate to the Minister that special circumstances require Project Implementation prior to securing all partnership funding, the Minister may permit the Recipient to commence the Project on the condition that the Recipient shall be responsible for covering any shortfalls in funding in order to achieve planned Project completion as set out in Schedule A.
- 2.5 Conditions of Payment and Use** – Payment and use of the Grant, in either a lump sum or in installments, is conditional on the Minister, acting reasonably, being and remaining satisfied that:
- (a) the Recipient is in compliance with all of its obligations under this Agreement;
 - (b) the Project is proceeding, conforms with any applicable Program Guidelines, and will be completed by the Project Completion Date; and
 - (c) if applicable, commitments for funding sufficient to carry out and complete the Project are in place.
- 2.6 Budget** – Up to and including fifteen percent (15%) of the Recipient’s budget as set out in Schedule B may be transferred from one eligible project cost to another eligible project cost within the Recipient’s total project expenses breakdown without the Minister’s prior written approval. The Recipient shall submit a written request to the Minister for approval of any transfers of more than fifteen percent (15%) from one eligible project cost to another.

3. OBLIGATIONS OF THE RECIPIENT

- 3.1 Independent Status** – The Recipient is an independent entity under this Agreement and nothing in this Agreement creates, or is to be construed as creating a relationship of employment, agency, joint venture, or partnership between the Minister and the Recipient or any of its employees, directors, officers, contractors or agents.
- 3.2 Confidentiality** – The Recipient shall keep and cause to be kept in strict confidence all Confidential Information and shall only disclose such Confidential Information to other Project participants, including Project sponsors, on a need to know basis, or as otherwise permitted by the terms and conditions of contracts among any of the Project participants.

- 3.3 Representations and Warranties** – The Recipient represents and warrants that:
- (a) it has made full, true and plain disclosure to the Minister of all facts relating to the Project that are material to this Agreement, and this Agreement does not contravene any law or agreement to which the Recipient is subject;
 - (b) the execution by the Recipient of this Agreement and the carrying out of this Agreement and the Project by the Recipient have been duly and validly authorized by the Recipient in accordance with applicable law, and this Agreement shall constitute a binding legal obligation of the Recipient;
 - (c) any individuals named in the Proposal are employees or contractors of the Recipient, and will be assigned to or otherwise enabled to perform their respective roles in the Project;
 - (d) any individuals assigned to or performing roles in the Project shall carry out the Project in accordance with the generally accepted standard of competency in the field of endeavour associated with the Project and all applicable professional standards;
 - (e) any individuals assigned to or performing their roles in the Project shall comply with the terms and conditions of this Agreement; and
 - (f) the Recipient shall notify the Minister and obtain written approval of the Minister for any significant changes in the Project, including costs, scope, types of expenditures, and other existing or prospective funders and amount of funding, in accordance with section C.3 of Schedule C.
- 3.4 Use of Proceeds** – The Recipient shall use the Grant Proceeds solely for the Project.
- 3.5 Interest and Investment** – The Recipient shall invest any portion of the Grant Proceeds paid to the Recipient, but not immediately required for the Project, in a separate interest-bearing account or other prudent investment with a reasonable return in such a manner that is readily reportable to the Minister.
- 3.6 The Project** – The Recipient shall carry out the Project as described in the Proposal and in accordance with the terms and conditions of this Agreement.
- 3.7 Completion and Repayment of Grant** – The Recipient shall complete the Project by the Project Completion Date. Any portion of the Grant Proceeds not used during the Term, or earlier termination of this Agreement, and accounted for in accordance with this Agreement must be repaid to the Government of Alberta unless, on application by the Recipient, the Minister in writing varies the purpose or conditions of the Grant so as to allow the use of the remainder of the Grant Proceeds under the varied purpose or conditions.
- 3.8 Grant Regulation** – Nothing in this Agreement in any way relieves the Recipient from strict compliance with the Grant Regulation or otherwise impacts the interpretation or application of the Grant Regulation.
- 3.9 Intellectual Property** – The Recipient acknowledges and agrees that any Intellectual Property that may be generated through the Project be used for the benefit of Alberta and Albertans. Ownership of any Intellectual Property developed through the Project will follow the policies and practices of the Recipient and agreements to which the Recipient is a party.

3.10 Ownership of Reports – Notwithstanding any other provisions in this Agreement, ownership of any reports provided by the Recipient under this Agreement, regardless of form, and all intellectual property rights therein, vests in the Minister.

4. RECORDS, REPORTS AND MONITORING

4.1 Project Records – During the Term and for a period of five (5) years afterwards, the Recipient shall maintain or cause to be maintained full, accurate and complete records of the activities conducted in furtherance of, and the results achieved through the conduct of, the Project.

4.2 Financial Records – During the Term and for a period of five (5) years afterwards, the Recipient shall keep full, accurate and complete records and books of account relating to the receipt and expenditure of the Grant Proceeds.

4.3 Audit – The Minister or the Auditor General, or their authorized representatives may, during the Term and for five (5) years afterwards, on reasonable notice to the Recipient, audit or examine, and take copies and extracts of, the records and books of account maintained by the Recipient in accordance with sections 4.1 and 4.2. The cost of any special audit, examination or report shall be payable by the Minister, unless the audit, examination or report reveals material breaches of this Agreement or indicates that the records and books of account were inadequate to permit a determination of how the Grant Proceeds were used by the Recipient or what results were achieved through the conduct of the Project, in which case the cost shall be borne by the Recipient.

4.4 Reporting – The Recipient shall comply with the reporting requirements of Schedule C.

4.5 Inspection – The Minister is entitled, at reasonable times during the Term and on reasonable notice to the Recipient, to have its authorized representatives attend at the premises of the Recipient or at the place where the Project is being carried out, for the purpose of examining premises and files, documents and records, and any other assets pertinent to the Project in order to assess whether the Recipient is in compliance with the terms and conditions of this Agreement. The Recipient shall provide the authorized representatives with such assistance as may be reasonably required during such an inspection. This right of inspection is limited to the purpose of ascertaining whether this Agreement has been complied with, and the Minister shall not have any general right to obtain custody or copies of records in the custody of the Recipient.

4.6 Access to Information – The Recipient acknowledges that this Agreement, including the name of the Recipient, and the terms and conditions of the Grant under this Agreement, may be subject to disclosure pursuant to the *Freedom of Information and Protection of Privacy Act*, RSA 2000, c F-25 (“FOIP”). The Recipient further acknowledges that FOIP applies to information obtained, related, generated, collected or provided to the Minister under this Agreement and that any information in the custody or under the control of the Minister may be disclosed.

5. LIABILITIES

5.1 Indemnity – The Recipient agrees to indemnify and hold harmless the Minister from any third party claims, demands, actions or costs (including legal costs on a solicitor-client basis) for which the Recipient is legally responsible, including those arising out of negligence or willful acts by the Recipient or its employees, officers, contractors or agents.

5.2 General Liability Insurance – The Recipient shall, at its own expense and without limiting its liabilities under this Agreement, insure its operations under a contract of General Liability Insurance in an amount of not less than \$2,000,000 inclusive per occurrence, insuring against bodily injury, personal injury and property damage including loss of use.

5.3 Evidence of Insurance – The Recipient shall provide, on request, evidence of the insurance required under section 5.2 to the Minister in a format acceptable to the Minister.

6. TERMINATION AND NON-PERFORMANCE

6.1 Termination by Minister – The Minister may terminate this Agreement without cause on thirty (30) days written notice to the Recipient. This Agreement is terminated as of the date given in the termination notice.

6.2 Events of Default – If the Recipient fails to proceed with the Project, is not carrying out the Project, alters the Project without the consent of the Minister, uses any part of the Grant Proceeds other than for the Project, or has otherwise breached any of its obligations pursuant to this Agreement, the Recipient will be deemed to have committed an event of default and the Minister may give written notice to the Recipient referring to the breach and requiring the Recipient to remedy the breach within a reasonable time in the Minister’s sole discretion, as so stated in the notice.

6.3 Remedy – If the Minister has given notice pursuant to section 6.1 and the Recipient has failed to commence to remedy the breach or the Recipient has failed to remedy the breach within the time specified in the notice, the Minister may do any one or more of the following:

- (a) withhold payment of all or any portion of the Grant Proceeds;
- (b) demand repayment of all or any portion of the Grant Proceeds;
- (c) suspend expenditure of the Grant Proceeds by the Recipient;
- (d) require that the Grant Proceeds be used for other purposes approved by the Minister;
- (e) terminate the Agreement; and
- (f) pursue any remedy available to the Minister in law or equity.

7. CONFLICT OF INTEREST

7.1 Other Agreements – The Recipient shall not enter into any other agreement with any other Minister of the Government of Alberta or any other person, the requirements of which will conflict with the requirements of this Agreement, or which will or may result in its interest in any other agreement and this Agreement being in conflict.

7.2 Impartiality, Private Interests, Acceptance of Benefits and Financial Interests – The Recipient shall ensure that the Recipient and its officers, employees, contractors and agents:

- (a) conduct their duties related to this Agreement with impartiality and shall disqualify themselves from dealing with anyone with whom a relationship could bring their impartiality into question;
- (b) not influence, seek to influence, or otherwise take part in a decision of the Minister, knowing that the decision might further their private interests;
- (c) not accept any commission, discount, allowance, payment, gift or other benefit that is connected, directly or indirectly, with the performance of their duties related to this Agreement, that causes, or would appear to cause, a conflict of interest; and

- (d) have no financial interest in the business of a third party that causes, or would appear to cause, a conflict of interest in connection with the performance of their duties related to this Agreement.

7.3 Disclosure – The Recipient shall promptly disclose to the Minister any conflict of interest or apparent conflict of interest arising under section 7.2.

8. COMMUNICATIONS

8.1 Announcement – The Recipient shall not make any public announcement or issue any press release regarding this Agreement or the making of the Grant, except in consultation with and the approval of the Minister as to the contents of the announcement or press release, which approval shall not be unreasonably withheld.

8.2 Notices – Any notices, approvals, consents and other communication under this Agreement shall be in writing and will be effective when delivered in person, by mail, by email, or couriered to the following respective addresses:

- (a) if to the Minister:

Alberta Jobs, Economy and Trade Development
Economic Development & Business Supports
13th Floor, Commerce Place
10155 - 102 St. NW
Edmonton, AB T5J 4G8

Attention: Michael Cardozo

Phone: 1-833-538-6733
Email: nred.program@gov.ab.ca

- (b) if to the Recipient:

CITY OF LEDUC
1 Alexandra Park
Leduc, AB T9E 4C4

Attention: Tara de Munnik

Phone: 780-980-8438
Email: tdemunnik@leduc.ca

Either Party may change its contact information by giving written notice to the other in the above manner.

9. GENERAL PROVISIONS

9.1 Minister's Obligations – The Minister's responsibility pursuant to this Agreement is limited solely to the provision of financial assistance in accordance with the terms and conditions set out herein.

- 9.2 Amendment** – This Agreement may be amended only if the amendment is made in writing and signed by a duly authorized representative of the Minister and the Recipient.
- 9.3 Waiver** – No waiver of any provision of this Agreement is effective unless made in writing, and any such waiver has effect only in respect of the particular provision or circumstance stated in the waiver. No representation by either of the Parties with respect to the performance of any obligation under this Agreement is capable of giving rise to an estoppel unless the representation is made in writing.
- 9.4 Additional Assurances** – The Parties agree, from time to time, to do all such acts and provide such further assurances and instruments as may reasonably be required in order to carry out the provisions of this Agreement according to their spirit and intent.
- 9.5 Assignment** – The Recipient may not assign this Agreement or any right or benefit under it without the prior written consent of the Minister, which may be given or refused in the Minister’s sole discretion. The Recipient may, however, contract with such parties as it sees fit for the purpose of carrying out the Project. No contract entered into by the Recipient shall relieve the Recipient from any of its obligations under this Agreement.
- 9.6 Successors and Assigns** – This Agreement shall be for the benefit of and is binding on the Parties’ successors and assignees.
- 9.7 Governing Law** – This Agreement shall be governed by and construed in accordance with the laws of the Province of Alberta and each Party submits to the jurisdiction of the courts of Alberta for the interpretation and enforcement of this Agreement.
- 9.8 Severability** – The terms and conditions of this Agreement are severable to the extent that any one that may be contrary to the laws of Alberta shall be deemed to be modified to comply with those laws, but every other term and condition shall remain valid.
- 9.9 Time is of the Essence** – Time is of the essence of this Agreement.
- 9.10 Compliance with Laws** – The Recipient shall comply with all statutes, regulations, orders, licenses and permits applicable to the Recipient in carrying out the Project.
- 9.11 Survival of Provisions** – Notwithstanding any other provisions of this Agreement, sections 3.2, 3.7, 3.9, 3.10, 4.1, 4.2, 4.3, 4.4, 4.6 and 5.1, and the provisions of Schedule C shall survive this Agreement and shall continue to bind the Parties.

[Remainder of page left intentionally blank]

9.12 Execution in Counterpart – Unless executed using an electronic signature approved by the Minister, this Agreement may be executed in counterparts, in which case the counterparts together shall constitute one agreement, and in which case communication of execution by emailed PDF will constitute delivery. Execution of this Agreement must occur in accordance with the policies and procedures established by the Minister as may be made available to the Recipient.

The Parties have therefore executed this Agreement, each by its duly authorized representative, as of the date at the beginning of this Agreement.

**HIS MAJESTY IN RIGHT OF ALBERTA
as represented by the Minister of
Jobs, Economy and Trade**

Per: _____

Kelley Bessette

Name of authorized officer

Director, Business and Industry Supports

Office held

CITY OF LEDUC

Per: _____

Derek Prohar

Name of authorized officer

City Manager

Office held

**ALBERTA JOBS, ECONOMY AND TRADE
GRANT AGREEMENT**

SCHEDULE A - RECIPIENT'S PROPOSAL

The attached "NRED Application - City of Leduc Economic Development Strategy and Action Plan" constitutes the Proposal for the Project, as submitted by the Recipient.

NRED-02-00093

Project Manager Contact

First Name:

Tara

Last Name:

de Munnik

Title:

Manager Economic Development

Email:

tdemunnik@leduc.ca

Primary Phone:

780-980-8438

Secondary Phone:

780-722-5802

Is Project Manager Contact the same as Signing Authority Contact?: No

Signing Authority Contact

First Name:

Derek

Last Name:

Prohar

Title:

City Manager

Email:

city.manager@leduc.ca

Primary Phone:

780-980-7130

Secondary Phone:

780-980-7101

Project Information

Project Title: City of Leduc Economic Development Strategy and Action Plan

Priority Area:

Economic Development Capacity Building

Write a clear and brief description of your project. If your project is approved, this description will be used on our website (500 characters or approximately 100 words):

The City of Leduc seeks to develop a comprehensive Economic Development Strategy and Action Plan to leverage its assets and enhance its position as a destination for businesses and a skilled workforce. The strategy will position Leduc to support initiatives that diversify the local and regional economy, leverage partnerships to support economic development capacities, and ensure Leduc is a competitive, thriving, diversified and collaborative place to build regional economic opportunities.

Write a clear and brief description of the project outcomes (500 characters or approximately 100 words):

The Strategy is a crucial step towards achieving Leduc's vision for economic growth and the goals and objectives of NRED. The Strategy will: -Fortify Leduc's capacity to attract, retain, and expand investment by guiding program and service enhancements, strategic investments, and key partnerships. -Enhance competitiveness and sustainability, and embrace diversification by capitalizing on Leduc's strategic location, ability to move goods, and fast population growth.

Application Stream:

Regional Development Stream

Is your project located in northern Alberta, with 51% or more of the project costs to be spent in the northern region? For the definition of northern region please refer to the Program Guidelines.:

No

Proposed Project Start Date:

3/15/2024

Proposed Project End Date:

6/14/2024

How many communities will be directly impacted by the project? Please enter the number of communities (put zero if not applicable).:

2

How many Small and Medium Enterprises (SME's) will this project support (put zero if not applicable)?

2,355

Select the industry that this project best supports (choose the best fit)?

Retail trade

Expected Investment Leveraged: \$13,700,000.00**Brief explanation how the project investment will be leveraged in the community (Max 1000 characters or approximately 200 words)**

The Strategy will foster collaboration among the City, businesses, investors, and community to create a shared vision for economic growth. The Strategy will inform decision-making, attract investment, and guide programs and services. The Leduc & Nisku Chamber of Commerce, the Downtown Business Association and other regional partners are keen to assist with the execution of the strategy. The City will use it for decision-making and resource allocation. Local businesses will align investment plans with the City's vision. Industry partners will identify investment opportunities. Potential investors will reference the Strategy for guidance and risk assessment. Should all of the currently undeveloped lands in Leduc be developed this is equivalent to approximately \$13.7m in annual municipal taxes (at today's mill rate). These funds will be directed to furthering the quality of life and job opportunities of our future residents. Details of calculation in Project Impact and Outcomes.

Select the Region that best fits your project's location:

Edmonton

Project Partners

Organization Name	Operating Name of Organization	Type of Organization	Partner Contact Name	Main Phone
Leduc, Nisku and Wetaskiwin Regional Chamber of Commerce	Leduc, Nisku and Wetaskiwin Regional Chamber of Commerce	Not-For-Profit	Jennifer Garries	780-986-5454
Leduc Downtown Business Association	Leduc Downtown Business Association	Not-For-Profit	Amber Cook	780-566-5454

Number Of Project Partners:

2

Provide details on how the project partners will contribute to the project

The strategy will outline opportunities for collaboration with regional stakeholders and support the key goals of the NRED Program while fostering a sense of ownership and investment in the success of the regional economy. We currently undertake economic development through a combination of in-house activities, intermunicipal partnerships, and agreements with partner organizations. In addition to those listed, Leduc County and the Edmonton International Airports are also committed.

Project Overview

Overview

Be specific and concise. This section serves as an executive summary of your project.

Identify and describe the issue or problem that the project will address (Max 3,000 characters or approximately 600 words)

It has been several years since the City of Leduc completed an Economic Development Strategy. Economic development can encompass many diverse areas and to be fully effective, efforts in this field must be laser focused and strategic. The economic development team at the City needs to be able to make significant impacts in targeted sectors. To accomplish this, we must ensure that resources are being deployed effectively. We believe that now is the best time to embark on a new Economic Development Strategy to take full advantage of key changes to Leduc's value proposition that can strengthen the local and regional economy over the next five years: The construction of the 65th Interchange that will be completed in 2.5 years, opening 118.17 new hectares of employment lands; New Airport Vicinity Protection Area regulations that allow more opportunities for economic investment and diversification, as well as new opportunities for workforce attraction and offers regional business leaders certainty to execute on their development plans with confidence; and New opportunities in the City's core economic sectors like hydrogen energy, goods movement using drone technology, and other advancements that can strengthen the local and regional economy over the next five years. Leduc is a fast-growing city with population increases of 9.20 per cent compared to the 2019 municipal census. This rapid growth is changing the needs of residents. As population increases it is important to attract the right variety of businesses and amenities. The Strategy will identify strengths, weaknesses, and sector-specific opportunities to enhance our competitiveness and effectively grow the local and regional economy. This is Council's opportunity to set the direction for economic growth and align economic development activities with the newly updated Municipal Development Plan and Council's Strategic Plan. Stakeholder engagement will also ensure everyone has a voice in shaping the vision for Leduc's future prosperity. The Economic Development team is small but mighty. The Strategy will help ensure the team dedicates time and resources in the most effective way to get the biggest results for the community. The structure of the department as well as the skillsets needed to support the department's strategic activities will be informed by the Strategy. If Leduc's application is a success, partnering with Northern Regional Economic Development Program will ensure Leduc realizes our vision of a thriving, diversified, and competitive economy. The Economic Development Strategy is a crucial step towards achieving this vision, and we believe it aligns seamlessly with the goals and objectives of the grant program.

Describe the expected result or benefit of the project and how the project will address the issue or problem described above (Max 3,000 characters or approximately 600 words)

The expected results and outcomes of an Economic Development Strategy and Action plan are abundant. Among the list, this project will set key decision-making parameters, identify key sectors and competitive advantages, create key performance indicators, improve the City's investment readiness and regional competitiveness, increase stakeholder engagement, align activities and initiatives with economic development best practices, minimize duplication and gaps in service delivery, maximize the effective use of resources, support the growth and development of the Economic Development department, and establish a goal for the ideal balance of residential and non-residential development. In addition to this, the strategy and action plan will: - Grow and diversify the economy: The Economic Development Strategy will catalyze economic growth, attracting new businesses and investments to the City of Leduc and the surrounding sub-region. -Create jobs for current and future residents: By focusing on business attraction and retention, the strategy aims to create employment opportunities, contributing to the prosperity of the local workforce. -Increase Competitiveness: A strategic approach to economic development will increase the competitiveness of local businesses, fostering a dynamic and sustainable business environment. -Innovation Hub: Grant support will help transform Leduc into an innovation hub, promoting technological advancements and industry-leading practices. -Enhance tourism, and the visitor experience, and attract the future workforce: The strategy, guided by the commitment to a desirable quality of life, will identify opportunities to enhance community amenities, public spaces that host events and conferences, tourism experiences, and cultural offerings that will attract visitors to Leduc and encourage skilled workforce development by attracting new residents to Leduc. Essentially, the strategy and action plan will set the economic development team up for success by providing a road-map, keeping work in scope and focused on those areas that will have the greatest impact to the community and region. It will provide a catalyst to increase investment to the region, accelerate progress, create jobs and drive economic growth.

Project Impact and Outcomes (Why the project is needed)

Please select the following priority area(s) your project directly aligns with and provide evidence of tangible and measurable economic impact benefits on the community and/or industry. Please refer to definitions section of the Program Guidelines (Max 3,000 characters or approximately 600 words)

Investment in Economic Development Infrastructure : No

Business Supports : No

Labour Force Attraction and Retention : No

Tourism Planning, Capacity Building and Infrastructure : No

Economic Development Capacity Building : Yes

Measurable benefits of economic development include increases in: employment opportunities in both skilled and unskilled categories, number of new businesses, population, higher income positions, advances in technology, innovation, investment (e.g. larger businesses, moves from home-based to brick and mortar businesses and international trade.) One of the primary reasons that we engage in Economic Development is to increase the tax base. In Leduc, undeveloped land has sold on average for \$113k/acre for the past 5 years. There are currently 594 acres of undeveloped land available for sale in Leduc. An additional 292 acres will become available, and allocated as employment lands, with the opening of the 65th avenue interchange in 2025, for a total estimated value of \$100.1m (886 acres*\$113K). Shovel ready land currently sells at market for around \$500-\$550K/acre. So even if that land is just brought to shovel ready, that land would then be worth \$443m to \$487.3m (886*\$500k to 886*\$550k). This is not taking into account dollar value over time. Developed lands (with building and under 5-acre sites) that have sold over the past 5-years have sold on average for \$1.722m/acre in Leduc. So that value is now \$10,23,056,810 (886*\$1.722m). The difference between the bare lands value that we have today and the potential value of those lands fully developed (not accounting for dollar value over time) is: \$1.43B or the equivalent of \$13.7m in annual municipal taxes (at today's mill rate) that can be invested in the quality of life for residents and further support business growth annually. The strategy will create the road-map to capitalize on these opportunities and ensure that the Leduc/Edmonton region remains in a position of competitive advantage. Efforts directed to Economic Development will catalyze growth and prosperity in the region.

Will this project create any new jobs? Please indicate the number of jobs for each category and describe the positions in the space below (put zero if not applicable).

Full-time positions (30 or more hours per week) during the course of the project : No

Part-time positions (less than 30 hours per week) during the course of the project : No

Full-time positions (30 or more hours per week) that will potentially be created as a result of this project : Yes

Positions# 1,483
Description: Top employment categories in Leduc are: Retail Trade, Construction, Health Care and Social Assistance, Manufacturing, and Transportation and Warehousing so job creation will likely primarily fall within those categories. However, with diversification we could also see increases in AI and Technology, Clean Technology, Digital Media and Entertainment, Food and Agriculture, Global Logistics, Health and Life Sciences and Hydrogen.

Part-time positions (less than 30 hours per week) that will potentially be created as a result of this project : Yes

Positions# 1,165

Description :

Top employment categories in Leduc are: Retail Trade, Construction, Health Care and Social Assistance, Manufacturing, and Transportation and Warehousing so job creation will likely primarily fall within those categories. However, with diversification we could also see increases in AI and Technology, Clean Technology, Digital Media and Entertainment, Food and Agriculture, Global Logistics, Health and Life Sciences and Hydrogen.

Please provide a brief summary of how the number of jobs was determined, taking into account factors such as project scope, expected workload, and potential expansion of operations :

Some inferring is required due to unavailable data. According to the Leduc Census 2023, 13190 people living in the City of Leduc were employed. According to Census Profile, 2021 Census of Population 56% of those employed in Leduc were FT, and 44% were PT. The City has had significant population growth over the past 4 years (2019 - 2023 = 9.2% growth). We have also seen an increase of 9% in businesses from 2022 to 2023 (year end). Our strategy is intended to be executed over 5 years from 2024-2029. If we anticipate a conservative 2% growth/year, then we take the number of City of Leduc residents that were employed in 2023 and multiply by 1%/year = 811 increase of employees (55% of that is 454FT, and 44% is 357PT). If we use a more aggressive number of 5% = 4485 new employees (2512FT, 1973PT). We then averaged the 2 scenarios: 1483FT, 1165PT.

Management and Measurement

Use this template for your Management and Measurement information. This template will outline the milestones for the project and be used to determine the project management expectations: Management and Measurement Template.

Project Budget

Revenue

The maximum Alberta Government funding, including the requested grant amount, cannot exceed 75% of the total project value for applicants that are Indigenous (First Nations or Metis Settlement). For all other applicants, the maximum Alberta Government funding, including the requested grant amount, cannot exceed 50% of the total project value.

Requested Grant Amount \$37,500.00

Other Alberta Government Funding - Cash

Other Alberta Government Funding - In Kind

Total GoA Funding \$37,500.00

Funding/Contributions

For First Nations or Metis Settlement applicants: This represents your contribution, which must equal or exceed 25% of the Total Project Value.

For all other applicants: This represents your contribution, which must equal or exceed 50% of the Total Project Value.

Name of Contributor	Type of Organization	Type of Funding	Cash	In Kind	Additional Details
City of Leduc	Municipality	Secured (e.g. funding has been received from contributor)	\$37,500.00		Funding for the applicant contribution has been allocated in the City's 2024 budget that was approved by Council on December 11, 2023.

Total Applicant Sourced Contributions \$37,500.00

Total Project Value \$75,000.00

Use this template for your Budget: [Budget Template](#)

Enter the sum of your Total Budget in the field below. Your Total Project Value should equal your Total Budget. Upload your completed Budget template in the 'Attachments' section of the application portal.

Total Budget \$75,000.00

**ALBERTA JOBS, ECONOMY AND TRADE
GRANT AGREEMENT**

SCHEDULE B – APPROVED BUDGET

The attached “Approved Budget” table sets out the total project expenses breakdown approved by the Minister on review of the Recipient’s Proposal.

**BUDGET TEMPLATE
PROJECT EXPENSES AND COSTS**



Name of organization	City of Leduc
Name of project	Economic Development Strategy and Action Plan

Please use this template, if you apply for **Regional Stream (projects based in Northern Alberta and non-Indigenous led)**

Program guidelines check:

Provide a complete description, and justification, of the costs over eligible categories over the life of the project

Provide evidence of all confirmed or secured partner and/or applicant's contributions

	Project Expense	Total Cost	In Kind/Cash	Explanation / comment	NRED program amount approved (for Government of Alberta internal use)
				(indicate the source of in kind funding, if applicable)	
1	Consultant	\$ 75,000	\$ 37,500	A consultant will be hired to complete the project	37500
2					
3					
4					
5					
6					
Total Project Costs		\$ 75,000	\$ 37,500	Program guidelines check:	
			50%	Applicants funds must be minimum 50%	
TOTAL PROJECT AMOUNT SUBMITTED FOR THE PROGRAM APPROVAL:		\$	37,500	Total Eligible Project Costs must be within range of \$26,675 - \$200,000	

TOTAL NRED program amount approved (for Government of Alberta internal use)	\$ 37,500
---	-----------

**ALBERTA JOBS, ECONOMY AND TRADE
GRANT AGREEMENT**

SCHEDULE C - REPORT

- C.1 Reports Format** – All reports must contain the information and be in a format specified by or acceptable to the Minister.
- C.2 Final Financial and Summary Report** – In consideration of the Minister providing the Grant, no later than August 31, 2024, the Recipient shall provide a final report including the following:
- (a) an acceptable financial statement accounting for all Project revenues and expenditures, including all interest and other income earned from investments of the Grant Proceeds;
 - (b) a concise summary of what the Project achieved; and
 - (c) an acknowledgement signed by a senior financial official of the Recipient that the money provided under this Agreement was used for the purpose of the Project.
- C.3 Changes to the Proposal** – The Recipient shall communicate to the Minister for the Minister’s approval, through a detailed report, as soon as possible, proposed significant changes in the Project scope, costs, types of expenditures, or partner funding including any needed extensions to secure funds. The report outlining changes to the Proposal is independent of and in addition to other reporting requirements outlined in this Schedule C.
- C.4 Reporting Compliance** – The Recipient must comply with all reporting requirements under this Schedule C. In cases where the Recipient is found to be in non-compliance with Schedule C requirements, the Recipient will be deemed to have committed an event of default as defined in section 6.2 and the remedies in section 6.3 shall apply.
- C.5 Other Reports** – During the Term and for a period of five (5) years afterwards, the Recipient must provide such additional follow-up information as the Minister may reasonably request for the purpose of evaluating the Project.