

Valemount Industrial Park Limited Partnership

2020 Financials:

- We have a total revenue of \$558,778
- Total expenses of \$252,487
- Total net **earnings** for 2019 of \$395,746
- The VIP site is old and all the infrastructure needs to be upgraded. We are investing steadily for the future. Hydro system is in good shape. The water system needs major investment.

2020 Highlights:

- The new Cedar Valley Holdings shake, Shingle and Post and Rail mill is now in full production. The mill shows great promise. Employment has rose from 4 employees to 10-15 and growing steadily. The fibre agreement seems to be working well as the mill for the first time has a steady supply of fibre.
- As of June 2021, there are 14 lease holders in the VIP industrial lands.
- Trans Mountain, Dunkley, CVH Ltd, Remcan, TM Fallers, Robson Design, BC Stone, Treasures of the Forest, Telus, Simpcw FN, RV Gourmet Mushrooms, Veggie container, VCF LP and newly West Fraser.
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- In partnership with Trans Mountain, we have fibre optics in the yard and will be hooked up to the VCF office fall 2021.
- Working with Trans Mountain to re-establish the yard fire fighting reservoir. This reservoir will act as the hub for fire protection for the yard.
- VCF utilized the yard and scales this year as a reload yard and specialty wood decking area. We are finding it very useful to have clean up loads brought into the yard that we can sort out and sell to local mills.
- We have aggressively been fighting Knapweed which is an invasive species that dominated the industrial lands when we purchased the site. We are very proud that the weed is under control and that the grasses and other plant species are now flourishing. We will have an annual plan to monitor and take action when needed.
- We are continually working on infrastructure in the yard in attempts to build and create industry. This summer we hope to start to work on the yard fire fighting system. The old system's base is still there but is in rough shape and needs to be rebuilt
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- We are continuing to research ways to deal with the waste fibre in the area. This issue is holding us back from setting up more manufacturing in the yard. Currently, it's a major cost to haul waste to a larger center which makes manufacturing in Valemount very difficult.
- We needed the VIP mill to be in operation to produce waste fibre. With this fibre in addition the waste fibre CVH Ltd produces we hope to be able to attract a fibre industry project. Supplying a fibre plant with logs as its base does not work due to high cost of logs, you need mill waste.

- The VIP mill is 95% complete and waiting to be hooked onto the BC Hydro power grid. We started working on the mill May 2020 and have been steadily working on it ever since. We have a permit with BC Hydro and they commit to hooking the mill up by July 4 at the latest.
- The mill production will start slowly as we test the equipment. When running at full capacity we expect roughly 10 people employed to start.

Staff:

- The VIP LP is managed by the VCF LP staff and board of directors.
- The VIP has two direct staff members that are on full time employment helping to construct the mill. The two are Samantha Piper and Darren Battensby.
- Claudia Frost has been contracted to complete the financials for the company.