Flagstaff County, AB BDO Zone Rating: **‘A’**

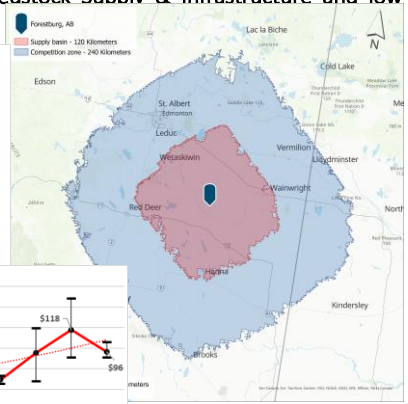
- ✓ **450,000 odt per year** low-risk wheat straw supply at a delivered price range of **$118-$127/odt or $52-$54/bale.**
- ✓ Multi-generational history of wheat production and wheat straw harvesting.
- ✓ Producer willingness to participate in a wheat straw project under sustainable and mutually profitable conditions.
- ✓ Made-in-Alberta, farm-restricted Class 1 driver licensing alleviates truck driver shortages and creates local jobs.
- ✓ A 117-acre greenfield industrial park with investment ready plan.

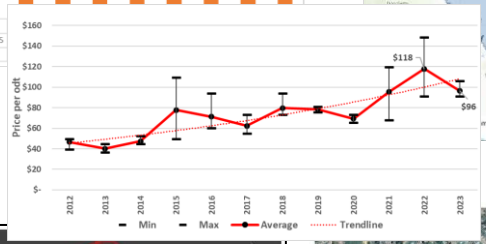
View and download the Flagstaff County BDO Zone Rating **here**.

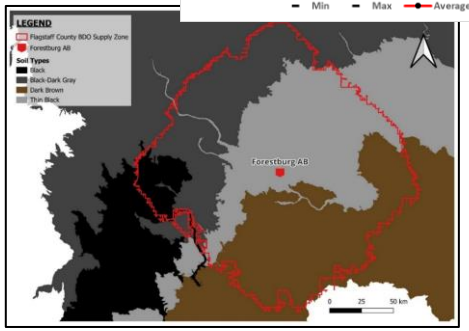
Bioeconomy Development Opportunity Zone Rating | BDO Zone Designation: Flagstaff County, AB
BDO Zone Rating: ‘A’

The Flagstaff County, AB, Bioeconomy Development Opportunity Zone, is rated 'A', or 'low' risk. The ‘A’ rating denotes a high prospective viability of Feedstock Supply & Infrastructure and low expectation of default risk in the Zone.











BD OZ THE BIOFUEL DEVELOPMENT OPPORTUNITY ZONE INITIATIVE

BD|THE BIOFUEL DEVELOPMENT
OZ|OPPORTUNITY ZONE INITIATIVE

FLAGSTAFF COUNTY

BDO Zone Rating: A

Wheat Straw Biomass

BIOECONOMY DEVELOPMENT OPPORTUNITY ZONE PROGRAM
CERTIFIED 'A'

Here We Grow: The Flagstaff Region Advantage

February 6th, 2025

Discussion Points



01 Overview of Flagstaff Region

02 Potential Investment Sites

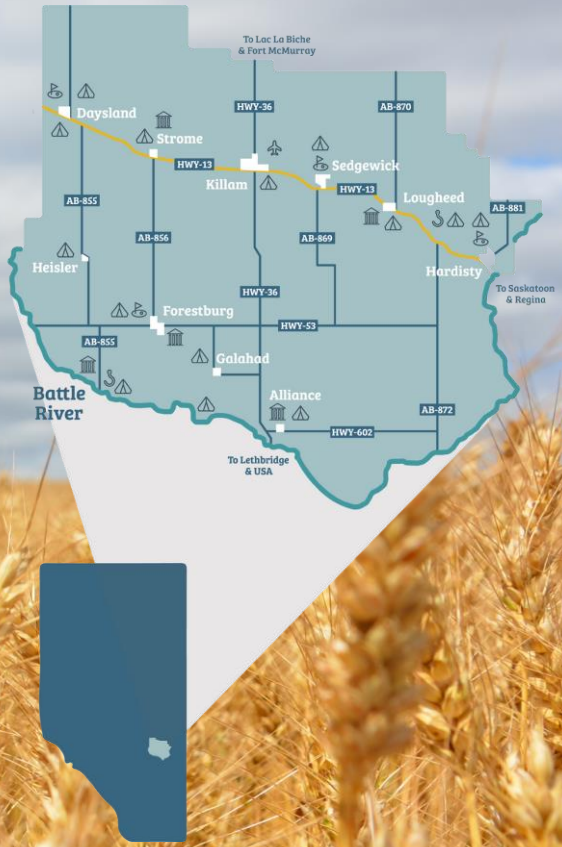
03 Making Bio Based Business Successful

04 Investment Support

05 In Good Company

1 Overview of the Flagstaff Region

- Leaders in Agriculture & Energy
- 87% of land in ag production
- Home to several major energy and ag companies
- Existing industry support network
- High concentration of labor in energy industry
- Low cost of business
- Easy access to major transportation infrastructure
- High quality of life



Labour Market Area

26
COMMUNITIES

36,352
POPULATION

19,120
WORKFORCE

64.4%
WORKFORCE PARTICIPATION

15%
POST SECONDARY

11%
APPRENTICESHIP

25%
HIGH SCHOOL

18%
NO CERTIFICATE

2 Business Industrial Park

- GREENFIELD SITE
- Business Industrial Park focused on agribusiness
- Located just outside of Forestburg, AB
- 117 acres
- Currently undeveloped
- High and heavy load transportation network
- Access to rail, short-line with access to CP network via Camrose
- Easy access to Highway 53
- 15 km west of Highway 36 (north/south high load corridor)
- On-site storm water management can be enhanced to create an amenity space for park users.
- Multiple Partners Invested in Success



Business Industrial Park - Concept Plan



Additional Options:

- Site Type: Greenfield | Vacant lot
  Land Ownership: Flagstaff County (Municipal Owned)
  Zoning: Highway Commercial
  Land Area: 132.19 Acres
  Market Location: Hardisty

- Several Private Commercial Options
- Concierge Program through Flagstaff County



3 Making Bio Based Business Successful

- Value Chain Alignment
  - Skill Pool Alignment
  - Local suppliers already support agriculture and energy production
  - Readily and consistent supply of raw product
- Community Embraces Ag and Energy Production - Social Licensing
- Tailored Investment Supports
  - Needs based
  - Support for workers & families
  - Longevity
- Trade Area beyond Flagstaff Region
- Community is Invested - i.e. Battle River Rail Co-op



4 Supporting your Business Needs

- Property Visit
- Community engagement
- Relocation and expansion business case development
- Benchmark against other potential investment destinations
- Cost Analysis
- Extensive Commercial Partner network and support
- Solutions to training & recruitment support
- Introductions to local support partners, suppliers & programs
- Brokering introductions into the Flagstaff business community
- Full employee relocation support services
- Tailored familiarization visit programs



5 In Good Company



Battle River Railway

Battle River Railway is a new generation cooperative, shortline railway, based out of Forestburg, Alberta. The railway was purchased in 2010 by area producers and residents. The railway is Alberta's longest straight section of railway, beginning in Alliance and continuing 52 miles to the Camrose area. Battle River Railway serves its agriculture and industrial customers on a weekly basis. Battle River Railway is proud to hire local and service the economic needs of the surrounding communities.
Core services are Commodity Transportation, Railcar Storage, Grain Merchandising, Transloading and Tourism.



"The Flagstaff Region is rich in the products the world needs. Come grow with us as we help bring Flagstaff to the world" - Matt Enright, Battle River Railway



Prism Integrated Solutions

Prism offers full spectrum solutions to meet the ever-changing requirements of the energy industry, Prism identifies product needs and utilizes creativity in all aspects of design, operations and problem solving. With a product line that continuously evolves, they prioritize to their clients' needs and wants, making the required adjustments to reduce their operating costs and meet environmental and emission standards.



"We enjoy the grass roots nature of the Flagstaff Region and the fact that such great products are designed, manufactured, and sold from our region" - Kirby Nanis, Prism Integrated Solutions

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Scan me!