CITY OF CHARLOTTETOWN
PUBLIC MEETING OF COUNCIL
COUNCIL CHAMBERS, CITY HALL, 199 QUEEN STREET
TUESDAY, FEBRUARY 3, 2026 AT 6:00 PM

Mayor Philip Brown presiding

Present:	**Deputy Mayor Alanna Jankov (T/C)**	**Councillor Terry Bernard**
	Councillor Mitchell Tweel	**Councillor Kevin Ramsay**
	Councillor Bob Doiron (T/C)	**Councillor Julie McCabe**
	Councillor Norman Beck	**Councillor Trevor MacKinnon (T/C)**
	Councillor John McAleer	**Councillor Justin Muttart**
Also:	**Brad MacConnell, CAO**	**Wayne Long, EGAM**
	Dillon Bolger, IT	**Tracey McLean, PRC**

No written submissions, either in support of or in opposition to the establishment of a Business Improvement Area (BIA) in the West Royalty Business Park and the BioCommons Research Park, were received by the time of the Public Meeting of Council.

T/C indicates attended via teleconference.

- The Mayor acknowledged that the land on which we gather is the traditional unceded territory of the Mi'kmaq First Nation.

1. Call to Order
Mayor Brown called the meeting to order at 6:18 PM.

2. Declarations of Conflict of Interest
No conflicts were declared.

3. Approval of Agenda
Moved by Councillor Ramsay and seconded by Councillor Bernard that the agenda be approved as presented. Carried.

4. Presentation

a) Proposal to Establish a Business Improvement Area (BIA) in the West Royalty Business Park and the BioCommons Research Park

The Mayor welcomed Nick Wright and Doug Wright, West Royalty Business & Bioscience Inc., to the meeting and asked them to begin the presentation.

D. Wright, who joined via teleconference, noted the presentation is to make the case for creating a new, non-retail Business Improvement Area (BIA) in Charlottetown that would encompass the West Royalty Business Park and BioCommons Research Park. This proposed BIA would represent and coordinate the needs of this employment / industrial / innovation district (as distinct from downtown retail BIAs).

N. Wright then indicated that businesses in these parks have unique requirements that differ from the downtown/uptown retail focus. The proposed BIA membership includes businesses oriented toward, manufacturing, processing, technology, bioscience and export / business-to-business operations. He

added that the area has enough density and value to justify a formal BIA model with 150+ acres, 75+ businesses, 1000+ employees ($50M+ annual salaries), $80+ property tax contributions and $750M+ annual sales.

N. Wright spoke to the governance/accountability part noting that decisions would be made by a membership (elected board with regular general meetings). Accountability to the City via BIA Bylaw oversight, mandated City Board Rep and annual reporting requirements. Levy and funding points - BIA will be 100% self-financed, no cost to taxpayers, funded through a levy based on assessed property values proposed Year 1 levy: $0.18 per $100 of assessed value (subject to membership approval). He then spoke more to what a BIA would do regarding operational areas such as capital project coordination, shared services, organizational support, networking and government relations. In closing, N. Wright summarized the potential benefits to BIA members and the City.

The Mayor then opened the floor to comments/questions on the subject matter.

Scott Doncaster, BioVectra
- There is no clear accountability of who is responsible for the park's infrastructure.
- Why a BIA is necessary to maintain the park when taxes and economic activity in the area should already support proper maintenance.
- That the BIA levy would not fund the infrastructure, and that infrastructure improvements would likely still require additional levies or funding, meaning extra cost burden.
- A levy would make Charlottetown less competitive for industrial site selection because other industrial parks (i.e. Burnside) have lower taxes.

N. Wright agreed that jurisdiction/responsibility exists elsewhere, but said the problem is that the park's needs have been neglected over time. A BIA would be beneficial as there has not been anyone consistently advocating the park's needs. Mr. Long, Economic Growth & Attraction Manager (EGAM) added that the Province once owned the park but the City does have some responsibilities within its boundaries.

Lauren Ledwell, PEI BioAlliance
- Helpful to have clearer accountability on who is responsible for infrastructure and safety issues in the park because member businesses have raised safety concerns, and those concerns need to be addressed.
- The additional levy (18 cents/$100 of assessed value) is substantial and has created concern among members.
- She questioned how the process can allow for a "wholesome discussion" given the short timeline (Feb 6) provided for written feedback while proponents still need to consult broadly with affected businesses.

N. Wright indicated they have already begun meeting with major stakeholders within the proposed BIA boundary and will spend the next two months meeting with as many businesses as possible; February 6 is the City's deadline for written feedback, the internal consultation process would continue over the following two months.

Jason Cleaversmith, PEI BioAlliance
- Requested clarification on the steps/process of establishing a BIA.
- Questioned the BIA Bylaw section which states that six (6) businesses can initiate a BIA but it takes 2/3 of businesses to nullify it.

The EGAM provided clarity with respect to the process noting that after the request was received, it was reviewed by the City's legal counsel, went to Economic Development Committee, City advertise three (3)

consecutive weeks, notice letter sent to all entities in the proposed area, public meeting called for February 3 with a written feedback window open until February 6. Afterward, the CAO or designate brings a recommendation back to Council for a decision.

Dave Rempel (Delta Distributors)

- As he is a small business owner, he raised concerns of an added levy; property tax is already 8% of the business's income.
- He indicated he would most likely vote "no" to a BIA due to the additional cost.

The Mayor thanked everyone for their input and emphasized this was a public meeting/open forum under the BIA Bylaw, no decisions would be made tonight and the process will move onto the CAO for a recommendation report then Council vote. If Council approves the establishment, the BIA still must finalize governance processes and Council would later need to approve the rates/levy inclusion in the City budget.

5. Adjournment

Moved by Councillor Ramsay and seconded by Councillor Bernard that the meeting be adjourned. Carried. The meeting concluded at 7:19 PM.