



City of  
**Peterborough**

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**To: Members of the Committee of the Whole**

**From: Malcolm Hunt, Director, Planning and Development Services**

**Meeting Date: September 26, 2016**

**Subject: Report PLPD16-074**  
**Authorization to Sign a Memorandum of Understanding (MOU) with Trent University and Noblegen Inc.**

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## **Purpose**

A report to recommend that the CAO be authorized to sign a Memorandum of Understanding (MOU) with Trent University and Noblegen Inc.

## **Recommendation**

That Council approve the recommendation outlined in Report PLPD16-074 dated September 26, 2016, of the Director, Planning and Development Services, as follows:

That the Chief Administrative Officer be authorized to sign, on behalf of the City of Peterborough, a MOU between the City, Trent University and Noblegen Inc. to affirm the development intentions of the parties and the construction time lines.

## **Budget and Financial Implications**

To date Council has approved a budget of \$5.4 million for the internal and external servicing of the Trent Research and Innovation Park including \$3.0 million from other partners. The draft 2017 Capital budget will identify another \$3.5 million to support an increased scope of work to rebuild Pioneer Road rather than a simple restoration and a larger first phase of Research Park development. The adoption of the recommendation will signal that the Trent Research and Innovation Park is a corporate priority.

## Background

The City and Trent University have committed to develop the Trent Research and Innovation Park. The essential terms of that business arrangement were captured in a Memorandum of Understanding dated November 24, 2015. The CAO was authorized by Council to sign the MOU through Report PLPD15-058 as follows:

“That the CAO be authorized to execute a Memorandum of Understanding with Trent University outlining the essential terms of a business relationship between the City and Trent University to facilitate the implementation of the Trent Research and Innovation Park.”

Consistent with the November 24, 2015 MOU the City is leading the physical development of the Trent Research and Innovation Park (TRIP). The 2016 approved Capital Budget of the City included a budget allocation for the extension of municipal services to the site and a first phase of the infrastructure within TRIP. The Utility Services Department is leading the design and construction program for the external services with the objective of being tender-ready in the spring of 2017. The recent open house to demonstrate the physical improvements proposed to Pioneer Road is evidence that this project is a corporate priority and that the implementation schedule is on target.

The City, University and Peterborough Economic Development have jointly sponsored the completion of a business case and marketing strategy for TRIP under the guidance of a highly qualified consulting team. This project will be completed within the next month.

At the Committee of the Whole meeting of September 26, 2016 Council will be asked to award a consulting assignment to complete a Master Plan for TRIP and the Engineering Design for Phase 1 of the Research Park. All of this work will be completed over the next 6-7 months so that the Phase 1 project is tender ready by the spring of 2017.

The 2017 Draft Budget will reflect additional capital funding requirements for 2017 to increase the scope of work for Pioneer Road improvements and to establish a larger Phase 1. While Council is not being asked to pre-commit the 2017 budget at this time, Council does need to understand that the 2017 Capital budget will reflect additional work that will become a priority expenditure in the evaluation of all capital needs. If Council should elect not to fund the projects it will not stop the advancement of the Research Park but impact the scope of improvements to be made in 2017.

All of this activity has heightened investor interest in TRIP and for Noblegen Inc. in particular, the desire to be the inaugural tenant in a facility with great potential. Today TRIP is an open field on the north side of Pioneer Road. The vision is to completely transform that space within the next 12 months. In order for Noblegen to proceed with its corporate growth plans for 2017, Noblegen has asked the City and University to formally state the development intentions in the form of a Memorandum of Understanding which will provide the following:

1. Confirmation that Noblegen Inc is a qualified tenant.
2. Confirmation that Noblegen's preferred location is reserved for them.
3. Confirmation that the City will use its best efforts to have site access available for April 2017 and services available by the fall of 2017.
4. Recognition that Noblegen, as the inaugural tenant, will be offered a preferred ground lease rate in the early years of the lease period.

Over the next months the City and University will develop a head lease and a sub-lease template for businesses locating in TRIP including lease rates, revenue shares and other business matters. The Master Plan will more precisely confirm the long term land use elements, site and building design parameters, approved tenant profiles, and other development matters. The Noblegen interest in TRIP is now, before the planning program has fully run its course. In order to allow Noblegen to confidently plan its future many of these matters must be addressed up front. The MOU serves that purpose for Trent University, the City and Noblegen.

Later this fall Noblegen intends to more fully unveil its development aspirations in the Trent Research and Innovation Park. This report is not intended to preempt that announcement but rather to set the stage for a compelling opportunity by a company that represents all that the Trent Research and Innovation Park aspires to be.

Noblegen originated out of CEO and Founder Adam Noble's award winning research. His groundbreaking research on a select microorganism and its novel capabilities won international acclaim. In the early years, Noblegen (formerly Noble Purification) was known for a unique water technology that applied some of Mr. Noble's early research.

Noblegen was created in 2013 when Adam Noble and Dr. Andressa Lacerda identified a promising opportunity to apply his award-winning research to industry. Noblegen's research and development has expanded applications for the technology to include nutrition, health and biochemicals. Today Noblegen Inc. is an advanced bioproducts manufacturer dedicated to developing cost-effective, naturally-derived biomaterials and biochemicals for a wide range of consumer and industry sectors.

Submitted by,

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