

HARBOURSIDE COMMERCIAL PARK INC.

**ANNUAL ACCOUNTABILITY REPORT
FOR THE FISCAL YEAR 2008-2009**

TABLE OF CONTENTS

1.0	Accountability Statement.....	1
2.0	Message from Harbourside Commercial Park Inc..	2
3.0	Introduction.	3
3.1	Report Structure.....	3
4.0	Priorities and Accomplishments.	3
5.0	Performance Measures.....	4
6.0	Financial Results.	6

1.0 Accountability Statement

The accountability report of Harbourside Commercial Park Inc. (HCPI) for the year ended March 31, 2009, is prepared pursuant to the *Provincial Finance Act* and government policies and guidelines. These authorities require the reporting of outcomes against the HCPI's Business Plan information for the fiscal year 2008-2009. The reporting of Harbourside Commercial Park Inc. outcomes necessarily includes estimates, judgements and opinion by HCPI's management.

This accountability report is the responsibility of HCPI's management and is, to the extent possible, a complete and accurate representation of outcomes relative to the goals and priorities set out in HCPI's Business Plan for the year.



Bill Estabrooks

Minister, Department of Transportation and Infrastructure Renewal



Gary Campbell

President, Harbourside Commercial Park Inc.

2.0 Message from Harbourside Commercial Park Inc.

I am pleased to present Harbourside Commercial Park Inc.'s Accountability Report for the 2008-2009 fiscal year. This report provides an overview of HCPI's priorities and accomplishments.

During the 2008-2009 fiscal year, HCPI continued to market and promote the first 26 hectare phase of remediated former Sysco lands. Four new commercial buildings are in various stages of construction, with negotiations underway for the sale of three additional properties. Two former Sysco office buildings have been redeveloped and are basically fully leased to a variety of commercial users. A large structure which was formerly part of the steel making operation is under a lease to purchase arrangement with the Cape Breton Regional Municipality.

An additional 20 hectares of former Sysco lands is in the process of being transferred to HCPI, who will continue to focus its efforts on the successful operation of the commercial park.

I hope you will find the information helpful in understanding HCPI's progress in establishing a fiscally viable commercial business park at the former Sydney Steel site.

Sincerely,



Bill Estabrooks

Minister, Department of Transportation and Infrastructure Renewal

3.0 Introduction

The Annual Accountability Report is a report on the progress achieved by HCPI towards the goals, priorities, performance measures and financial targets established in the 2008-2009 Business Plan and is available at <http://www.harcom.ca>.

Harbourside Commercial Park Inc. was established in August 2006 to manage commercial development of remediated areas of the former Sydney Steel (Sysco) plant site. HCPI is also responsible for Sydney Utilities Limited (SUL) which is a wholly owned subsidiary of HCPI. SUL is responsible for the control of the two water utilities that had been part of the Sysco infrastructure, and a substantial water supply for the regional municipality and industrial activities at the former Sysco site.

HCPI's mission is to develop and maintain a viable industrial and commercial park comprising properties formerly owned by Sydney Steel Corporation. This mandate includes the maintenance of buildings and grounds, where necessary, and the sale and lease of real estate for commercial purposes.

As a Crown corporation, HCPI reports to a Board of Directors. The minister responsible for the Crown corporation is the Minister of Transportation and Infrastructure Renewal. HCPI maintains its office at Sydney, Nova Scotia, along with a presence at the department's Head Office in Halifax.

3.1 Report Structure

This report is organized into two main sections. The first section outlines HCPI's progress and accomplishments against the priorities identified in the 2008-2009 Business Plan. The next section provides details regarding performance measures and the results achieved. The financial result of Harbourside Commercial Park Inc. are reported on in the Audited Financial Statements. These statements are available at <http://www.harcom.ca>.

4.0 Priorities and Accomplishments

Harbourside Commercial Park Inc. secures the majority of its funding from property rentals and sales, along with a management fee for administration of the park facility.

The work of HCPI is closely aligned and integrated with the activities of Nova Scotia Lands Inc.

In addition to the ongoing activities that support the development and marketing of Harbourside Commercial Park, HCPI can report the follow accomplishments:

Property Leases

HCPI has negotiated 20 office and property leases.

Property Sales

Four sales agreements are under active discussion.

Lease of Wharf and Back Up Lands

The renewal of the Sysco Wharf and Back Up Lands lease is being negotiated.

Park Promotion

Promotional material, including an improved web site, has been developed and taken to various trade shows.

Port Promotion

HCPI is an active participant in the Sydney Port Corporation.

5.0 Performance Measures

This section provides detailed information on the outcomes and performance measures of Harbourside Commercial Park Inc.

Outcomes and measures outlined in the 2008-2009 Business Plan included the following targets. The status of these targets is:

Outcome	2008-2009 Target	Status
Continue development of commercial park	65 acres (26 hectares)	90% complete ¹

¹Awaiting approval to transfer Phase 2 lands.

Outcome	2008-2009 Target	Status
Turnover of infrastructure (roads, sewer, water) to municipality	All of Phase 1 infrastructure	Complete
Sale of developed industrial lots	4 lot sales	80% complete ²
Rental of office space	15 leases finalized	Complete
Promotion of park facility		Underway
Continued development of roads and services	1.5 km of new roads and services	Complete
Additional property remediated for redevelopment	Approximately 70 acres (28 hectares)	Underway
A final long term land use plan	Final land use plan	Underway ³

²Awaiting final legal work.

³Contract awarded; final plan by year end.

6.0 Financial Results

	Budget 2008/09 (\$000s)	Actual 2008/09 (\$000s)	Variance (\$000s)
Revenue:			
Leases and Rent	750	891	141
Sale of Land	25	0	(25)
Other			
Total Revenue	775	891	116
Expenses:			
General Operating Expenses	646	487	(159)
Management Fees	112	88	(24)
Total Expenses	758	575	(183)
Net Income (Loss)	17	316	299