

WHY JEDI AND THE JEDI REGION

1. JEDI IS THE PRIMARY “INFORMATION HUB” FOR REGIONAL INFORMATION

JEDI, a unique, collaborative economic development partnership between the Town of Millet, the City of Wetaskiwin and the County of Wetaskiwin; JEDI is the primary information hub for regional economic development information, including contacts, web links, maps, business/industry, major employers, land availability, lifestyle, demographic/labour force statistics and much more.

2. JEDI IS A ‘ONE-STOP-SHOP’ FOR INDUSTRIAL DEVELOPMENT/BUSINESS INQUIRIES

The municipal land use/development process can sometimes seem rather daunting – JEDI helps developers and business owners navigate through the process, providing guidance, following up with municipal planners and sourcing pertinent contact information and referrals – JEDI is the *‘one stop shop’* for all types of industrial development and business inquiries/assistance.

3. LOWER LAND COSTS FOR INDUSTRIAL DEVELOPMENT & BUSINESS DEVELOPMENT

As traffic becomes more congested in the Leduc/Nisku/Edmonton area and industrial land prices escalate, the Millet/Wetaskiwin area, with its wide range of business services and close proximity to the greater Edmonton area, is a very logical and affordable location for industrial development, especially manufacturers, distributors and oilfield service companies.

Developable land and serviced parcels sell for half the cost of industrial property closer to Edmonton, Calgary or Red Deer. Lease prices for commercial and industrial property are still very affordable (less than half) the rate charged in many other metro areas.

4. LAND AVAILABLE FOR INDUSTRIAL DEVELOPMENT

For industrial developers, availability of developable land is not a problem in the JEDI region. Why does industrial development in the JEDI region make good business sense? There is a growing demand for serviced industrial lots..... More and more oilfield service companies are looking for 3 – 10 acre serviced industrial lots and larger parcels for industrial storage in the JEDI region, particularly in close proximity to Millet and Wetaskiwin.

5. ACCESS TO SKILLED LABOR FORCE

Businesses located in the JEDI region have access to a large labor force from a wide geographic area and areas of concentrated population ... For example, it is an easy commute for workers to the JEDI region from surrounding communities such as Camrose, Ponoka, Leduc, Sherwood Park, Beaumont, Edmonton and smaller communities within the general area. Close proximity to First Nations communities also presents opportunities for local labor force development.

6. WIDE RANGE OF TRANSPORTATION OPTIONS

The JEDI region has a wide range of transportation options/services. Businesses located in the JEDI region have easy access to major highway corridors (QE11 north/south through Alberta and on to Fort McMurray or into British Columbia; Highway 2A to Leduc, Nisku and Edmonton International Airport as well as Highway 13 east to Saskatchewan or west to other parts of Alberta)

Not only does the JEDI region have a certified regional airport in the City of Wetaskiwin, there is quick and easy access to Edmonton International Airport, Nisku Industrial Park and the City of Edmonton via the QE11 or Highway 2A

The JEDI region is serviced by the north/south main line of Canadian Pacific Rail (CPR) and in close proximity to Canadian National Railway (CNR) north/south line.

7. AFFORDABLE HOUSING

Unlike many other communities close to metropolitan areas, communities in the JEDI region have a wide range of affordable housing options available for employers, employees and their families. Rent and real estate costs are approximately 30% less than other major centers.

8. COMFORTABLE, COUNTRY LIFESTYLE

While many people come to the JEDI region for the parkland setting and comfortable, country lifestyle with all the services and amenities, including plenty of opportunities for recreation – many have taken advantage of the many business opportunities here as well. Did you know that within the three municipalities, there are over 1,300 businesses in addition to over 100 oil/gas companies with interests in the JEDI region?

9. EDUCATION IS A HIGH PRIORITY

Education is a high priority in the JEDI region with over 20 schools and a regional college campus. The region is within an hour's drive of several post-secondary education and training institutions as well as the University of Alberta.

10. WELCOMING, NEIGHBORLY PLACE

People find the JEDI region a very welcoming, neighborly place to live, work, play or operate a business - newcomers feel right at home from day one!