



2025-02-26

Municipality of East Hants
15 Commerce Ct, Elmsdale, NS B2S 3K5

To: Warden Eleanor Roulston

Cc: Councillor Sandra Garden-Cole
Councillor Norval Mitchell
Councillor Eldon Hebb
Councillor Carl MacPhee
Councillor Keith Rhyno
Councillor Craig Merriam

Councillor Walter Tingley
Councillor Michael Perry
Councillor Elie Moussa
Councillor Cecil Dixon
Clerks Office, Municipality of East Hants

Subject: URGENT: Final Opportunity - GFR Steel Manufacturers Investment in Uniacke Business Park

Dear Warden Roulston & Councillors,

Following recent work with our lawyers to advance the buyback of Lot 1-2A within the Uniacke Business Park, I am writing to you with a matter of critical importance to the economic development of Uniacke Business Park and East Hants.

I understand there is a limited window of consideration from the Council. This letter represents the last chance to secure this significant investment. With additional time since our work in the Fall of 2024 we are now able to expand the work of GFR Steel Manufacturers with a new facility in the Uniacke Business Park.

We are ready to invest in a state-of-the-art steel manufacturing facility and headquarters for GFR Steel Manufacturers.

Key Points for Your Urgent Consideration

- We are build-ready with our inhouse civil contracting company.
- Our building permit application is ready for submission.
- The investment will increase the workforce by +/- 26 workers.
- The project represents a significant increase in property tax revenue for the municipality on the shortest possible timeline.
- The Uniacke Business Park neighbours (particularly Rice Concrete) will benefit from the adjacency and work on steel / concrete panels for assembly construction.
- Construction will start immediately upon the issuance of permits.

I have signed off on the deed for the buy back, I am not delaying that action. However, if we do not act to allow this project then both GNF Commercial and East Hants lose the opportunity to grow GFR Steel Manufacturers in the Uniacke Business Park.

We are confident that GNF Commercial's project will be a significant asset to the Uniacke Business Park, East Hants, and Nova Scotia. We urge you to seize this final opportunity and secure this vital investment for our community.

Sincerely,

Navid Saberi
President
GNF Commercial Management Ltd.