



SAINT JOHN

REQUEST FOR EXPRESSIONS OF INTEREST 2024-EOI1

21 Troop Street

The City of Saint John (the “City”) seeks **expressions of interest for future use of land located at Troop Street (PIDs 55055230 and 00424283)**. This is not a call for Tenders or a Request for Proposals.

ARTICLE I CONTEXT

1.1 Description of Opportunity

The City of Saint John owns two contiguous PIDs on Troop Street (55055230 and 00424283) for which it is currently seeking proposals for development. The site is located in the Millidgeville neighbourhood of the City’s north end, situated at the end of a short cul-de-sac. The parcel is approximately 3700 square metres (0.9 acres) in area with an approximate frontage of 42 metres. The site includes an easement for municipal services, which is illustrated in Schedule “A”.

The City has determined that the parcel is surplus to its needs and is currently seeking expressions of interest to develop the lot. Proposals should pursue a density threshold that maximises the residential opportunity of the land, while massing the development in a manner that is sensitive to the built context of the surrounding neighbourhood.

The lot is located in the (RM) Mid-Rise Residential zone, which is a zone that allows for a range of residential uses that would be appropriate for the site.

ARTICLE II PROCESS

2.1 Submission

Proponents shall submit a written Expression of Interest (the “**Proposal**”) which, at a minimum, shall address those items listed below in Section 2.2 “Required Information About Proponents”. All submissions and inquiries shall be clearly labelled as: “**PIDs 55055230 and 00424283, Troop Street. 2024-EOI1**”.

2.2 Required Information About Proponents

Each proponent must provide the following information:

- (a) An overview of the proposed development, which shall include a description of the style and number of proposed units, the gross area of the contemplated development, estimate of construction value, project timelines and a high-level plan that includes funding requirements and target market.
- (b) a company profile, including the type and nature of the company, years in business, areas of operation, related experience, and any other relevant information.
- (c) evidence of the proponent's experience leasing, operating, or developing similar properties; and
- (d) Evidence of the proponent's ability, financial resources and necessary qualifications to design, engineer, permit, and develop the Property.

2.3 Deadline

Expressions of Interest shall be submitted no later than **4:00 p.m., A.S.T. FRIDAY, FEBRUARY 23, 2024, in digital form to:**

supplychainmanagement@saintjohn.ca

2.3 Enquiries

All inquiries regarding this Request for Expressions of Interest shall be submitted to:

supplychainmanagement@saintjohn.ca

2.4 Interview

The City reserves the right to invite only certain proponents, or no proponents, for an interview, as further set out below in Section 3.1, upon completion of the evaluation of the submissions for **PIDs 55055230 and 00424283 Troop Street 2024-EOI1**".

If the City chooses to interview proponents pursuant to its reserved rights, the confidential interviews will be held during normal business hours at a mutually convenient time.

ARTICLE III RESERVED RIGHTS

3.1 Rights of the City

The City reserves the right to:

- (a) invite some or all proponents to a confidential interview to clarify or further discuss their Expression of Interest.
- (b) reject any or all of the Expressions of Interest and to not proceed to the interview with any proponent.

- (c) short-list the proponents in this Request for Expressions of Interest process to a minimum of three (3) proponents who best address the intent of the opportunity herein described and who provide what the City deems to be the best solution to the City's needs; and
- (d) elect to not pursue this matter any further, notwithstanding issuance of the Request for Expressions of Interest, and reserves the right to call for competitive bids, in the form of a Tender or Request for Proposals utilizing any and all information gained throughout this process.

ARTICLE IV

4.1 Applicable Law and Jurisdiction

This Request for Expressions of Interest will in all respects be governed by and construed in accordance with the laws of the Province of New Brunswick and the federal laws of Canada applicable therein, excluding any choice of law provisions and without effect to principles of conflicts of law, regardless of the place of making or performance. New Brunswick courts shall have exclusive jurisdiction over all matters arising in relation to this License, and each Party accepts the jurisdiction of New Brunswick courts.