



SAINT JOHN

## REQUEST FOR EXPRESSIONS OF INTEREST 2024-EOI3

### Civic #1509 Saint John Throughway (former Tourist Bureau)

The City of Saint John (the “City”) seeks **expressions of interest for future use of land, located at civic #1509 Saint John Throughway (PID 55011720)**. This is not a call for Tenders or a Request for Proposals.

### ARTICLE I CONTEXT

#### 1.1 Description of Opportunity

The City is currently seeking developments for its property, located at civic #1509 Saint John Throughway (PID 55011720) (the “Site”) (see attached map). The Site contains a building formerly used as a Tourist Bureau. The Site is located in the City’s West Side off the Saint John Throughway overlooking the Irving Nature Park and the Bay of Fundy. The Site is approximately 2.26 hectares (5.6 acres) in area with an approximate frontage of 415 meters (1,360 feet). A portion of the Site is within a wetland designation and the northeast corner of the property contains a Groundwater Monitoring Well.

The City has determined that the Site is surplus to its needs and is currently seeking expressions of interest to develop the property. Proposals may be well advised to consider a commercial/service-based or tourist related use for this site, given its proximity to the wetland area and highway access.

The Site is located in the (P) Park zone, which allows for a limited number of service-based uses and tourism or park-related activities. Proposals may require the need for a land-use application, such as rezoning, to accommodate the proposal. Access to the Site is via a Controlled Access Highway and therefore there may be conditions on the use imposed by the regulating authority. The City will work with proponents and liaise with the Province to address the issue of access to 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: “**Civic #1509 Saint John Throughway PID No. 55011720). 2024-EOI3**”.

## **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 intended use, the contemplated layout (site plan), estimate of construction value, financial expectations for the acquisition of the City property, 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.D.T. WEDNESDAY, AUGUST 14, 2024, in digital form to:**

[supplychainmanagement@saintjohn.ca](mailto:supplychainmanagement@saintjohn.ca)

## **2.3 Enquiries**

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

[supplychainmanagement@saintjohn.ca](mailto: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 **civic #1509 Saint John Throughway (PID No. 55011720). 2024-EOI3**”.

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**

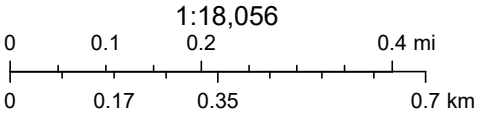
This Request for Expressions of Interest will in all respects be governed by and construed in accordance with the laws of the Province of New Brunswick and the federal laws of Canada applicable therein, excluding any choice of law provisions and without effect to principles of conflicts of law, regardless 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.

# 1509 Saint John Throughway



7/10/2024, 2:23:27 PM

-  Override 1
-  Property Parcels
-  Property Assessment



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap