

Request for Proposals

Sale and Development of PID 05002217 in the Town of
Annapolis Royal



Annapolis Royal

— *Nova Scotia* —

Opportunity

The Town of Annapolis Royal is accepting proposals in relation to the sale and development of PID 05002217. The Town desires a development project that compliments the Town and furthers its economic development objectives. An overview of the property is contained in Appendix A.

Proposal Requirements

All proposals must include at least the following elements:

- The Town must be provided with legal right of way for the two existing trails (between St. Anthony/Prince Albert and between St. Anthony/Legion) either by way of subdivision and ownership retention by the Town or by granting of an easement.
- The façade of any building(s) must be in keeping with the historic character of the community.
- A portion of the property must be created by the developer for use as public parking by the Town. This may be in the form of a designated public parking lot or a shared parking area that provides ample parking and access. Details of proposed development and maintenance terms should be outlined in the proposal.
- The proposed purchase price must be a minimum of \$85,000.

Development on this property may be subject to a Development Agreement with the Town.

Although price will be important in the selection of a successful candidate, overall value to the community will be a top priority.

Response Process, Terms and Conditions

Parties responding to this Request for Proposals (RFP) should submit a detailed proposal that outlines an action plan, including timeline, and a purchase price. Economic development benefits to the community should be clearly articulated. The RFP should be supported with examples of any similar projects that the respondent has successfully completed, and an outline of the submitter's experience and expertise to successfully undertake this project.

The Town of Annapolis Royal will review and consider proposals received in relation to each other and reserves the right to negotiate specific terms and conditions of an agreement based on the submissions. The final decision will be made based on what Council feels is in the best interest of the Town.

The Town reserves the right, at its sole discretion, to extend the date for this RFP; to request clarification or further information from any party who submits an RFP; to negotiate with any party with whom the Town believes it can finalize an agreement.

The Town may reject any or all submissions with or without discussion; may terminate and resume negotiations with any party, may collapse this selection process entirely or undertake an entirely different selection process.

This RFP does not constitute or imply a contractual or other legal obligation between the Town and any party who may submit to or otherwise respond to this RFP. The Town does not and will not have any obligation or liability to any person as a result of the selection process contemplated by this RFP except pursuant to a legally binding purchase and sale agreement.

Although the Town believes that the information contained in this RFP is accurate, it makes no representation or warranty to that effect and respondents should verify any and all information on which they may rely in preparing and submitting their responses.

All documents submitted to the Town in connection with this selection process become the property of the Town and will not be returned. If any person regards all or any portion of an RFP or other submission as confidential, this should be clearly specified.

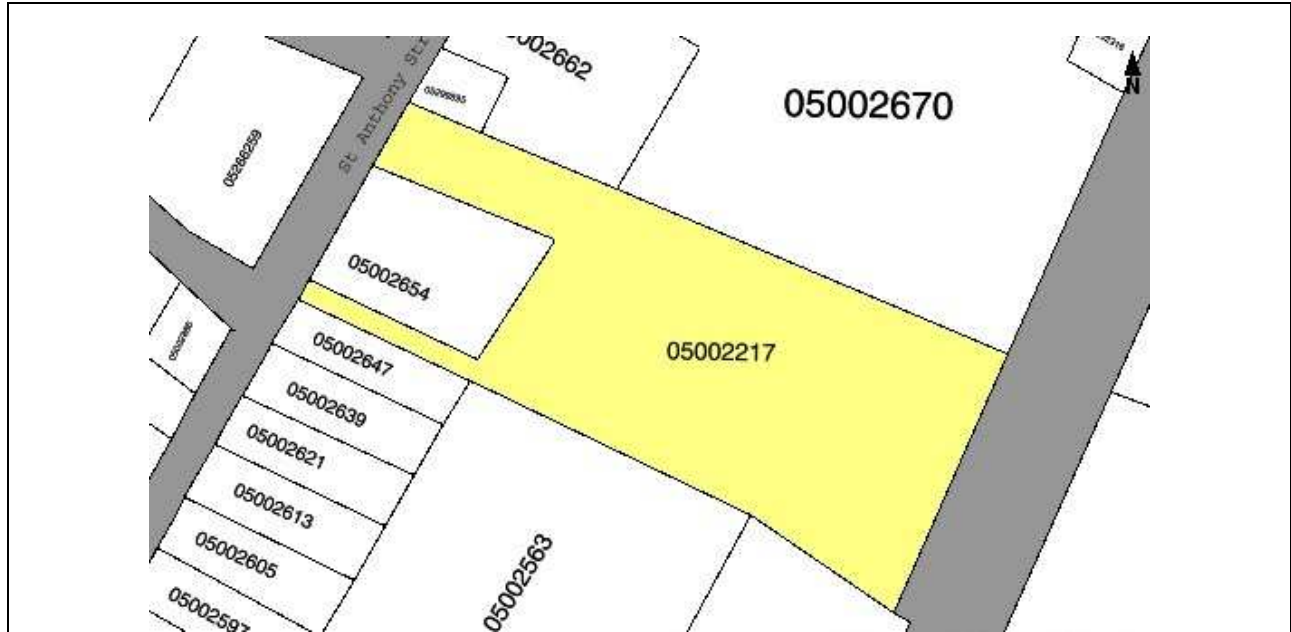
Responses should be submitted by mail, fax or email to:

Gregory Barr
Chief Administrative Officer
Town of Annapolis Royal
P.O. Box 310, 285 St. George Street
Nova Scotia, B0S 1A0
Fax: (902) 532-7443
cao@annapolisroyal.com

Response Deadline: 1 pm (AST), January 31, 2018

Appendix A

Site Details



PID	05002217
County	Annapolis County
Owner	Town of Annapolis Royal
Address	Prince Albert Road, Lot 2010-1A Annapolis Royal, Nova Scotia, Canada
AAN	09552324
Lot Size	110,741 sq. ft. (2.54 +/- acres)
Present Zoning	C2 – Highway Commercial Zone