

# Corporation of the Town of Mattawa



## **Expression of Interest**

### **DEVELOPMENT OF COMMERCIAL BUILDING 333 MAIN STREET, MATTAWA**

Issue Date: Tuesday August 10, 2021

Closing Date: Friday September 10, 2021

Closing Time: 5:00 p.m.

Francine Desormeau, CAO/Treasurer

Mattawa, Ontario

**EXPRESSION OF INTEREST  
DEVELOPMENT OF COMMERCIAL BUILDING FOR THE TOWN OF MATTAWA**

**Introduction**

The Town of Mattawa is requesting responses to this Expression of Interest (EOI) from qualified and experienced development firms.

The Town of Mattawa would like to hear from respondents with their ideas, concepts, or specific responses to a redevelopment of a municipally owned commercial building located at 333 Main Street Mattawa.

The Town of Mattawa will evaluate all responses to the expressions of interest and gauge the amount of curiosity in the project and the general viability of the endeavour.

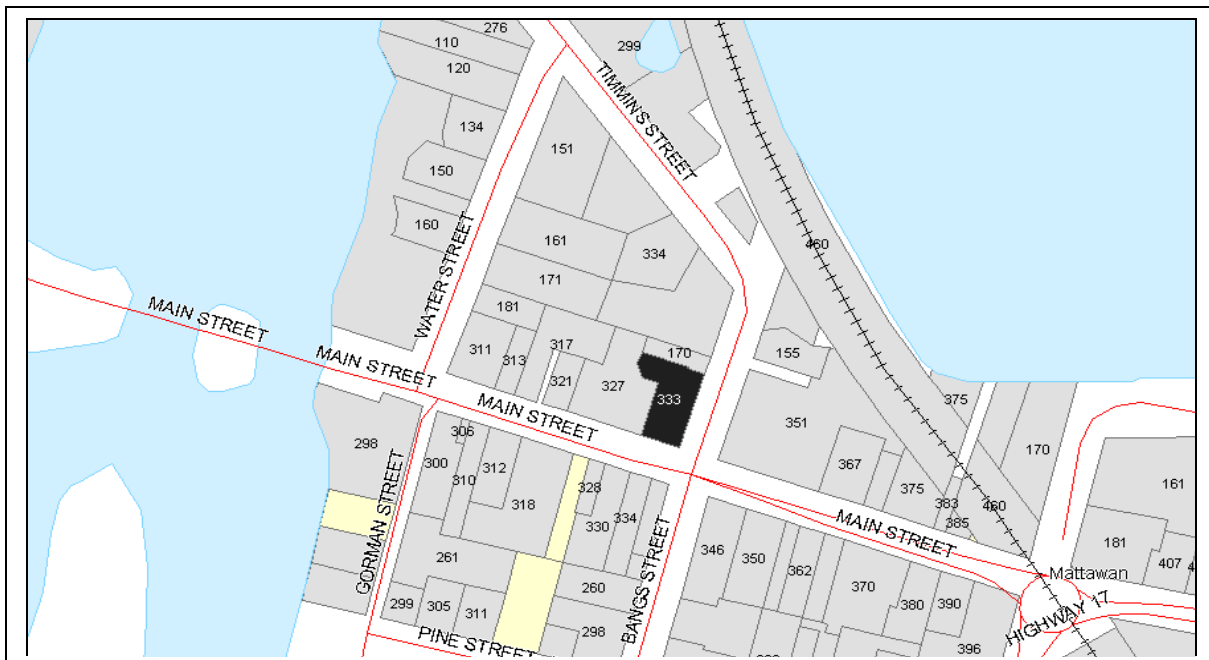
After a review of submissions received, and The Town of Mattawa is satisfied that one or more of the proposals *have merit and meet the needs of the community and is viable*, the town, at that time, may request more details including a capital and operating budget for the proposed project.

In addition, the proponents chosen for further discussion, may be asked to present their concepts and ideas to Town Council.

The Town of Mattawa reserves the right to reject all expressions of interest and take no further action.

**Figure 1  
Location Plan**

**PIN: 49102-0037 (LT) 333 MAIN STREET, MATTAWA, PT LT 13 N/S VALOIS DR PL 1 VILLAGE OF MATTAWAN PT 8, 10 & 11 PL 36R9939; T/W NB151014; MATTAWA; DISTRICT OF NIPISSING**



## Responses

**Eligible responses should include potential uses that meet the town's long term growth plan. The property is currently zoned commercial, and the list of permitted uses is available on the town web site within the zoning bylaw, [www.mattawa.ca](http://www.mattawa.ca).**

**The Town of Mattawa is open to discussions to explore various ownership models that best suit the needs of the community and should include financial options.**

## Preferences

Preference will be given to responses that incorporate financial stability and cost-effective renovations.

While all Responses to the EOI will be considered, the Town of Mattawa is most interested in responses which are construction ready and shall include:

- Site-specific architectural concept building plans;
- Building plans that meet zoning requirements;
- Financial viability that has been proven including construction funding and long-term funding options;
- Project targets a priority community group.

The Town of Mattawa will also give priority to responses which:

- Can demonstrate financial sustainability and evidence of construction and take out financing;
- Offer positive design features;
- Offer accessibility features for persons with disabilities.

The Town of Mattawa will provide to all proponents wishing to submit:

- Pre-Renovation Designated Substance Survey completed by Golder Associates in 2021;
- Copy of recent Preliminary Building Condition Review Report;
- Property Sketches & Layouts;
- Site Inspection of Building.

## Submission Details

### **What to Include in Responding to the Expression of Interest?**

In the response to the EOI respondents should include:

- The name of the respondent and the key contact information (phone number, fax number, mailing and e-mail addresses)
- The respondents experience in residential & commercial development, construction, property / tenant management,
- A preliminary capital budget and, if applicable, an operating budget,
- Construction and mortgage financing details,
- Any relevant partnerships (other agencies, other program funding),
- Three professional references that may be contacted. Include name, position, organization, and telephone number.

In order to be considered three copies of your Expression of Interest sealed in an envelope, clearly identified with the subject line clearly identified: "EXPRESSION OF INTEREST – DEVELOPMENT OF COMMERCIAL BUILDING – 333 MAIN STREET" shall be received no later than 5:00 pm on Friday September 10, 2021 to:

**Francine Desormeau, CAO/Treasurer  
Corporation of the Town of Mattawa  
160 Water Street, P. O. Box 390 Mattawa, ON P0H 1V0**

Submissions received after the closing date shall not be accepted and shall be returned unopened.

It is the sole responsibility of the proponent to ensure their submission is received by the Town of Mattawa no later than the closing date and time and at the location specified.

The Town of Mattawa will not be responsible for submissions delivered by courier and/or mail.

Submissions by facsimile, email, or telephone will not be accepted. All questions/inquiries related to this EOI shall be directed in writing via electronic mail or fax to:

**Francine Desormeau, CAO/Treasurer**  
[Francine.desormeau@mattawa.ca](mailto:Francine.desormeau@mattawa.ca)  
**Facsimile: 705-744-0104**

The Town of Mattawa is not liable for any costs incurred by respondents in the preparation of a response to this EOI. The Town of Mattawa shall not be responsible for any liabilities, cost, expenses, loss or damage occurred sustained or suffered by any respondent, prior to, or subsequent to, or by reason of any delay in the acceptance of the response to the EOI.

The Town of Mattawa reserves the right to request respondents to clarify any information related to the EOI.

The information submitted in response to this EOI will be treated in accordance with the relevant provisions of the Municipal Freedom of Information and Protection of Privacy Act.

Mattawa will execute a Non-Disclosure Agreement with terms satisfactory to Mattawa and the proponent, upon receiving the request for entering into a Non-Disclosure Agreement from a proponent.