

REQUEST FOR EXPRESSIONS OF INTEREST LEASE OF FORMER IRIDIUM CANADA SITE

DATE ISSUED: MAY 9, 2019

RESPONSES DUE: MAY 24, 2019 BY 12PM NOON

1.0 GENERAL

1.1 Introduction

The City of Iqaluit is issuing this request for Expressions of Interest (EOI) for the potential future leasing of Lot 891, Plan 2637 (the former Iridium Canada Site).

The purpose of this EOI is to determine whether there is potential interest in the property and the existing improvements on the property (i.e. existing buildings, structures, and other chattel). Based on the expressions of interest received, a formal 'Call for Proposals' under the City's Land Administration By-law may be issued in the future.

NOTE: this EOI is to assess the interest in subject site and potential future uses only. It will be used to determine whether to issue a formal 'call for proposals' under the City's Land Administration By-law to formally dispose of the land.

1.2 Definitions

The City: The City of Igaluit, Nunavut

The EOI: This request for expressions of interest for the City of

Iqaluit.

The Proponent: The firm submitting an expression of interest in response to

this request for EOI.

The Subject Site: The property described in the Terms of Reference of this

request for EOI.

2.0 Instruction to Proponents

2.1 Submission

Proponents are only required to complete the Submission Form attached as Appendix C to this document. No other supplementary material or plans are requested.

The proponents, if sending hard copies by mail, shall submit one (1) copy of the attached submission form in a sealed envelope, clearly marked on the outside with the proponent's name and address, name of the project "Expressions of Interest for the former Iridium Canada Site", and the closing date and time. The City reserves the right to request a hard copy by mail for submissions sent by e-mail.

Hard copy submissions are to be submitted to:

City of Iqaluit Building 2425 Iqaluit, NU X0A 0H0

Attention: Ms. Amanda Wells

Land Administrator,

Department of Planning & Lands

Alternatively, proponents may e-mail submissions by the closing date and time. The title of the email shall be "Expressions of Interest for the former Iridium Canada Site".

Email submissions are to be emailed to: lands@city.igaluit.nu.ca.

Proposals will be accepted until 12:00 pm EST on May 24 2019.

The final decision on whether to accept late submissions is at the City's discretion.

The City of Iqaluit will not be responsible for any submission that:

- Does not indicate the request EOI title;
- Is delivered to any address other than that provided above; or
- Is not delivered or emailed by the closing date and time.

2.2 Inquiries and Amendments

All inquiries concerning this Request for Expressions of Interest are to be directed to:

Ms. Amanda Wells, Lands Administrator

E-mail: lands@city.iqaluit.nu.ca

To ensure consistency and fairness to all proponents, all firms who have received the EOI request will receive any information with respect to significant inquiries in the form of written amendments or clarifications. Verbal explanations or instructions will not be binding.

Inquiries must be submitted at least two (2) business days prior to closing.

2.3 Terms and Conditions

- 2.3.1 The City will not make any payments for the preparation of a response to this EOI. All costs incurred by a proponent will be borne by the proponent.
- 2.3.2 This is not an offer. The City does not, by virtue of this request, commit to an award, the disposal of land will be conducted under the authority and processes outlined in the City's Land Administration By-law.
- 2.3.3 The City has the right to cancel this Request for EOI at any time and to reissue it for any reason whatsoever, without incurring any liability and no proponent will have any claim against the City as a result of the cancellation or reissuing of the Request for EOI.
- 2.3.4 The City will not be responsible for any incomplete submission.
- 2.3.5 The City will not be responsible for any submission that is delivered to any address other than that provided in Section 2.1 of this Request for EOI.
- 2.3.6 Any amendment made by the City to the Request for EOI will be issued in writing and sent to all who have received the documents.
- 2.3.7 An evaluation committee will review each proposal. The City reserves the exclusive right to determine the qualitative aspects of all submissions relative to the evaluation criteria.
- 2.3.8 Submissions will be evaluated as soon as practicable after the closing time. No detail of any proposal will be made public except the names of all parties submitting proposals.
- 2.3.9 The submission and accompanying documentation submitted by the proponents are the property of the City and will not be returned.

2.4 Site Visit / Inspection

A non-mandatory site visit / inspection will take place on May 18, 2019 at 2:00pm – 4:00pm. Attendees are kindly requested to RSVP in advance to: lands@city.igaluit.nu.ca.

3.0 Submission Requirements and Evaluation

The submission shall include all the information required to evaluate the submission as outlined on the Submission Form.

3.1 City Goals and Objectives

The City is seeking EOI from proponent who demonstrate through their submission, that they have both the interest and ability to use and improve the subject site in accordance the City's planning, economic development, and financial goals and objectives. This does not include land speculation but rather: proposed uses of that are an appropriate use of the land; uses that will benefit the City either through the provision of services or other community benefits; and uses that will result in positive tax assessment for the City.

3.2 Qualifications and Experience of Proponents

Proponents should have demonstrated experience in either land development or business, and have a firm plan, or at a minimum a viable concept, for the development, redevelopment and / or use of the subject site. Proponents should have accounts in good standing with the City of Iqaluit.

3.7 Evaluation

EOI will be evaluated to determine if, and under what conditions, a 'call for proposal' will be issued for the subject site based on the following evaluation criteria:

- 1. Feasibility of the proposed use(s) of the subject site;
- 2. Ability of the proposal to meet the City's stated goals and objectives; and,
- 3. Proposed plan to use / redevelop the site's buildings, structures, and chattel.

3.8 Proposal Submission Format

Submissions shall be made in the form attached as Appendix C to this document. No supplementary material or documentation is required or requested other than the attached form. Answers may be typed or hand written. If hand written, writing must be clear and legible to be accepted.

5.0 TERMS OF REFERENCE

5.1 Site Information

The subject property is a 1.87 ha (4.6 acre) parcel located on Niaqunngusiariaq Road east of the built-up area of the City along the road to Apex (Appendix A). It was formerly used by Iridium Canada as a satellite operations facility and contains one (1) building of approximately 121 m² (1,300 ft²) as well as four (4) satellite structures all contained within a fenced compound with associated parking and outside storage area. Water and sanitary sewage service are provided via trucked services. The site is accessed via one (1) driveway from Niaqunngusiariaq Road.

5.1 Site Improvements / Condition

The current lessee, Iridium Canada, wishes to surrender their lease and vacate the site by end of June 2019. As part of the surrender of the lease, Iridium would remove all satellite tracking equipment (including the four radomes, dishes, positioning pedestals, electronic racks, and related equipment) inside each of the four (4) antenna shelters. The shelter buildings would remain on site, along with all electrical and HVAC equipment (in "broom clean" condition). Within the main building, Iridium would remove all satellite tracking equipment (racks, cables and associated Iridium-unique infrastructure). The main building would remain with all the physical building infrastructure (including walls/doors/windows, the HVAC system, backup power subsystem including UPS/battery cabinet/generator/automatic transfer switch, diesel tank, water/sewer tanks and related existing facility power subsystems) in a "broom clean" condition.

The outside infrastructure (including fencing, lighting, cable trays/posts, roadways and fencing) would also remain including the cables (Rf, signal and Power) between the main building and the individual antenna buildings. The existing geostationary antenna equipment may be removed by Iridium or left in place based on further discussions.

All buildings, structures, and other chattel would be made available on an "as is" basis without warranty from either the City or the current lessee.

5.2 Site Assessment

No assessment of ground or environmental conditions has been undertaken by either the City or Iridium Canada. The current lessee is undertaking a Phase 1 Environmental Site Assessment (ESA) which would be made available to proponents during a future 'call for proposals' process. At this time there are no known ground or environmental issues or constraints (i.e. environmental contamination, unstable ground, etc.) associated with the site.

5.3 Site Uses / Zoning

The City of Iqaluit General Plan designates the site "Transportation Facility" and the City's Zoning By-law zones the site "Transportation (T) Zone". This designation and zone permit a limited range of uses associated with transportation (air and marine facilities) and telecommunications. The current zoning permits the following uses:

- Airport
- Automotive gas bar
- Commercial uses related to aircraft services and travel Docking, loading and offloading of ships
- Fuel storage facility
- Hotel
- Utility installation

For more information on the designation and zoning, the City's General Plan and Zoning By-law can be found here: https://www.iqaluit.ca/city-hall/departments/planning-development

Recognizing the limitations of the existing zoning on the site, as well as the servicing limitations (i.e. trucked water and sewage services), the City would consider to undertaking an amendment to the General Plan and Zoning By-law to identify a more appropriate commercial, industrial, or institutional designation / zoning to facilitate other uses on the property based either on a proposal received from this EOI or through a separate planning analysis conducted by the City. Given the servicing limitations of the site, it is not anticipated that residential uses or 'high water /sewage' uses would be appropriate on the site. Section 7.5 of the General Plan limits uses in trucked services areas to uses that can be demonstrated to use less than 2,000 litres of water per day.

5.4 Other Site Information

Included with this request for EOI is as follows:

- Aerial photographs and site survey Appendix A
- 2019 Notice of Assessment Appendix B
- EOI Submission Form Appendix C

6.0 SCHEDULE

DATE	ACTION	
Мау 18, 2019 (2РМ – 4РМ)	Non-mandatory Site Visit	
May 21, 2019	DEADLINE FOR SUBMITTING INQUIRIES	
May 24, 2019	Closing date for Request for EOI	
May 27 to June 14, 2019	EOI EVALUATION PERIOD	

APPENDIX A

Site Location & Survey



Figure 1 – Location of subject site in relation to Iqaluit

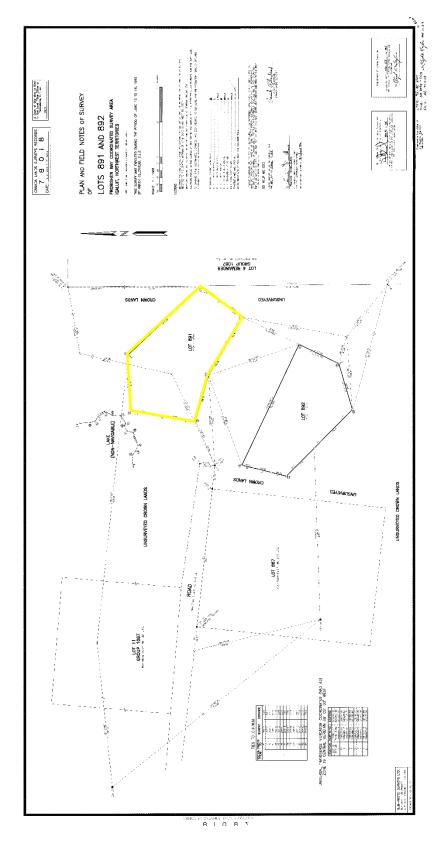


Figure 2 – Site Survey

Subject Lands

Note; A larger copy of the site survey is available upon request.



Figure 3 – Aerial Photograph of Site

APPENDIX B

Notice of Assessment



Secretary of the Board of Revision

City of Igaluit PO Box 460 Igaluit, NU X0A 0H0 867-979-5663

NOTICE OF ASSESSMENT - MUNICIPAL TAXATION AREA

IRIDIUM CANADA GS LTD. ATTEN: Tax Deptartment

1750 Tyson Blvd, Suite 1400

AVIS D'ÉVALUATION - ZONE D'IMPOSITION MUNICIPALE

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NAUNAITKUTNI QAUYIHARUTIMI NUNALLAANI TAAKSIIYARUTINI

McLean, VA. 22102-4244 Roll No. - Numéro de rôle

Alternate Roll No. - Numéro de rôle alternative - ২০৭০ ১৮১৮ এপজ এলেবসার্ক Aalla Titiraqhimayup Nampaa

26370000089100

Mailing Date - Date D'expédition 4かにMCらいして か」。 Titiqqiniup Uplunga

December 10, 2018

Tax Year - Année D'imposition O AMONDAUS 4534 Taaksiiyarutit Ukiunga

asture who Titiraqhimayup Nampaa

4800083900

2019

Assessment Year - Année D'evaluation Qauyiharutiup Ukiunga

Complaints must be Received Before - Date limite de dépôt des plaints - p@A-XDV ANDALINA ്രം - İhulgiyautjutit Piyauyukhat Qaangiqtinnagu

Block/Group

2018

January 24, 2019

2901-

Community - Communauté .co.

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urster a⊈c - Nunallaani Hummiinni

800 Iqaluit

Plan

Taxable

Non-Standard Description Description Particulière

Municipal Address - Adresse Municipale

Bloc/Groupe PKnNcN/Johk/Ach/b Naunaiyauti COUCEAST Ininga/Katimayut

Lot/Parcelle Nunaquti/Nunanga

Lot/Parcel

dCb/ha.hdhnCba.4LC ba.4bb/b Naunaiyautaa

2637

891

LHT49513

Property Class Catégorie De Propriété
AMNE aé NCEST
Piqutimi Naunaitkutaa Transmission

Bien-Fonds Nuna \$258,200

Improvements Améliorations Pimmarikhautit

Total Total Tamaat

\$423,000

Do Not Pay as This is Not an Invoice - Caci N'est Pas Une Facture - Aucun Palement N'est Exigé Cha. <Pc^CAcチ かんし <Pcいちcくいん ~~ Aktiruiqiugu Una Akiliqtautjutiunginmat

INFORMATION REGARDING THIS NOTICE OF ASSESSMENT

This notice contains the same information about the property as is recorded in the Certified Assessment Roll, First Revision. The City of Igaluit assessment roll may be inspected during business from at the City of ligalut, Finance Division or at the offices of the Nunavut Property Assessment Office, Okiopeetic Corporation, 2' Floor, 922 Niegungusiag Road, Igluvut Building, P.O. Box 1229, Icalut, Nunavut, XOA CHO Any person may make a complaint to the Board of Revision about:

the name of the assessed owner; an assessed value shown on the Certified Assessment Rail, First Revision; the property class that is assigned to assessed property; whether anything that is assessed is exempt from assessment or is not liable to assessment.

whether anything that is assessed is exempt from assessment or is not liable to assessment. Both First Revision, or the Notice of Assessment, a clerical, typographical, administrative or other entry on, or amission from, the Cartifiad Assessment Roll, First Revision, or the Notice of Assessment. Complainants are expected to supply a detailed written and/or verbal prasantation to the Board supporting the grounds of their complaint. If you wish to complain, you may do so by sending a written campitain that Secretary of the Board of Revision, PO Box 490, lightif, Nursevit, X0A 0HD. Your written complaint must include you make and address, the location of your property, your complaint and the reseal on it, and what remedies you seek, explained in detail. Complaints sent or delivered, must be received by the Secretary of the Board of Revision, NOT LATER THAN 45 DAYS from the date of mailing of his notice. This making date appears on the front of this notice. All complaints will be notified where and when the Territorial Board of Revision will sit. Assessments indicated on this notice are in datairs, e.g. 1,000 is 45,000 or 4 memory which appears under improvements refers to any buildings, or structures, etc. which are located on the land. The total amount indicated is the lotel value of the property for assessment purposes.

The City of Iqualit sets the militrates. The militrates are applied to the assessments to determine the amount of taxes. Notices of Tax Payable will be mailed later in the year.

Further information regarding this subject may be obtained by contacting the Nurseaut Property Assessment Office, Citiqtaaluk Corporation, 2rd Floor, 922 Naquangusian Road, Igluvut Building, P.O. Box 1228, Iqsiuit, Nurseaut, X0A 0H0, Phone (957) 979-8465, or Fax (957) 979-8412, or email brodshaw.assessment@gmail.com, or git assessment@gmail.com, or git assessment@shaw.co

APPENDIX C

EOI Submission Form

Form Page 1 of 2

Please read the form in its entirety before responding. All questions should be answered to the best of your ability and knowledge (this form will be provided to a proponent in Word format upon request).

Proponent Name		
Proponent Contact Information		
Address:	Telephone:	
	Email:	
	Email.	
Description of Proposed Use		
Please briefly describe what use(s) and / or activities you would propose on the site.		
Thouse shortly december what decites and a decivities yet would propose on the cite.		
Description of Interest		
Description of Interest	and relates primarily to the land itself or also the	
Please briefly describe whether your interest in the land relates primarily to the land itself or also the buildings and chattels on the site.		
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Buildings & Chattel		
Are there buildings, structures, and chattel that you would want or require to be removed from the site prior to leasing? If so, please briefly describe.		

Form Page 2 of 2

Proposed Occupants / Tenants			
Do you currently have a proposed user for the site (either you or sor who the occupant would be.	meone else)? If so, please indicate		
Declaration			
I declare that the information I have provided above is true. I understand that this request for expression of interest is not binding on any party, and that the City is under no obligation to dispose of the subject property or issue a call for proposal under the Land Administration By-law for the land. The submission of this EOI constitutes acknowledgement that I have read and agree to be bound by all the terms and conditions of this request for EOI.			
Signature (I have the authority to bind this corporation)	Date		