The Corporation of the
Town of Moosonee
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Touch the Edge of the Arctic!

REQUEST FOR PROPOSAL (RFP)

LEASE AND REDEVELOPMENT OF LOT 10 – MOOSONEE AIRPORT

RFP No.	**2026 - 001**
Issue Date	**August 28, 2026**
Closing Date & Time	**December 23, 2026 at 2:00 p.m.**
Property	Lot 10, Moosonee Airport – approximately 20,000 sq. ft. of land, existing building structure (square footage unknown), and shed

1. Introduction

The Corporation of the Town of Moosonee (the "Town") is inviting proposals from qualified individuals, businesses, aviation operators, organizations, or other interested parties for the lease and redevelopment of Lot 10 at Moosonee Airport.

Lot 10 includes an existing building structure and a shed. The Town's primary objective is to identify a proponent that will make productive and appropriate use of the property, rehabilitate and improve the existing building, and contribute meaningful private investment to the property.

Lot 10 has an approximate land area of 20,000 square feet. At the established land lease rate of $0.55 per square foot per 2026 year, the base annual land rent is $11,000.00 (2026). The square footage of the existing building structure is currently unknown and should be verified by proponents as part of their due diligence.

This RFP is not intended to select a proponent based solely on the highest financial offer. Particular emphasis will be placed on the proposed use of the property, the quality and feasibility of the redevelopment plan, and the amount and nature of the investment the proponent commits to the existing building and property.

2. Property Description

- Location: Lot 10, Moosonee Airport, Moosonee, Ontario.
- Property components: land, an existing building structure, and a shed.
- Lot area: approximately 20,000 square feet. The square footage of the existing building structure is currently unknown.
- Land lease rate: $0.55 per square foot per 2026 year, based on the final verified lot area.
- Existing improvements are offered in their current condition. Proponents are responsible for satisfying themselves as to the condition, suitability, dimensions, servicing, and renovation requirements of the building, shed, and property.
- Any proposed use must be compatible with airport operations and all applicable municipal, provincial, federal, safety, security, environmental, building, fire, and airport requirements.

3. Purpose and Objectives

The Town is seeking a long-term, responsible tenant that will activate and improve Lot 10. The successful proposal should demonstrate:

- A clear and practical intended use for the building, shed, and surrounding land.
- A meaningful capital investment in repair, rehabilitation, renovation, and/or improvement of the existing building.
- A realistic implementation schedule and evidence that the proponent has the financial and operational capacity to complete the proposed work.
- A use that supports or is compatible with Moosonee Airport operations and does not create unacceptable operational, safety, security, environmental, or land-use impacts.
- A commitment to maintaining the leased property and improvements in good condition throughout the lease term.

4. Proposed Use and Redevelopment Requirements

Proponents must describe in sufficient detail how they intend to use and improve the property. At minimum, the proposal must address the following:

1. Proposed Use – Describe the intended business, aviation, commercial, storage, operational, community, or other use of Lot 10, including how the existing building and shed will be used.
2. Building Condition and Renovation Concept – Identify the anticipated repairs, renovations, upgrades, replacements, and improvements to the existing building.
3. Capital Investment – State the total dollar value the proponent commits to invest in the building and property. Provide a breakdown by major work category where possible.
4. Implementation Schedule – Provide anticipated dates or timeframes for design, permitting, mobilization, renovation work, occupancy, and completion.
5. Property Improvements – Identify any proposed exterior works, servicing, fencing, parking, access, signage, utilities, drainage, storage areas, or other site improvements.
6. Operational Compatibility – Explain how the proposed activity will operate safely and without unreasonable interference with airport operations, tenants, aircraft movement, or public access.
7. Maintenance – Describe how the proponent will maintain the building, shed, grounds, and any improvements during the lease.

5. Minimum Proposal Submission Requirements

Each proposal should include:

- Proponent name, legal business name (if applicable), mailing address, telephone number, email address, and primary contact.
- Description of relevant business experience and experience with comparable building rehabilitation, property redevelopment, airport, industrial, commercial, or northern projects.
- Detailed description of the proposed use of Lot 10.
- Conceptual redevelopment/renovation plan for the existing building and shed.
- Committed capital investment amount, including an estimated cost breakdown.
- Proposed project schedule and anticipated date the property would become operational.
- Any requested lease term and renewal options.
- Identification of any conditions, approvals, permits, utility requirements, or other matters that could affect implementation.
- Evidence of financial capacity or other information demonstrating the ability to carry out the proposed investment, if requested by the Town.
- At least two references for relevant projects or business operations, where available.
- Any additional information the proponent believes demonstrates the value of the proposal to Moosonee Airport and the Town.

6. Lease Rate and Financial Terms

Based on the approximately 20,000-square-foot lot area, at the fixed rate of $0.55 per square foot per 2026 year. The building square footage is currently unknown.

For clarity, proponents are not being asked to bid against the established land rate. The competitive financial component of this RFP is primarily the amount and quality of investment proposed for the existing building and property.

Any applicable taxes, utilities, insurance, permits, approvals, maintenance, renovations, operating costs, and other costs associated with the property will be the responsibility of the successful proponent unless otherwise agreed in the final lease.

7. Site Inspection and Due Diligence

Proponents are strongly encouraged to inspect Lot 10 and the existing structures before submitting a proposal. A site visit may be arranged through the Town.

The Town makes no representation in this RFP regarding the exact lot area, structural condition of the building or shed, suitability for a particular use, availability or capacity of utilities, or the cost of bringing the property into compliance with the proponent's intended use. Proponents are responsible for conducting their own due diligence before entering into a lease.

8. Evaluation Criteria

Proposals will be evaluated on overall value to the Town and Moosonee Airport. The lowest-cost proposal or highest investment amount will not necessarily be selected.

Criterion	Weight	Considerations
Proposed Use and Benefit to Moosonee Airport	30%	Suitability, compatibility, productive use, operational/community benefit and long-term value.
Building Renovation and Capital Investment	35%	Dollar value, scope, quality and permanence of committed improvements to the building and property.
Feasibility and Implementation Plan	15%	Realistic schedule, permitting/approval awareness, project readiness and ability to complete the work.
Experience and Financial/Operational Capacity	10%	Relevant experience, references, capacity and demonstrated ability to operate and maintain the property.
Property Maintenance and Overall Proposal Quality	10%	Maintenance approach, completeness, clarity and overall strength of the proposal.

9. Evaluation and Selection Process

The Town may evaluate proposals using the written submissions and may, at its discretion, request clarification, additional information, presentations, interviews, financial information, or negotiations with one or more proponents.

The Town may select the proposal that, in its judgment, provides the best overall value and best meets the objectives of this RFP. Selection of a preferred proponent does not create a binding lease. Any lease is subject to negotiation, required approvals, and execution of a formal agreement acceptable to the Town.

10. Lease and Development Conditions

- The successful proponent will be required to enter into a formal lease agreement with the Town.
- The lease is based on an approximately 20,000-square-foot lot at the established rate of $0.55 per square foot per 2026 year. The existing building square footage is currently unknown.
- The successful proponent will be expected to complete the redevelopment substantially in accordance with the commitments made in its proposal, subject to Town approval and applicable permits.
- No construction, alteration, excavation, installation, or other physical work may begin until all required approvals and permits have been obtained.
- Proposed activities must not interfere with airport safety, security, access, aircraft operations, or other airport users.
- The successful proponent will be responsible for obtaining and maintaining all required licences, permits, insurance, approvals, and authorizations applicable to its operations.
- Assignment, subleasing, change of use, or material change to the approved redevelopment plan will require prior written approval from the Town, subject to the final lease terms.

11. Submission Instructions

Proposals must be received by the Town no later than the closing date and time shown on the cover page.

- Submission Method: Email or hard copy.
- Submission Contact: Nazar Mazovskyy, Airport Manager.
- Email: nmazovskyy@wasco.ca
- Telephone: 705-336-8504
- Proposal subject/title: "RFP – Moosonee Airport Lot 10 Lease and Redevelopment".

Late submissions may not be accepted. Proponents are responsible for ensuring their proposal is received before the deadline.

12. Questions and Clarifications

Questions regarding this RFP, requests for clarification, and requests to arrange a site visit should be directed to Nazar Mazovskyy, Airport Manager, at nmazovskyy@wasco.ca or 705-336-8504. Any material clarification affecting all proponents may be issued by the Town as an addendum.

13. Terms and Conditions

- The Town reserves the right to reject any or all proposals, to cancel or reissue this RFP, or to accept a proposal in whole or in part.
- The Town is not obligated to accept the proposal offering the highest investment, the lowest cost, or any particular proposal.
- The Town may waive minor informalities or irregularities where it considers it appropriate and fair to do so.
- All costs incurred by a proponent in preparing a proposal, conducting due diligence, attending a site visit, or participating in the evaluation process are solely the proponent's responsibility.
- Information in this RFP is provided for general guidance. Proponents are responsible for verifying information relevant to their proposed use and investment.
- The successful proponent must comply with all applicable laws, regulations, codes, permits, airport requirements, and Town policies.
- The Town may require evidence of insurance, financial capacity, corporate status, and other documentation before finalizing a lease.
- Proposal commitments concerning use, investment, renovation, schedule, and maintenance may be incorporated into the final lease or related development agreement.

14. Proposal Form – Key Commitments

Proponent / Company	
Primary Contact	
Proposed Use of Lot 10	
Total Committed Building / Property Investment	$
Target Renovation Start	
Target Completion / Occupancy	
Authorized Signature / Date	

Town of Moosonee
Airport Manager
Nazar Mazovskyy
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