



Request for Proposals (RFP)

Repurposing the Old Bank: Community-Centered Social Enterprise or Lease-to-Own Business Opportunity

Issued by:

The Chipoudy Communities Revitalization Committee

Date Issued:

July 8, 2025

Deadline for Submissions:

September 10, 2025

Background

The Old Bank building in Riverside-Albert is a cherished landmark with deep historic and personal significance to local residents. Originally a working bank, it was later preserved as a museum through the vision of Mary Majka. Today, our community seeks a new chapter for this space that reflects our values, supports our residents, and contributes to a vibrant local economy.

On October 2, 2023, 25 community members gathered to discuss the future of the property. Three guiding principles emerged:

- 1. Preserve the historic and personal value of the building**
 - 2. Prioritize community-first development that serves local residents**
 - 3. Make the corner a centre for sustainable, safe, and inclusive activity**
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Purpose of the RFP

We invite proposals from social enterprises or private businesses interested in a **lease-to-own arrangement** for the Old Bank property. The goal is to identify a proponent that will:

- Operate a year-round, community-serving business or social enterprise.
 - Enhance local employment and support the local economy.
 - Celebrate and preserve the heritage of the building and site.
 - Align with community values of sustainability, safety, and inclusivity.
 - Encourage connections to outdoor adventure, local culture, food, arts, and heritage.
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Eligible Proponents

- Registered social enterprises
 - Co-operatives
 - Private businesses committed to community-first values
 - Partnerships between community organizations and private operators
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Community Criteria for Development

Your proposal should demonstrate how your plan will:

- ✓ **Respect and preserve the historic character** of the building.
 - ✓ **Serve local residents first**, providing goods, services, or activities that are needed year-round (e.g., evening hours, local produce, local crafts).
 - ✓ **Promote the corner as a vibrant centre** for Fundy Albert, integrating with outdoor adventure (biking, hiking, kayaking, birding) and local culture (food, arts, heritage).
 - ✓ **Ensure sustainability and safety**, including ideas for traffic calming or enhancing pedestrian access.
 - ✓ **Include ideas for transportation links** (e.g., shuttles or connections to other regional attractions).
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Proposal Requirements

Each proposal must include:

1. **Business or enterprise description** — including legal structure and ownership.
2. **Vision for the Old Bank** — how your proposal meets the community criteria above.

3. **Operational plan** — proposed uses, hours of operation, staffing, and local sourcing strategies.
 4. **Heritage preservation approach** — how you will respect the building’s character. How do you plan to share the story of the building?
 5. **Financial plan** — including lease-to-own terms you would propose and sustainability of the enterprise.
 6. **Timeline** — key milestones for start-up and implementation.
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Evaluation Criteria

Proposals will be assessed on:

- Alignment with community values and criteria
 - Feasibility and sustainability of the plan
 - Local benefit (employment, local sourcing, community engagement)
 - Heritage preservation strategy
 - Innovation and potential to enhance the corner as a regional hub
 - Sustainability and Safety
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Submission Process

Please submit proposals by [insert deadline] to:

The Old Bank Committee

c/o Chipoudy Community Revitalization Committee

9 Bicentennial Road

Riverside-Albert, NB

E4H 3Z1

Questions about this RFP can be directed to:

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