



Request for Proposals (RFP)

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

Issued by:

The Chipody 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**

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.

Eligible Proponents

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

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).

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.

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

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:
William MacCallum via email at will.maccallum@gmail.com
