

**EXPRESSION OF INTEREST**  
**Wabanaki Property: 188 Tilley Road, Gagetown, NB**  
**March 2026**

**ISSUED BY:**

The Native Women's Association of Canada (NWAC)  
120 Promenade du Portage  
Gatineau, QC J8X 2K1  
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Email: [communications@nwac.ca](mailto:communications@nwac.ca)  
**Deadline : April 30th, 2026 - 5 :00PM EST**

**1. PURPOSE**

NWAC invites qualified Indigenous organizations to submit an Expression of Interest primarily for the delivery of Community Service, Support and/or Indigenous Cultural focused Programming at its New Brunswick Wabanaki Property and Gathering Centre, as well the overall management and care of the property. The successful applicants may also indicate the inclusion 3<sup>rd</sup> party rentals of the facilities in support of the primary use of the property. Proposals should be non-commercial in nature, with a clearly defined Community benefit, where preference is given towards supporting Indigenous Communities and/or individuals.

**2. BACKGROUND**

NWAC is a national Indigenous organization that advocates for Indigenous women in all their diversities. NWAC defends the rights and amplifies the perspective of Indigenous women in all their diversities in Canada – inclusive of First Nations (on and off reserve), Métis and Inuit. NWAC was founded on the collective goal to enhance, promote and foster the social, economic, cultural and political well-being of Indigenous women in all their diversities within their respective communities in Canada.

The NWAC Wabanaki Property and Gathering Centre, Gagetown, New Brunswick was initially purchased, renovated and built with the intention of NWAC offering Culturally Grounded Healing Services for Indigenous women, girls, Two-Spirit, transgender and gender-divers individuals in Canada.

Due to capacity and funding constraints as well as an organizational re-prioritization of core advocacy work, NWAC is unable to directly offer the above noted programming.

NWAC is seeking Indigenous organizations who would be interested in leasing, maintaining and managing access to the property primarily for community focused programming. Rent would be charged on a cost-recovery + maintenance basis, and the successful organization would have the option to rent facilities out to other community focused groups and/or 3<sup>rd</sup> parties in order to generate revenue to support the cost of property maintenance and delivering programs at the Wabanaki Property. Any revenue generating activities would need to be secondary in nature and not intended to move the property towards commercial gain.

### **3. DESIRED INDIGENOUS PROGRAMMING (Preferred)**

Programming should be focused (principally) on improving the health and well-being of the local and/or provincial Indigenous community, either through support for community focused organizations and/or services directed to Indigenous women, girls and their families or broader Indigenous community.

Ideally, programming would be focused on assisting Indigenous communities address root causes/systemic barriers to happy, healthy, prosperous living.

Examples could include:

- Helping Indigenous women and their families deal with trauma and trauma related healing,
- Sharing Indigenous cultural teachings, reconnecting with Indigenous culture, building Indigenous cultural confidence
- Indigenous employment training, career coaching and building confidence
- Providing respite for Indigenous caregivers, healers and Elders

Programming should aim to make use of the property throughout the year, with staff, participants and/or property managers on site a minimum of 4 days per week.

Other non-Indigenous programming may be considered especially if eligible applicant seeks to offer property for other non-Indigenous uses to maximize the use of the property including for the purpose of obtaining revenue to help offset the delivery of Indigenous programming.

### **4. FACILITY DETAILS**

The facility is located 45 mins outside of Fredericton, New Brunswick. The facility is located on 16-acre former apple orchard with waterfront access to the Gagetown River.

The property contains 6 buildings including:

- Farmhouse
  - Sleeps up to 10
  - 6 Bedrooms
  - 4 Bathrooms
  - Family-style Kitchen
  - 3 Living Rooms
  - Craft Room
  - 5 Parking spaces
- 2 Bunkies (2 units per)
  - Sleeps up to 8
  - 4 Bedrooms
  - 4 Bathrooms
- Gathering Centre
  - 140-person capacity

- 10 Parking (plus street parking)
- 2 (3 stall) Washrooms
- 10 Parking Spaces
- Church-style community Kitchen (non-commercial grade appliances)
- Gardening or Traditional Medicine Hut
- External Garage
- 1 Large community fire pit with seating
- 2 smaller camp style fire pits in natural settings

The property also includes:

- Water access
- Recreational equipment (canoes)
- Apple orchard
- Property maintenance equipment – gardening, landscaping and more

## **5. RENT & LEASE**

NWAC is looking for a 1 – 3-year lease and would charge the successful organization rent on a cost recovery plus maintenance basis. Reduced rent for an eligible proponent is estimated at \$5,000-\$6,000 a month, with the tenant covering the cost of utilities. The tenant would also be responsible for property maintenance, security and basic maintenance repairs, either in kind or at the tenant’s cost. A property maintenance plan would need to be reviewed and approved by NWAC in order to ensure property standards are maintained to the required standard.

Preferential consideration will be given to Indigenous organizations in assessing the received submissions. Preference will also be given to those organizations whose clients include a high proportion of Indigenous people.

## **6. ELIGIBLE APPLICANTS INCLUDING MINIMUM CRITERIA**

Eligible applicants must meet Government of New Brunswick minimum criteria in being able to demonstrate that the applicant has organizational stability including good governance, solid and capable management, financial stability and sustainability

It is recommended that interested parties provide proof that they meet criteria prior to working on any proposal for submission. An applicant that does not meet eligibility criteria, as per the Government of New Brunswick, Government of Canada and NWAC will not have their proposal reviewed.

- a) Registered Society or Business or Nation in good standing (regulatory compliance within jurisdiction registered)  
Compliance documents
- b) Society or Business or Nation in existence minimum 5 years  
Copies of Registration document, Bylaws, past 3 years Annual Reports
- c) Indigenous designation (if applicable) e.g. Indigenous Nation, minimum 51% Indigenous Board or Indigenous Community-Led Business

- d) Organizational stability (board and management)  
Organizational chart, board members for past 3 years, management for past 3 years
- e) Financial stability and sustainability (good financial management)  
Financial policies, CRA compliance, past 3 years audited financial statements, current budget including funding streams
- f) Management Capacity  
Resumes of senior managers including those who have overall and specific responsibility for property including maintenance, program delivery, etc.
- g) Business Acumen (proven business experience including project management, property management, etc.)
- h) Letters of Support (partner/community organizations, funders, etc.)

## **7. PITCH**

Eligible applicants should submit a “pitch” which does not require a sophisticated, detailed nor comprehensive proposal or business case or business plan. The purpose of the pitch is to provide NWAC and the Government of New Brunswick a sense of what the applicant, as an interested entity, would want to use the property.

## **8. FUTURE PROPOSAL REQUIREMENTS**

Interested organizations who have met the eligibility requirements and whose pitch meets the expectations of NWAC and the Government of New Brunswick would be invited to submit a proposal within 30 days that includes the following:

- a) Overview of the organization, its leadership and governance including identifying as Indigenous if applicable.
- b) Overview of relevant experience in delivery of community focused programming.
- c) Overview of the organization’s experience supporting Indigenous communities or individuals.
- d) Overview of the organization’s experience in property and/or facility management.
- e) Overview of the proposed program offering, primary audience and expected impact/outcomes for clients.
- f) Profiles of staff, volunteers and leadership who will be directly involved in the delivery of the programming and/or management of the property.
- g) General budget, including any user fees associated with the program, as well as confirmed sources of revenue for the sustainability in relation to the lease (i.e. rent and property maintenance costs).
- h) Most recent audited financial statements (compiled financial statements are also accepted if applicable).
- i) All submissions must be sent in English.

## **9. INQUIRIES & REQUEST FOR INFORMATION**

We appreciate your interest in supporting NWAC in this important endeavor. If you have any questions or need further information, please contact Madeleine Redfern at [mredfern@nwac.ca](mailto:mredfern@nwac.ca) with written questions. NWAC will attempt to respond to inquiries within 72 hours or three business days.

## **10. EVALUATION CRITERIA for EXPRESSION OF INTEREST SUBMISSIONS**

Submissions will be evaluated based on the following criteria:

- a) Organization's experience and expertise program delivery.
- b) Organization's experience in property management.
- c) Organization's financial position as well as the financial sustainability of the program.
- d) Qualifications and experience of key staff, volunteers and leadership associated with the program.
- e) Demonstrated understanding of the needs and challenges of Indigenous communities/individuals.
- f) Preference is given to Indigenous-led and operated organizations (please identify Indigenous leadership and staff who will work and deliver on program).
- g) Intended benefits to the Indigenous and/or broader community and region of New Brunswick.
- h) Ability to develop a comprehensive business plan for the next three (3) to five (5) years.
- i) Preference may be given to submissions which include a desire and/or an intention to purchase the property.<sup>1</sup> NWAC and GNB may consider a lease to own or outright purchase after a successful year of operation.

## **11. TIMELINE**

Submissions received will be evaluated by the NWAC Senior Leadership with recommendations presented to the NWAC Executive Council.

Organizations who meet the requirements will be invited to discuss further details, clarifications and possible amendments with NWAC Senior Leadership. Expectation that this process should take no more than two weeks including engagement with GNB to review submissions and approve short-list of applicants that will be invited to submit Request for Proposals.

Eligible Indigenous organizations may and are invited to express interest in acquiring the property. Please note due to current project funding, there are restrictions and financial implications related to any potential transfer of ownership within the next 3 years, however, it may be possible for NWAC and success 3<sup>rd</sup> party lease to lobby to reduce the timeline and/or the amount of repayment by NWAC to funder. If applicant is interested, NWAC can provide details to those organizations who meet eligibility requirement.

## **12. FINAL SELECTION PROCESS:**

NWAC is not bound to proceed with any organizations who submitted a submission.

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<sup>1</sup> Currently, the Wabanaki Property Capital Contribution Agreement requires NWAC to repay the Government of New Brunswick/Government of Canada \$3.15M if NWAC were dispose of property before 2030. Before the five-year waiting period, NWAC (and 3<sup>rd</sup> party lease) could lobby to have amount reduced and/or waived based on performance, value and impact of transferring property to an eligible applicant that meets the requirements and approval of both GNB/GoC. If permissible and approved, NWAC would seek some cost-recovery of its own capital investment, estimated to be \$1.6M.

NWAC Senior Leadership will provide the screened, detailed, costed and finalized proposals to the Government of New Brunswick and the NWAC Board of Directors for review, discussion and possible final approval. Ultimately, it is the Government of New Brunswick who will review and approve the NWAC Business Plan that includes any significant 3<sup>rd</sup> party for primary access, management and use of 188 Tilley Road, Gagetown, New Brunswick. This process may take up to a month or longer but for NWAC and GNB, time is of the essence, so best efforts will be undertaken.

### **13. GOAL**

NWAC's preference is to enter into a contract and see program delivery begin no later than June 30, 2026. Preference for an earlier start.