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Rural Municipality of Morris

Request for Proposals

Rosenort Land Sale

Request for Proposal No. **2026-01**

Issue date: **May 5, 2026**

Closing location:
*RM of Morris Administration Office
207 Main Street North
Morris, MB R0G 1K0*

Attn: Chief Administrative Officer

Closing date and time:
The proposal must be received by 2:00 p.m. on: **July 3, 2026**

1. OPPORTUNITY

The RM of Morris is seeking proposals for the opportunity to purchase and develop approximately 57.19 acres of usable RM of Morris owned Property located on the South-West side of the Rosenort, as shown in "Map 2" attached. Total of 71.12 acres with 13.93 acres described as 'Brush/Scrub' or 'Creek Conservation Land'. The intent of this Request for Proposals (RFP) is to identify development concepts that contribute positively to the long-term economic and community development of Rosenort and the surrounding municipality.

2. VISION

The following vision statement summarizes the desired outcome for the property:

"To create a vibrant commercial hub that supports local businesses while maintaining the welcoming character of our small-town community. The remaining area will offer flexible opportunities for innovative proposals that enhance economic growth, community use, and long-term development."

A preliminary Development Concept Plan illustrates one potential configuration for the site. This concept includes the possibility of a commercial corridor along PR 205 intended to support a "Main Street" style commercial presence, with potential areas for residential development and open space or recreational features such as a stormwater or amenity pond.

This concept plan is illustrative only and is provided to assist proponents in understanding possible development opportunities. Proponents are encouraged to submit alternative concepts where they believe a different approach would better meet market demand, community needs, and sound planning principles.

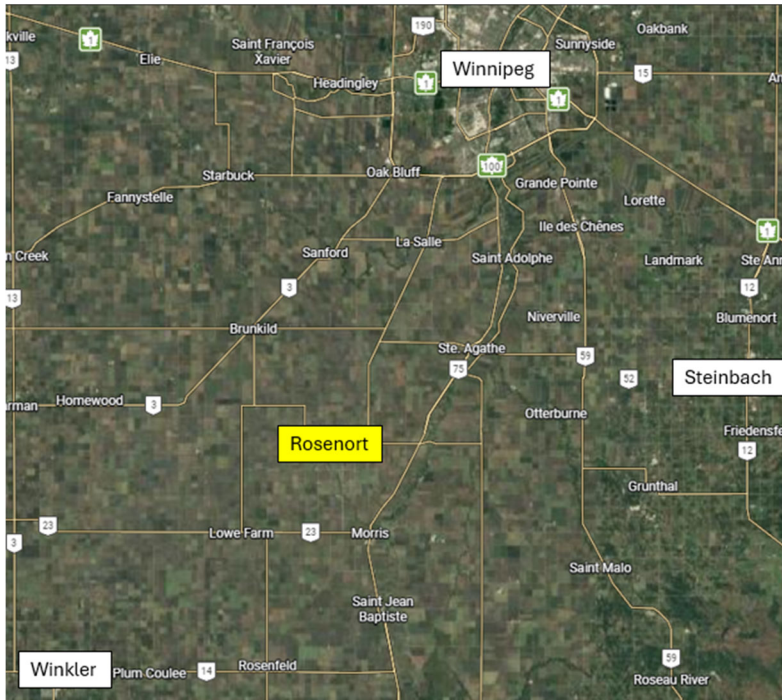
Rosenort presents unique development opportunities. As of 2023, approximately 1,170 people were employed in Rosenort, while the local population was approximately 798 residents, indicating a significant daily workforce presence. The Municipality currently has an industrial park with available land and an existing residential development area that largely consists of multi-family housing. The RM has identified potential opportunity for additional commercial development and diversified residential options, including higher-end residential development that may incorporate amenity features.

3. LOCATION AND CONTEXT

The RM of Morris is ideally located in Southern Manitoba's fertile Red River Valley, just 47 kms South of Winnipeg, along PTH 75, one of the Province's most important trade corridors connecting Winnipeg to the Canada-US border. This strategic location provides excellent transportation access, strong agricultural surroundings, and proximity to major markets, marking the RM of Morris an attractive place for new business, residential growth, and community-focused development.

The information provided in this section is intended for general context only. Proponents are responsible for conducting their own due diligence, market analysis, and review of applicable regulations when preparing a proposal.

Map 1

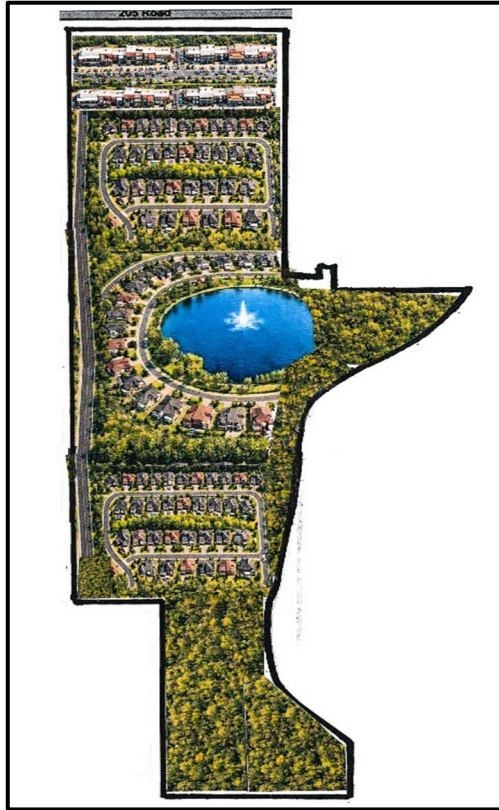


Map 2



4. CONCEPTUAL OVERVIEW

A conceptual plan was created to give one possible vision to the property. The plan is provided for illustrative purposes only and is not intended to limit or prescribe the form, layout, or type of development proposed. The RM welcomes alternative concepts and innovative proposals, with all development remaining subject to applicable municipal approvals and regulatory requirements.



5. GENERAL PROJECT COMMENTS/STANDARD OF CONDITIONS OF APPROVAL

The purpose of this RFP is to identify a preferred proponent with whom the RM may enter into negotiations toward a purchase and sale agreement that would establish the terms and conditions for the purchase and development of the property. The RM reserves the right to negotiate with one or more proponents, terminate negotiations at any time, or reject any or all proposals without obligation or liability to any proponent.

During the RFP period, proponents may request reasonable access to the property with advance notice, for the purpose of conducting inspections or due diligence. Any such access shall be at the proponent's sole risk, and the proponent shall indemnify and hold the RM harmless from any claims, damages, or liabilities arising from such activities, except where caused by gross negligence or willful misconduct of the RM.

6. PROPOSAL EVALUATION

To evaluate the alternatives and assist in the selection of a Developer/Purchaser, the RM is requesting proposals that will help it finalize its vision and move ahead with the Property's disposition and development.

Proposals must address the following items:

1. Description of the Developer's proposed project:

- Type of development proposed.
- Scope and intent (if any) around Neighborhood Commercial uses/ subdivision
- Site Plan(s)- macro and micro as needed.
- Proposed mix of uses and intended market.
- Assessment Value of Project.
- Perception of the RM's role if any.
- If developer is interested in total property or a portion of.

2. The proposed general timeframe for the development of the Developer's proposed project. If multiple components or phases are planned, provide detail on each of the intended phases or components and their respective timeframes.

7. INQUIRIES

Please direct all inquiries in writing to the CAO: cao@rmofmorris.ca

Note that staff have been directed not to provide answers to inquiries. This is done in the interests of fairness to different potential proponents and to staff who are not going to engage in speculative pre-negotiation. They will, however, acknowledge receipt of your communication and indicate where any addendum will be posted.

All questions will be answered via formal addenda and will be posted on the RM's website. It is the responsibility of the respondents to check back to the website. Failure to do so may result in rejection of a proposal.

8. DEVELOPER'S RESPONSIBILITIES

The selected proponent will be responsible for undertaking all due diligence, planning, design, approvals, financing, and development activities necessary to complete the proposed project and to negotiate and enter into a Purchase and Sale Agreement with the RM.

The developer shall be responsible, at its sole cost, risk and expense, for obtaining all required municipal, provincial and regulatory approvals, including zoning, subdivision, development permits, and any other required entitlements. Selection through this RFP or participation in negotiations does not constitute approval of any proposed development and does not guarantee that any required approvals will be granted.

All pre-development costs associated with the project – including but not limited to planning engineering, environmental studies, legal services, surveys, design work, feasibility studies, and consultant fees – shall be the sole responsibility of the developer. The RM shall not be responsible for, nor liable for, any costs incurred by proponents in preparing proposals, conducting due diligence, or advancing development plans.

The developer shall also be responsible for all infrastructure and servicing costs required to support the development, including but not limited to roadway construction or improvements, site access to the property, internal roads, water and wastewater serving, drainage, stormwater management, utilities, grading, and any other required municipal or off-site infrastructure improvements.

All such works shall be completed at the developer's expense and in accordance with applicable municipal standards and approvals.

The developer shall be responsible for securing all project financing, whether through debt, equity, or other financial arrangements. Under no circumstances shall the RM assume financial liability, credit risk, or financial guarantees related to the development.

Following project approvals, the developer shall be responsible for construction, installation of services and infrastructure, and completion of the project, including obtaining all required permits, inspections, certifications, and occupancy approvals required by applicable authorities.

The RM reserves the right, at its sole discretion, to reject any or all proposals, waive irregularities, cancel or reissue the RFP, or discontinue negotiations at any time without liability to any proponent. The selection of a preferred proponent does not obligate the RM to enter into a Purchase and Sale Agreement or any other agreement.

The RM retains its independent legislative authority under applicable legislation, including planning and development approvals, and nothing in the RFP or the selection process limits or restricts that authority in any manner.

9. SUBMISSION INSTRUCTIONS

A complete, concise, and professional response to this RFP will enable the RM to evaluate and identify the Developer who will provide the highest benefit to the community and indicate the level of the Developer's experience and commitment to the proposed project. Proposals must demonstrate that the proposed project's approach, design, and financing plan will allow for the project's successful development and delivery.

To be considered, interested respondents must hand deliver, mail or email in all requested materials by **July 3, 2026 at 2:00 p.m.**

All proposals must be sealed and addressed to:

Chief Administrative Officer
RM of Morris
Box 518
Morris, MB R0G 1K0
cao@rmofmorris.ca

Proposals will not be opened in public.

Late submittals will not be accepted or considered.

The following minimum information should be provided in each proposal and will be utilized in evaluating each proposal submitted. To expedite the evaluation of proposals, submittals should be no more than thirty pages (inclusive of cover pages, site plans, renderings, back-up, and exhibits).

Submissions should include the following items:

1. Detailed completion of Questions in Section 6: Which shall include the following:

- The Developer's statement of qualifications
- Financing sources (funding and/or financing capacity)
- Respondent's development design intent, strategy, implementation expertise, and understanding of the scope of work.

- Proposed offer price to purchase property. The RM has established a minimum acceptable bid of \$650,000 for the entire property, and proposals below this amount may be deemed non-compliant.

2. The Developer's proposed approach for undertaking this development including detailed schedules for both the pre-development entitlements and approvals and the subsequent horizontal and vertical construction.

The RM will not be liable for any expenses incurred by Developers responding to this solicitation. The RM will retain all material submitted. Based upon the quality and quantity of submissions, the RM reserves the right to conduct a Second Round Evaluation with a select number of short-listed proposers.

10. SELECTION PROCESS

The RM of Morris Council ("Committee") will execute the selection process. Each Committee member will rank the proposals on a scale of 1 to 10 (best).

Committee members shall take the following components into consideration:

- Proposal alignment with vision of property
- Purchase price amount/ alternate model of acquisition.
- Architectural Design, Theme, and Conceptual Site Plan(s).
- Conformance with the ideas, themes, and concepts detailed therein.
- Quality of submittals as outlined in the RFP
- Creativity, uniqueness, and compelling ideas.
- In-person presentations (20 minutes maximum).

After each committee member reviews the submittals and in-person presentations, each member will submit a score for each respondent not to exceed 10 points. Based on the number of respondents (proposers), the Committee reserves the right to "short-list" some developers for advanced discussions. The Committee will then discuss all the proposals to select a Developer for negotiation of an agreement. The Committee also reserves the right to reject all proposals and elect to re-start or cancel the process.

Further, and for the avoidance of any doubt, the RM reserves the right to negotiate any term, condition, specification, or price with selected Proposer(s). In the event that mutually agreeable negotiations cannot be reached with a Proposer, the RM may negotiate with the next ranked Proposer(s) and so forth. This process will continue until a contract has been executed, or all submittals have been rejected. An impasse may be declared by the RM at any time. No proposer shall have any claims and/or right against the RM arising from such negotiation and/or the qualification process.

This RFP process was designed for respondents to propose ideas and deliver solutions for the Lands. The Developer with the best overall development program will be selected for further negotiation. Upon acceptance of proposal, the RM of Morris will enter into a development agreement with the developer/purchaser. After the individual scoring, and in the event the Committee cannot agree on a Developer, this RFP may be rendered null and void.

11. RFP ADDENDA

The RM may determine it is necessary to revise any part of this solicitation. Revisions will be made by written addenda, and it is the Developer's responsibility to understand and comply with any addenda to this solicitation. Failure to do so may result in a rejection of the proposal. Addenda will be posted on the RM's website www.rmofmorris.ca.