



Municipality of Chatham-Kent

Request for Quotation

For

Chatham-Kent Property – 1st Concession Road

Wheatley, ON

Agricultural Land Lease

Chatham-Kent Municipal Property – 1st Concession Road Wheatley, ON Agricultural Land Lease

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Section 1: Introduction and General Information

A. Introduction

The Municipality of Chatham-Kent is soliciting quotations from qualified bidders to enter into a lease agreement for property to be used for agricultural purposes. The Municipality intends to enter into a five year lease agreement with the selected bidder with an option for three additional one year renewals, based on the needs of the Municipality.

B. Property Description

The property being offered for lease is located at 289 1st Concession Rd Part of PIN 00846-0334 in the Community of Wheatley and comprising of approximately 6 acres more or less.

C. Deadline

All quotations are to be in writing, signed, and sealed in an envelope. The front of the envelope is to be clearly marked as "Chatham-Kent Municipal Property – PIN 00846-0334 Land Lease" and delivered to Mike Vandermaden, 100 Irwin Street, Chatham, ON, N7M 5K8 prior to 3:00 p.m. on the July 31, 2026 deadline. The Municipality of Chatham-Kent will not accept quotations after the deadline.

All offers are to be presented on the specific forms provided for this quotation and are subject to specific conditions, both of which are available by contacting Mike Vandermaden, Manager, Operations by phone at **226.312.2023 Ext 4353**, or by email at mikeva@chatham-kent.ca.

D. Evaluation of Quotations

The Municipality of Chatham-Kent will first examine the quotations to determine their conformance with the requirements of this Request for Quotation (RFQ). Any quotations that are determined to be non-responsive will be rejected. Therefore, bidders should exercise particular care in reviewing the required quotation format as set forth in this RFQ.

The Municipality is seeking bidders who are willing and able to lease the parcel for agricultural purposes and in accordance with the goals as stated herein and in compliance with Standards and Controls established for the Property and other applicable and governing rules and regulations.

The goals of the Municipality of Chatham-Kent in seeking a lease for agricultural purpose for the property include, but are not limited to, the following:

- Provides best value to Municipality
- Ensure the bidder's quotation complies with requirements of this RFQ.

E. Contact Person

Please submit questions regarding this RFQ to:

Mike Vandermaden
Manager, Operations
Municipality of Chatham-Kent
Phone Number: **226.312.2023 Ext 4353**
Email: mikeva@chatham-kent.ca

Requests from interested bidders for additional information or interpretation of the information included in the specifications should be directed in writing to the email address above.

The deadline for receipt of written questions shall be 12:00 PM (Noon), Thursday, July 30th, 2026.

Section 2: Farm Land Rental Conditions

A. Site Conditions and Terms

1. The Property will be offered for lease to the successful bidder(s) for agricultural uses, and for no other purposes without the Municipality's written consent.
2. The Lessee and Lessor shall inspect the above site to familiarize themselves with the acreage to be farmed and any other site conditions applicable thereto.
3. The successful quotation will be subject to a formal farm lease agreement being prepared and executed for a five (5) year term covering May 1st to December 31st for the year 2027, 2028, 2029, 2030, and 2031 with an option for three additional one-year renewals.
4. HST is applicable on the rental amount.
5. The highest or any bid may not necessarily be accepted.
6. This lease will be for agriculture crop purposes only. No acidic crops may be planted on this property.
7. Rotation of crops will be at the discretion of the successful Lessee.
8. The Lessee shall do all ploughing required at the commencement of the lease agreement. Any fall ploughing required at the conclusion of the lease will be the responsibility of any new incoming Lessee. No additional compensation will be paid for such ploughing.
9. The property soil and head land areas are to be maintained and returned in the same condition as initially received.

10. The successful Lessee must advise Administration of any change noted in the farm land area (i.e. collapsed tile drain, etc.).
11. All insurable crops will be insured with AgriCorp and such insurance shall be assigned to the Municipality of Chatham-Kent as security for payment of rent.
12. The Municipality of Chatham-Kent reserves the right to occupation of the lands or part thereof and if needed, shall reduce the rental by the tendered price per acre.
13. The Municipality of Chatham-Kent shall pay to the Lessee any damage to his/her crop which may be brought about should the Municipality of Chatham-Kent require the use of the land.
14. Payment shall be made on May 1st of each year

B. Additional Bidder Responsibilities

The successful bidder shall be responsible for obtaining all permits, and approvals that may be needed for its proposed uses.

C. Insurance

Indemnity and Public Liability insurance of not less than two million dollars (\$2,000,000.00) per occurrence will be required with the Landlord and the Corporation of the Municipality of Chatham-Kent.

D. Lease Agreement

The Municipality may select one bidder to enter into a lease agreement for the Property. The lease agreement will set forth the terms and conditions of the agreement between the Municipality and the bidder. Decisions regarding the award of the lease and terms of the award will be made by the Municipality.

Section 3: Evaluation Criteria

A. Evaluation Criteria

Quotations will be evaluated based on what is most advantageous to the Municipality.

Quotations will be evaluated on the basis of their responses to all provisions of this RFQ. The Municipality will use the criteria below in its evaluation and comparison of quotations submitted:

- | | |
|---------------------|------|
| •Bid price per acre | 100% |
|---------------------|------|

Section 4: Schedule of Items and Prices

Chatham-Kent Municipal Property Agricultural Land Lease

Item No.	Description	Unit	Year 2027, 2028, 2029, 2030, 2031
1	289 1st Concession Rd Part of PIN 00846-0334 in the Community of Wheatley and comprising of approximately 6 acres.	\$/Acre	

**Do not include HST in your bid price

Bidder Name _____

Address _____

City/Province _____ Postal Code _____

Contact Person _____

Phone # _____

Fax # _____

Email _____

Signature _____

Note: By signing and submitting this quotation document the bidder agrees to the scope of work, and all terms and conditions stated above.

Attachment A: Chatham-Kent Municipal Property – 2027 Farm Land Lease Parcel

