

CALL FOR DIRECTORS

Gat Tah Kwâ Development Corporation

October 3, 2022

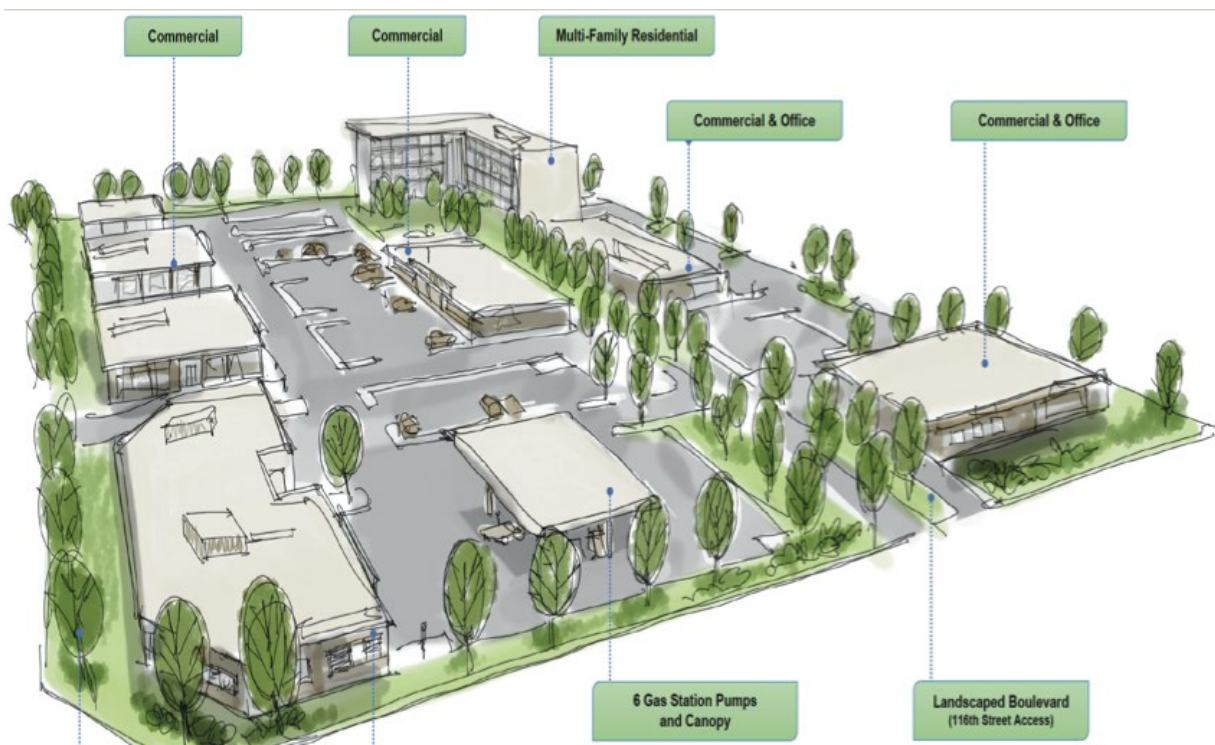
On June 30, 2022 – Indigenous Peoples Day – the Doig River First Nation held a celebration on 8 acres of property that forms part of the larger and newly created Gat Tah Kwâ urban reserve. This 8 acres of property has been named Naache Commons and will be the Doig River First Nation’s first urban development project.

To lead this development effort on the part of the Nation, Chief and Council are incorporating a new development corporation named Gat Tah Kwâ Developments (GTK). GTK will be wholly owned by the Nation collectively, with Chief and Council as the shareholders in trust.

GTK requires Directors to serve on a management board that will oversee the ongoing work to bring the vision of Naache Commons to reality.

Development Roadmap

A feasibility study, based on market research and a Highest and Best Use study, has been completed and a high-level conceptual design produced (see below).



The Nation has earmarked a large portion of funds as an equity contribution to the Phase 1 development costs of the project. This includes:

- Incorporation and set-up for GTK;
- Site preparation and underground infrastructure design and installation;
- Connections to existing City of Fort St. John utilities and roadways;
- Gas station with convenience store and quick-service food; and
- Office space for the Nation and other tenants.

This equity investment gives GTK a significant advantage over other developers who will be facing high borrowing rates to move their projects forward. However, bridge financing may be required to address any cash flow gaps between development expenditures and the receipt of settlement funds by the Nation.

Key Next Steps:

1. The Nation is completing the regulatory work to establish development-related bylaws that are harmonized with the City of Fort St. John and provide the regulatory framework in which Naache Commons can be built.
2. In parallel, a more detailed development plan will be created for the Naache Commons site in order to finalize the location of various leasable pads, common areas and green spaces. These designs will be developed in parallel with the regulatory work above, with regular communication with the Nation's lands department to avoid conflicts that would prevent approval of the Naache Commons development plan.
3. A business plan for Naache Commons will be developed.
4. A business plan for the office building will be developed.
5. A business plan for the gas station (as a separate operating company) will be finalized.

GTK Directors' Role

The management board of GTK is expected to take a hands-on role alongside the Naache Commons Development Lead (Will Fong) to guide the development work moving forward and serve as a management group that can review options and make decisions in consultation with Chief and Council.

Key Responsibilities at Naache Commons for the GTK Directors include:

- Working alongside the design team (urban planners and architects) to finalize the layout of the Naache Commons development;

- Working alongside a marketing agency to finalize a brand image and strategy for Naache Commons and Gat Tah Kwâ overall;
- Reviewing options for the gas station fuel supplier, equipment, convenience store and restaurant, and making final recommendations to Chief and Council;
- Working with the Nation's financial advisor to design the capital stack for the Naache Commons development;
- Overseeing the procurement of a prime contractor for the construction of Naache Commons, the gas station and the office building;
- Identifying other parts of the Naache Commons development to build-out after the gas station and office building (if any), and
- Attracting major tenants and other developers to build-out the remaining pads.

Key Responsibilities Beyond Naache Commons for the GTK Directors include:

- Commissioning research to identify development options for the remaining Gat Tah Kwâ properties;
- Developing feasibility studies and business plans for the approved development options;
- Working with the Nation's financial advisor to develop a financing strategy to support the approved development options.

Directors' Qualifications

To meet the needs of the GTK over the coming years, Directors with relevant business experience and relationships are needed. Prospective Directors should meet most or all of these qualifications:

- Experience with commercial real estate marketing, sales or development;
- Experience with commercial construction;
- Experience with various forms of financing including conventional lending, private equity and grants;
- Have experience with other First Nation real estate developments;
- Have working relationships with the commercial real estate, construction and/or financing sectors in the local, regional and/or broader geographies.

Interested and qualified individuals are asked to submit their resumes outlining their relevant qualifications, along with a covering letter describing their interest and motivation in serving on the GTK Board. This information can be submitted electronically to Will Fong at: Dreamer@dreamatnaache.com

Shortlisted candidates will be interviewed by Doig River First Nation Chief and Council.