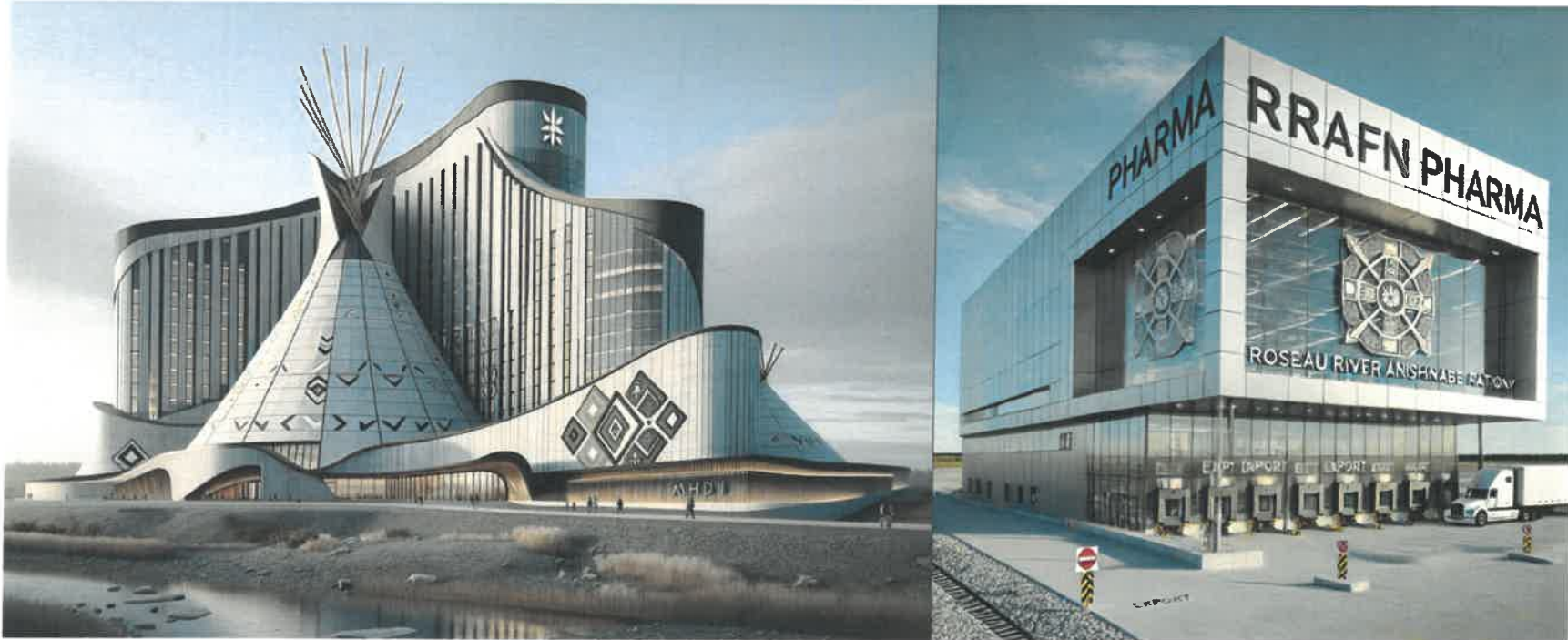




## ROSEAU RIVER *Anishinabe First Nation* Sovereign Economic Development Zone - Presentation 2024



## CASINO DEVELOPMENT – CONCEPT 1





## CASINO DEVELOPMENT - CONCEPT 2





**ROSEAU RIVER**  
*Anishinabe First Nation*

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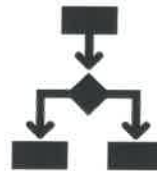
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INTRODUCTION



OPPORTUNITY



PROPOSED  
PARTNERS



THE PROJECT



NEXT STEPS



# Introduction

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Roseau River Anishinabe First Nation (RRAFN) is seeking partners to launch a transformative initiative centered around the Emerson/Pembina International Border Crossing (The Port) in Manitoba Canada.

Our proposal aims to harness the strategic location of the border crossing, leverage indigenous sovereignty, and foster economic reconciliation. Through comprehensive approach, we seek to unlock the full potential of this unique region.

- The purpose of these projects is to create independent revenue for the Nation.
- These new revenues will assist the Nation with **housing renovations, new homes built, infrastructure, education, increase student allowance, financial requests, purchase orders for food, community events, recreation and create more jobs.**
- We also anticipate funding allocations for **business start-up grants, education initiatives, and individual member royalty payments per month or per year for each tribal member.**
- The revenue created will also pay back the investors and financial loans the Nation needs in order to pursue these projects.

# OPPORTUNITY

## Our Unique Business Opportunities

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- Tax Free Status
- Sovereign Economic Zone
- 60 minutes situated from Canada's largest border crossing shared with Canada and USA an inland centre port and 24-hour international Airport.
- Currently we have 147 acres available for future Economic Development.

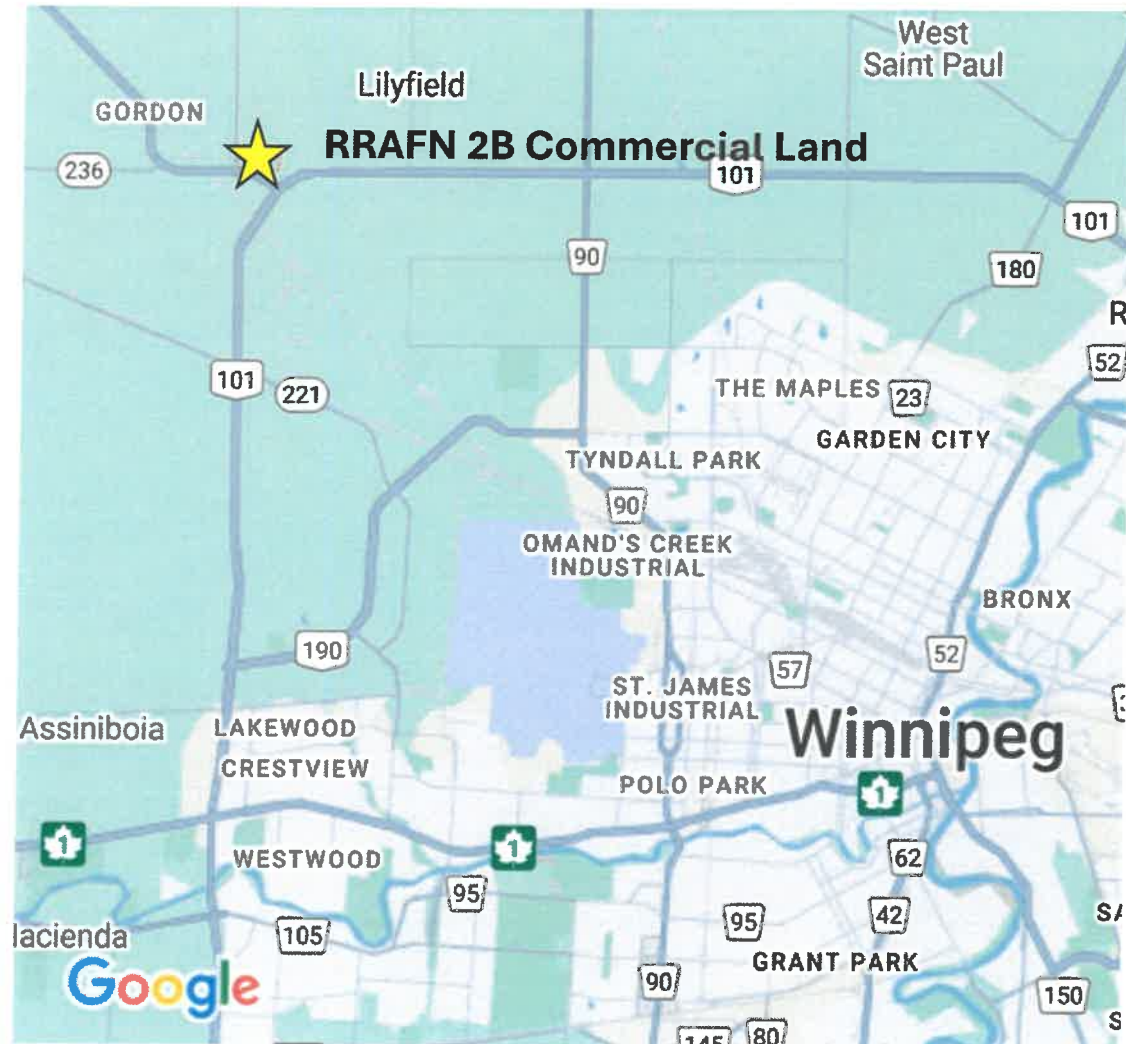




## Tax Free Lands at Highway 6

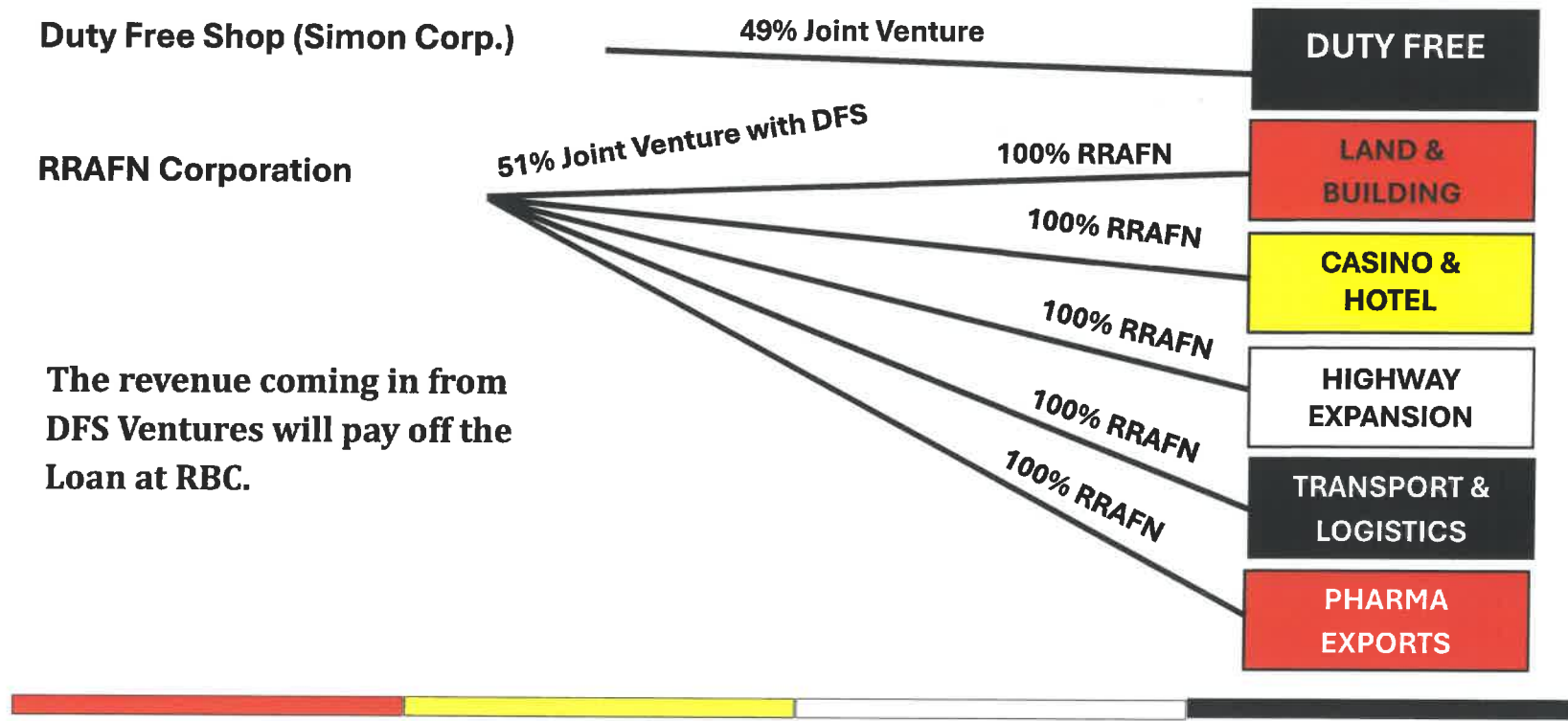
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- Tax Free Status
- Sovereign Economic Zone
- 10 minutes from Canada's largest inland port and 24-hour international Airport
- Located at the corner of highway 6 & highway 236 at the Winnipeg North Perimeter
- Currently we have 74.8 acres and 3 acres have been commercially developed and 71.8 acres available for future Economic Development



# Emerson Land, Building & Business

- Duty Free Shop (DFS Ventures) is asking 8.5 million for Land, Building, Duty Free Business
- 17 acres of commercial land at Emerson.
- Joint Venture on the Duty-Free business 51% RRAFN and 49% current owner Simon Resch.
- Potential 50 acres of Crown Land across the highway from Emerson Duty-Free.
- Current financial sales for Emerson Duty-Free is \$4 million per year.







The Emerson Duty Free Shop, has been in business since 1982, stands as a testament to cross border trade and cooperation. With Canada's access to the Mid-Continent Trade Corridor and over \$25 billion in annual trade, the potential for growth and prosperity is immense. Recent collaborative efforts to upgrade the border crossing underscore a commitment to sustainability and progress.



# RRAFN Land Acquisition & Infrastructure Planning

- Securing surplus Crown Lands and leveraging federal infrastructure funding to develop the area.
- Conversion to Reserve Status through the federal (ATR) process to establish sovereignty.
- Exploring profitable ventures like highway development and leasing opportunities.

## Duty Free Fuel and Retail:

- Advocating for inclusion of Duty-Free Fuel to establish competitive advantage.
- Projecting substantial revenue potential and industry-leading profit margins.

## Commercial Transportation (Trucking) and Logistics Services:

- Maximizing on the border's strategic location.
- Creating employment opportunities and profits through constitutional tax rights.

**\* Example Scenario\*** A trucking company does 1 billion in sales per year, the profit after expense is 22% or \$220 million.

The company pays property taxes & corporate income tax of 27% on net (\$220 million) **\$59.4 million!**

**That's money the Nation would retain every year, rather than sending it to Canada's governments.**



# Casino Development

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- Opportunity for casino, hotel, waterpark, online gaming centre at the border.
- Contributing revenue significantly to the local economy.
- Leveraging for opportunity to attract investors through strategic partnerships and unique offerings and Return On Investment (ROI).
- Future revenue dividends payments for all RRAFN tribal membership.





## SLOT MACHINES





## CARD GAMES



## Restaurant Development





# Tourism & Hospitality

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- Developing indigenous tourism opportunities in collaboration with key stakeholders.
- Creating diverse tourism products and experiences to attract a broad spectrum of visitors



## Food & Beverage Initiatives

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- Introducing innovative F & B concepts to enhance traveler experience. These concepts will offer a fusion of local and international cuisines, providing a culinary hotspot at the border crossing.
- Projecting significant revenue generation and continued expansion based on market feedback.







## Hotel Development

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**Strategic Location:** Positioned for convenient access between Canada and the USA.

**Diverse Accommodations:** Offering standard rooms and theme suites.

**Comprehensive Amenities:** Encompassing a fitness centre, swimming pool, hot tub, children's play centre, golf course, shopping centres, restaurant, ATM, bar/lounge, meeting rooms, conference centre, business centre to enhance guest experience.

**Cultural Integration:** Infusing indigenous cultural elements and promote our language into the hotel's design and décor, fostering a unique and immersive experience.

## HOTEL ROOMS





## Water Park Concept 1

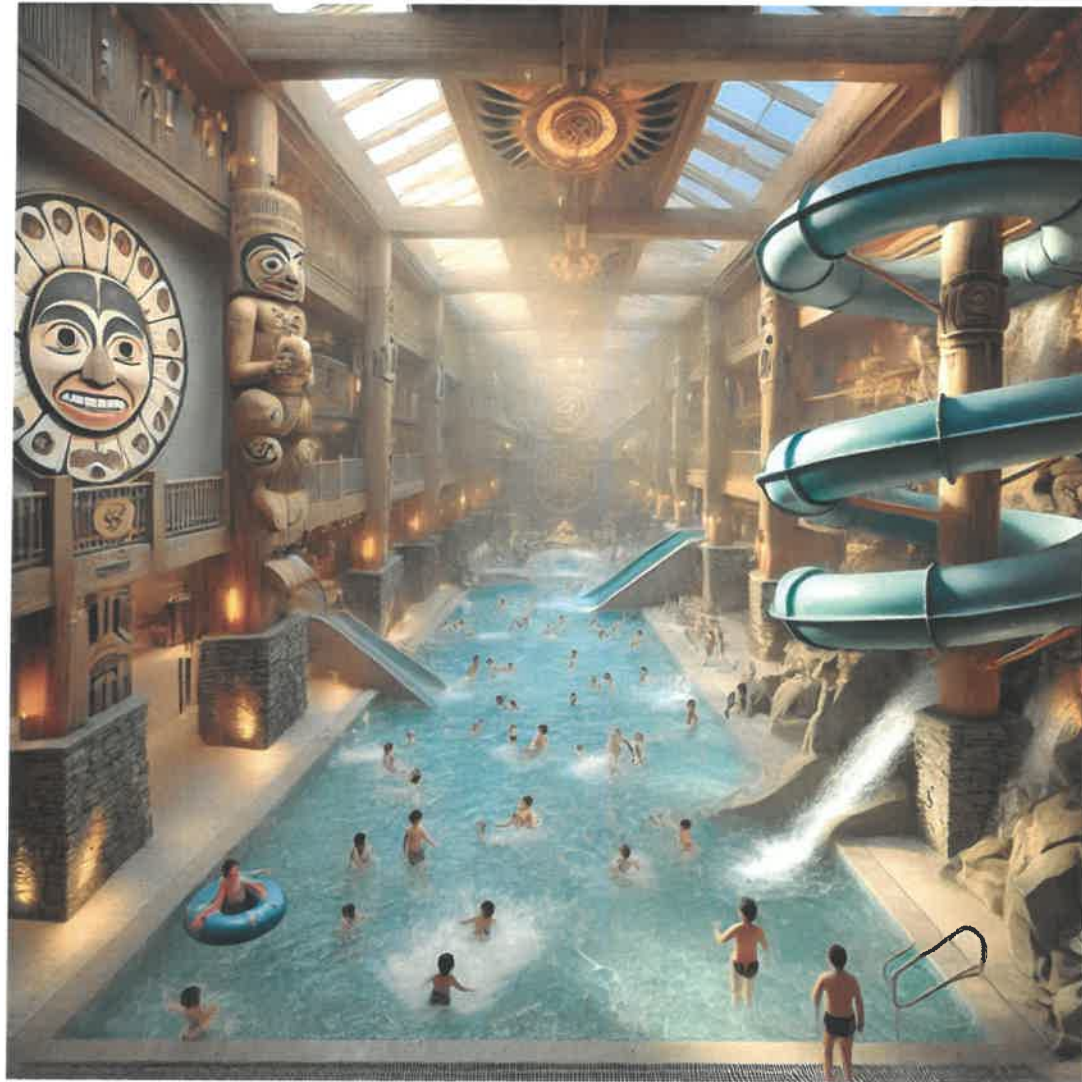


## Water Park Concept 2





## Water Park Concept 3



# Museum

## Cultural Heritage Preservation

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- Establishing a museum as a centerpiece for indigenous history, cultural exchange and understanding.
- Providing space for the stories of various tribes to be told authentically and respectfully.
- Fostering understanding and appreciation of indigenous culture among visitors and future generations.



# Pharmaceutical Exports

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- Capitalizing on Manitoba's pharmaceutical manufacturing strength.
- Accessing the \$600+ billion U.S. market, especially the aging population in need of prescription medicine.
- Navigating regulatory frameworks in both Canada and the United States to ensure compliance and success.
- RRAFN would be the first Indigenous First Nation to take this brand-new economic opportunity in Canada.







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## Key Components for Pharmaceuticals

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- **Exploiting the growing U.S. Pharmaceutical Market:** Leveraging the notable price differences between the U.S. and Canadian pharmaceutical markets, our strategic positioning at a secure border facility amplifies market access and growth prospects.
- **Cost-Efficiency Potential:** Anticipating a conservative 20-40% variance in prescription drug prices between the Canadian and U.S. markets, coupled with the U.S. program's objective to capitalize on such price differences, significant savings are forecasted for American consumers.
- **Market Scale and Expansion:** With the U.S. pharmaceutical sector's vastness evident in the expenditure of approximately \$574 billion in 2021 and \$633.5 billion in 2022, our initiative stands to tap into substantial market opportunities.
- **Financial Implications:** Given the expansive scope and growth trajectory of the U.S. pharmaceutical market, even securing a modest market share through bilateral trade agreements could yield substantial revenue. For instance, capturing a 0.1% share of the projected \$636.90 billion U.S. market in 2024 equates to an estimated \$637 million in annual gross sales of pharmaceuticals.



# Transportation Terrif

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- Currently the U.S. receives \$18 per export fee when trucks enter the U.S. from Canada.
- Currently there is no fee collected when entering Canada
- Potential agreement with the Manitoba Province (State) to implement a fee collection to mirror the USA system.
- Traffic flow at the Emerson border crossing is 240,000 trucks south bound and 220,000 north bound.
- If RRAFN charged a fee of \$20 per truck coming into Canada we would generate \$4 million per year and in 20 years we would generate \$80 million, which we can upgrade the infrastructure and revenue for the nation and upgrades to the land at Emerson.





The proposal envisions the transformation of Emerson, Manitoba, into a thriving hub of cultural exchange and economic prosperity.

It involves the acquisition and development of the Emerson Duty Free and surrounding lands, with a focus on establishing a casino and a pharmaceutical export includes the creation of a Museum to honor indigenous history and the stories of various tribes.

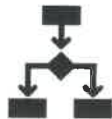


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# Approach Overview

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- **Current state:** Existing Duty-Free Business, Building & Vacant Land
- **Approach:** to create a culturally enriched, economically vibrant, and environmentally sustainable international border crossing facility that serves as a model of inclusive development, fostering economic growth, preserving indigenous heritage, and promoting cross-cultural understanding
- **Steps:**



preliminary  
design

schematic  
design

design  
development

construction  
drawings

bidding and  
negotiations

contract  
administration

substantial  
completion

final  
occupancy





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## POTENTIAL PARTNERSHIP

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Roseau River Anishinabe First Nation (RRAFN) – partnership  
Potential with Investors

## NEXT STEPS

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- Send detailed documentation to investor
- Responses to follow-up and parking lot questions
- Schedule next discussion





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**Investor**

Thank you - Megwetch

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