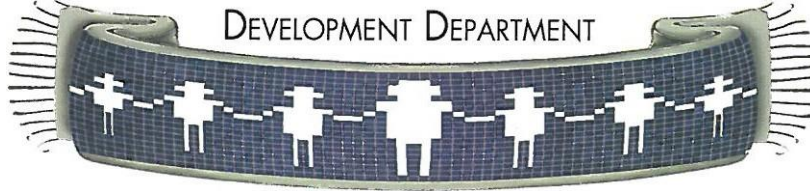




COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT



ECONOMIC DEVELOPMENT • ENGINEERING • GRANTS
PLANNING FOR OUR 7 GENERATIONS

REQUEST FOR PROPOSALS

Introduction

The Community Planning and Development Department (CPDD) is a government organization under the Seneca Nation of Indians. The CPDD provides professional planning with efficient utilization of Seneca Nation resources. By connecting the community and creating quality design for planning, the CPDD is able to assist Seneca Nation in implementing long-term development to promote our Nation's sovereignty.

CPDD is issuing a Request for Proposals from qualified individuals to create a Development Feasibility Study for Seneca Nation's Cuba Lake Waterfront. This Development Feasibility Study will include a Market Analysis Development and a Waterfront Business Plan.

Background: Seneca Nation and Cuba Lake Properties

The Seneca Nation of Indians is a federally recognized Indian tribe (Federal Register, January 28, 2022) that reorganized its tribal governmental structure in 1848 with the adoption of a formal written Constitution. Today the people of the Seneca Nation of Indians live and work on the same lands that Seneca people have inhabited for over 1,000 years.

Approximately 35 miles east of the Allegany Territory lies the Oil Spring Territory. The Oil Spring Territory is one square mile of land (641.9 acres) in a rural wooded area that includes lake front parcels in a popular residential and recreation area of Cuba Lake. This territory is entirely in Allegany County bordering Cattaraugus County in the southern portion of Western New York served by Interstate Route 86. There are both Seneca Nation and Seneca privately owned businesses on the territory. A Seneca Nation owned "One-Stop" operates adjacent to a Class III gaming facility that opened on July 4th of 2014. The gaming facility and One-Stop draw business from tourists that visit the lake, as well as from the Southern Tier Expressway that passes the territory a short distance to the south. Much of Oil Spring is pastoral in nature, but because of the new gaming center and the attraction of Cuba Lake, the territory has considerable visibility, as well as places for considerable economic opportunities.

The Cuba Lake properties, which are located in the Oil Spring Territory, include lake-front land owned by the Seneca Nation. Cuba Lake district is known as a boating and fishing destination, including ice fishing in the winter months.

Deliverables

The proposed Development Feasibility Plan will be used to determine the viability of development activities on the Cuba Lake Waterfront and to ensure moving forward will be economically justifiable. The consultant position will be expected to deliver the following:

1. Development Feasibility Study: the economic feasibility study will assess the potential benefits on the Seneca Nation's Cuba Lake Waterfront and analyze for potential tourist destination projects.
2. Market Analysis: an industry analysis of potential business ventures in the area as well as a study of already established businesses in the area.
3. Business Work Plan: a proposal of business ventures and investments for the Seneca Nation to aid the Cuba Lake Waterfront development.

Deadline for Submission

***Proposal deadline has been extended to December 9, 2022 at 4pm.**

Submission Requirements

Interested applicants are invited to submit a letter of interest, statement of qualifications, rate for consultant services, and proposal for work plan of future development.

Point-of-Contact

Lucille White
Director of Planning
Community Planning and Development Department
L.White@sni.org
(716) 532-4900 x.5021

Budget

The Seneca Nation has secured a budget of \$130,000 to last a period of two years.

Proposal Reviews/Interviews/Selection

Eligible applicants will be notified by December 16th to schedule interviews.