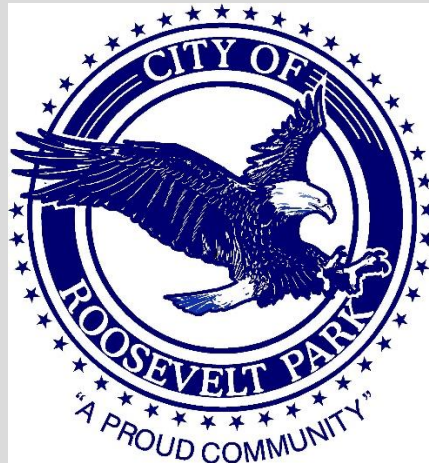


Request for Proposals

City of Roosevelt Park, Michigan

1367 W. Sherman Redevelopment Project



Publication Date: July 19, 2022

Submittal Due Date: August 26, 2022

All Submittals to:

City of Roosevelt Park, C/O Jared Olson, City Manager
900 Oak Ridge Road, Roosevelt Park, MI 49441

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I. INTRODUCTION

The City of Roosevelt Park is seeking developers with experience and capability building and implementing high quality commercial and industrial projects. The City's objective is to negotiate and enter into an agreement with the selected developer to construct an eligible active reuse at the subject property. The ideal proposal will include commercial uses that activate the redevelopment area in a manner consistent with the zoning and uses in the community. Uses such as commercial storage, light industrial, commercial office, and mid-size retail are all currently approved uses.

The objective of this RFP is to determine the level of interest and number of qualified available developers for the concept identified above. Responses to this RFP should provide general ideas and strategies for the development of the site including resumes and relevant qualifications for the development team. The City will review qualification packages to select experienced and qualified developers to advance to the final selection process which may include a more detailed proposal leading to the selection of a preferred developer, and the eventual disposition of the development site through sale or lease under mutually beneficial financial terms. The City will look favorably on respondents that possess the capacity and interest to carry their development from concept to implementation, including design/build capability, aesthetically pleasing design concepts, access to capital, and management strategy.

The City of Roosevelt Park has a longstanding track record of stability and favorable conditions for business development. The selected development team will successfully demonstrate how their concept will bring new and valuable offerings to this environment and what benefit their development will bring to the further growth of the community. The City will favorably review developments which satisfy the listed Areas of Interest, which are described in detail in the following section.

Depending on the number and quality of responses received, the City reserves the right to request additional information from some or all respondents, or to issue additional requests to advance the review process. This process does not obligate the City of Roosevelt Park or any of its agents, assigns, or employees to select or negotiate with any development team or to accept offers which the City, in its sole judgment, determines not to be in the best interest of the City and its residents. Thank you for your interest in this development opportunity.

II. OVERVIEW OF DEVELOPMENT OPPORTUNITY

A. Site Description

This nearly 7-acre site is located near the southeast corner of Sherman Boulevard and Glenside in Roosevelt Park Michigan. As of June 2022, the City of Roosevelt Park has taken possession of the site, with the intention of leading a process to redevelop it in a beneficial manner for the community. The 82,000 square foot building onsite was formerly a bottling plant for ginger ale and other carbonated products but has been used for storage of defunct industrial equipment and fallen into disrepair over decades. Any response to this Request for Proposal should include strategies to remove the structure and any associated blighted elements. The southern approximate half of the property does not currently feature structures and has substantial construction potential. Currently, the entire site is lightly wooded with sporadic hardwoods and overgrowth.

B. Zoning & Development Standards

The development site is currently zoned Industrial, and the City would prefer proposals that feature a Planned Unit Development concept.

The following are generally appropriate form elements in this district:

- Light Manufacturing
- Shipping and Logistics
- Warehousing
- Commercial Storage Units
- Boat/RV Condos
- Medium Density Retail

C. Redevelopment Objectives

This RFP seeks and favors a creative developer of urban commercial and housing projects to construct a development that meets the following goals and objectives. The City's desired development of the site focuses on blight elimination and productive reuse that will benefit the greater goal of rehabilitating the Glenside corridor:

- Removal of all existing structures, underground private infrastructure, and unsightly overgrowth.

- Submission of a development plan featuring productive reuse of the site incorporating allowable uses.
- Creation of new taxable value and jobs for the community.
- Development that interacts well with surrounding uses such as Wesco and EJ.

III. DESIRED DEVELOPER QUALIFICATIONS

The City is seeking responses from developers who are interested in undertaking the development concept described in this RFP. In this context, the terms “Developer” and “Developer Qualifications” apply to the development entity itself and the proposer’s professional team assembled to execute and manage the project. It is the City’s expectation that the site be repurposed and developed into a sustainable and viable commercial operation. Although the City reserves the right to select a development group with less experience, or non-traditional experience, the City is seeking a developer and supporting professional team that possesses a strong combination of the following qualifications and experience:

- Experience building, developing, and managing medium scale commercial projects in small urban communities
- Experience in the demolition and remediation of vacant properties.
- Experience working with municipal government in business, community events, or other public/private collaborative ventures.
- Clearly defined qualifications regarding the design and buildout of unique commercial spaces, particularly in the storage, logistics, warehousing, or industrial sectors.

IV. SUBMISSION FORMAT AND CONTENTS

Submittals must include one (1) original of the response, two (2) unbound hard copies and one (1) electronic copy (PDF) of the response. Every effort should be made to make proposals as concise as possible. Submissions must address the following sections in order to be considered complete and ensure consideration.

Section I – Qualifications and Experience - Cover Letter

RFP responses should include a cover letter introducing the company and resumes of the respondent’s professional team and the firm’s areas of expertise. The letter should clearly show how the development team meets the minimum qualifications as outlined in SECTION III of the RFP.

Section II – Proposed Development Vision and Program

Responses should describe the overall vision and a recommended development program to bring the concept to fruition. This section should include introductory plans regarding design, scope, buildout, theme, and other relevant details related to the proposed development. This section should also illustrate the desired timeline requested by the developer to implement the proposed project.

Section III – Conceptual Financial Structure/ Financial Stability

Provide a conceptual financial structure, including private sources of funding and a proposed structure for providing compensation for the City owned real estate (e.g., real property purchase, ground lease, other proposed site control agreement etc.) The City has significant flexibility with respect to disposition options and methods for compensation and as a result encourages and welcomes financial proposals which maximize the value of the resulting developments and their positive economic and community impacts to the downtown corridor. Justification for the use of public fund contributions and proposed repayment mechanisms should be provided if public financing is included as part of the proposal.

Provide evidence of the developer’s financial capability to undertake the project. Evidence should cover the last (5) years. If your proposal is being submitted by a partnership of two or more entities, provide evidence for each firm or individual that would be a part to the project. Suitable documentation includes audited or reviewed financial statements, partnership or corporation tax returns, bank or financial institution commitments, or other verifiable information demonstrating financial stability necessary to support a project of this scope. Submission of this RFP provides consent to the City or its assigns to confirm the information provided in response to this question.

All respondents will be required to allow the City to inspect and examine their company operating information and financial statements during the selection process. Each firm shall submit its legal firm name or names, headquarters address, local office addresses, state of incorporation, and key firm contact names.

V. EVALUATION CRITERIA

The City of Roosevelt Park supports the further creation of a vibrant downtown and commercial/housing district to complement current and future downtown business enterprises. Accordingly, City staff will evaluate responses based on the criteria stated within this document. Given the uniqueness of the anticipated development, developer qualifications and experience will be assigned the greatest value including but not limited to the following;

- Developer qualifications and experience (as identified in Section of this RFQ)
- Creativity and unique concepts in proposed development vision and program (as identified in Section IV of this RFQ)
- Conceptual financial structure (as identified in Section IV of this RFQ)
- Financial history/stability (as identified in Section IV of this RFQ).

VI. RESPONSE DEADLINE

Responses to this Request for Proposals must be submitted (one original, two unbound copies, and one electronic copy) by no later than 5:00 pm on August 26th. Responses received after this date and time will not be considered. Please address responses to:

City of Roosevelt Park
Attention: City Clerk
900 Oak Ridge Road
Roosevelt Park, Michigan 49441

VII. INQUIRIES

Any inquiries regarding this Request for Proposals or the desired project generally, including site walkthroughs, must be submitted in writing via email. All such written inquiries must be submitted by 5:00 pm on August 26, 2022 no further inquiries will be accepted after this date and time. Inquiries should be submitted to:

Jared Olson
City Manager
City of Roosevelt Park, Michigan
Jolson@rooseveltpark.org

VIII. SELECTION PROCEDURE AND TIMELINE

After the submission deadline, responses to this RFP will be reviewed by city staff. Those shortlisted for further consideration will be invited to answer any requests for additional information or clarification of their submittal. A preferred developer will then be selected and recommended to the City Council. Pending approval, all respondents will be notified of the outcome of the selection process. From this point the preferred developer will be asked to enter negotiations for more specific terms and obligations on behalf of both parties, the developer and the City. Upon successfully completion of these terms, the City and the developer will enter into a binding Development Agreement following final review and approval by the City Council of the City of Roosevelt Park.

The following is a preliminary schedule and general timeframe for the RFP response and selection process. Any and all of these dates are subject to change at the discretion of the City.

July 19, 2022: RFP Issued

August 12, 2022: Inquiries on RFP due by 5:00pm

August 26, 2022: Responses to RFP due by 5:00pm

September 6, 2022: Preferred Developer recommended to City Commission

September 7-23, 2022: Negotiations between Preferred Developer and the City

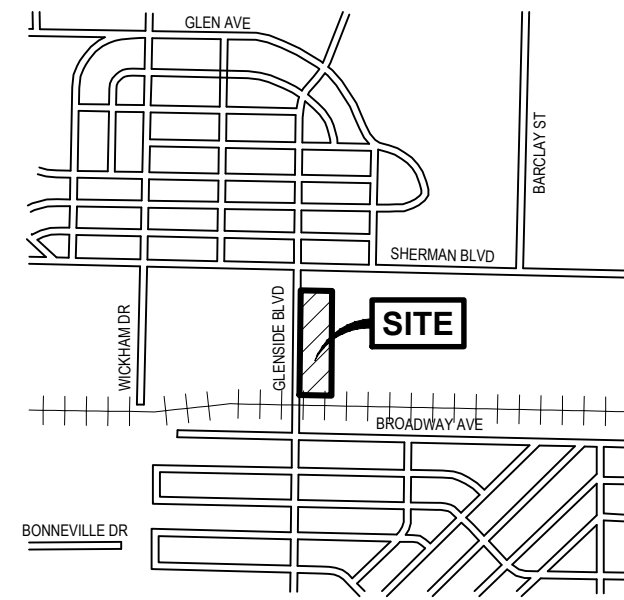
October 3, 2022: Development Agreement presented to City Commission for final approval

IX. EXHIBITS

A. Existing External Condition



Exhibit B



LOCATION MAP
NOT TO SCALE

TITLE INFORMATION

The Title Description and Schedule B Items hereon are from Transnation Title, Commitment No. 372549GRS, dated November 28, 2021.

TITLE DESCRIPTION

The Land is described as follows:
Located in the City of Roosevelt Park, County of Muskegon, State of Michigan.

The West 1/2 of the West 1/2 of the Northeast 1/4 of the Northwest 1/4, except the South 200 feet thereof. Also except the North 208 feet thereof. Section 1, Town 9 North, Range 17 West in the City of Roosevelt Park, Muskegon County, Michigan.

SCHEDULE B - SECTION II NOTES

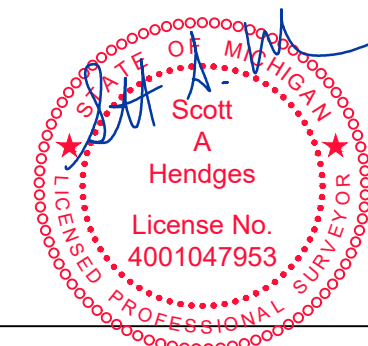
- 11 Terms, conditions and provisions which are recited in the document recorded in Liber 295, Page 470. (THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM THE RECORD DOCUMENT, AND IS NOT SHOWN ON THIS SURVEY.)
- 12 Terms, conditions and provisions which are recited in the Memorandum of Agreement recorded in Liber 34 Misc., Page 581. (THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM THE RECORD DOCUMENT, AND IS NOT SHOWN ON THIS SURVEY.)
- 13 Terms, conditions and provisions which are recited in the Agreement recorded in Liber 84, Page 91. (THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM THE RECORD DOCUMENT, AND IS NOT SHOWN ON THIS SURVEY.)
- 14 Easement for Sanitary Sewer in the instrument recorded in Liber 126, Page 491. (THE EASEMENT DESCRIBED IN THIS DOCUMENT IS SHOWN ON THIS SURVEY.)
- 16 Grant of Utility Easement as recorded in Liber 3786, Page 602. (THE EASEMENT DESCRIBED IN THIS DOCUMENT IS NOT ON, OR DOES NOT TOUCH, THE SURVEYED PROPERTY, AND IS NOT SHOWN ON THIS SURVEY.)

SURVEYOR'S NOTES

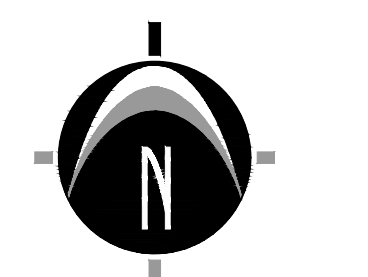
- 1) ALTA TABLE 'A' ITEM NO. 3 - Flood Zone Classification: An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Map Number 261212C0259E, Community Number 261206, Panel Number 0259E, with a Revised Date of October 7, 2021, shows this parcel to be located in Zone X (subject to map scale uncertainty).
- 2) ALTA TABLE 'A' ITEM NO. 4 - Gross Land Area: 305,996 Square Feet / 7.02 Acres
- 3) ALTA TABLE 'A' ITEM NO. 18 - Field delineation of wetlands conducted by a qualified specialist hired by the client. No wetland delineation markers observed at time of survey.
- 4) Note to the client, insurer, and lender - With regard to Table A, item 11, information from the sources checked above will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- 5) NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.

SURVEYOR'S CERTIFICATION

To Sherman Street Corporation: City of Roosevelt Park, & Transnation Title Agency:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 13, 18, & 19 of Table A thereof. The fieldwork was completed on December 6, 2021.



Scott A. Hendges
Professional Surveyor No. 4001047953
Nederveld, Inc.
shendges@nederveld.com

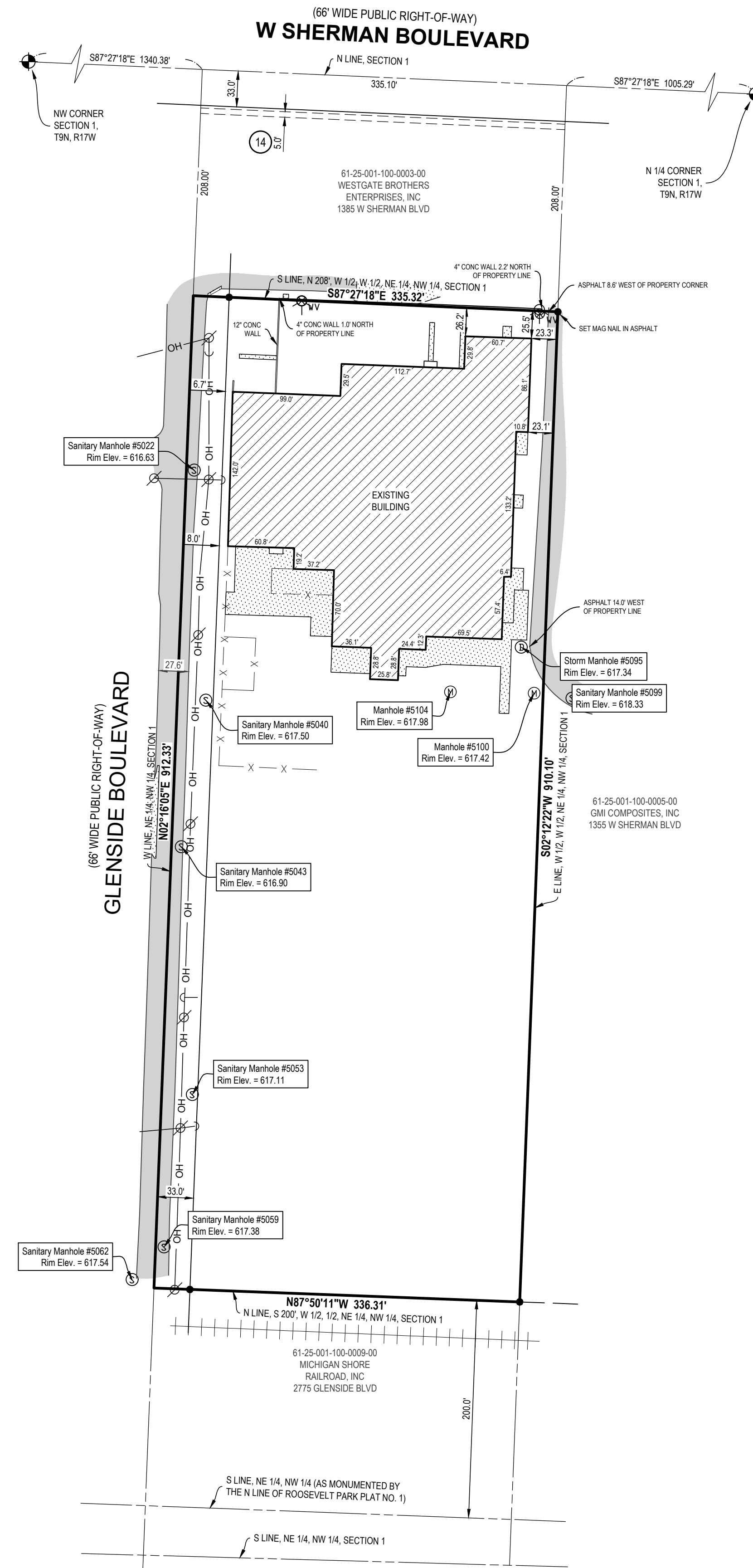


0' 40' 80' 160'
SCALE: 1" = 80'



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE:
EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAN" WERE OBTAINED FROM AVAILABLE CITY AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.



LEGEND

	Guy Anchor
	Hydrant
	Iron - Set
	Manhole
	Section Corner
	Sanitary Sewer Manhole
	Stormwater Manhole
	Utility Pole
	Water Valve
	Overhead Utility
	Fence
	Railroad
	Asphalt
	Concrete
	Existing Building

NEDERVELD
www.nederveld.com
800.222.1868
HOLLAND
347 Hoover Blvd.
Holland, MI 49423
Phone: 616.393.0449

ANN ARBOR
CHICAGO
COLUMBUS
GRAND RAPIDS
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:
Rhoades McKee PC
Peter Veldkamp
55 Campau Avenue NW
Suite 300
Grand Rapids, MI 49503

CREATED:
Drawn: JV Date: 12-06-21

REVISIONS:

Rev:	Date:
Drawn:	Date:

1367 W SHERMAN BOULEVARD
ALTANS/SPS Land Title Survey
PART OF THE NORTHWEST 1/4 OF SECTION 1, T9N, R17W, CITY OF ROOSEVELT PARK, ALLEGAN COUNTY, MICHIGAN

STAMP:

PROJECT NO:
21202419

SHEET NO:
AL

SHEET: 1 OF 1