



REQUEST FOR PROPOSALS/MERCHANTS CROSSING

One unbound signed hard copy of proposal must be received at the Land Bank offices:

Responses which contain all proposal requirements will be reviewed upon receipt

Submissions may be delivered in person or by mail to:

Kalamazoo County Land Bank Authority

1523 Riverview Drive, Suite A

Kalamazoo, MI 49004

Attention: Michelle Tombro Tracy

Any questions regarding this proposal must be submitted in writing via email to:

Michelle Tombro Tracy

Michelle.tombrotracy@kalamazoolandbank.org

269.216.9870

Any questions regarding MDEQ environmental remediation work on this site can be directed to:

David Harn, MDEQ

7953 Adobe Road

Kalamazoo, MI 49009

269.567.3526

Redevelopment Objectives

The partners are committed to assisting in the redevelopment and transformation of these previously blighted parcels into a vibrant and attractive hub with high design standards that provide visual interest on the street, promote walkability and take advantage of the views of the Kalamazoo River. The partners would like to see a development that will complement the significant redevelopment that has occurred over recent years in the River's Edge area (including the People's Food Co-op, MacKenzies Bakery and the various NoMi developments). The partners wish to see projects that set high standards of quality and design for future redevelopment along the River and the near downtown.

The Parcels

The parcels owned by the City of Kalamazoo and the Land Bank are identified on the attached map (attachment A). A structural assessment for 10 and 20 Mills is available at the Land Bank offices. The Land Bank and the City are accepting proposals for any combination of these parcels including single parcel proposals or proposals that include multiple parcels. It is the responsibility of the respondents to negotiate with private parties if any privately held parcels are to be included in the proposal.

Preferred Elements

- Assist in efforts to promote the **transformation of the riverfront** area of the city of Kalamazoo by building upon the attractive and unique elements of the existing buildings.
- **High quality landscaping plans** that are sensitive to the area, including landscaping that demonstrates environmental stewardship
- Plans that provide areas for passive public enjoyment of the natural areas
- Provides **High Quality Construction** and **High Quality Design**
- **Impactful Project**- proposals that will have an impact on nearby properties and compliment the River's Edge District and other significant built environment improvements on or near the river, and in or near the River's Edge district (Arcadia Ales, Riverview Launch, People's Food Co-op, MacKenzies, etc)
- **Timeliness**- projects that are positioned to move forward in the near term with commitments to significant milestones
- **Financial** – responses that demonstrate a willingness to propose a purchase price that brings a reasonable return to the public partners allowing them to continue to ready parcels like these for future development.

Proposal Requirements

All proposals must contain the following elements and be organized using the following outline:

- A. Table of Contents: Should include a list of all sections and appendices in the application and indicate corresponding page numbers, if appropriate.
- B. Executive Summary: 1 page or less summary of plan.
- C. Identify and describe the developer including; corporate or business name, address, phone number, fax number, e-mail address and name of the primary contact.
- D. Identify each person or entity involved in the project team including bios and information on past projects:
 - Developer or Development partners
 - Architects and Engineers

Environmental Services Firm
Building tenants
Proposed ownership structure
Property Management team

- E. Include a preliminary construction budget with anticipated sources and uses as well as a preliminary operating budget.
- F. Demonstrate financial capacity of the developer and development team. Including demonstration of the ability to obtain financing.
- G. Describe the developer's relevant project experience for up to 5 recent projects. Projects should illustrate the developer's experience with construction projects similar in scope and size to the proposed project. Photos and images are encouraged
- H. Provide a Site/Concept Plan and description of sites needed and sites secured. If private sites are included in the plan, letters demonstrating site control or ability to obtain site control over private parcels are required.
- I. Provided square footage breakdown of proposed uses/types of uses. Include number of units if residential. If a phased approach is proposed, indicate what will trigger executing subsequent phases and provide a preliminary timeline for phasing.
- J. Proposed timeline for the overall project.
- K. Letters of commitment from the private owners indicating the respondent's ability to obtain the parcels should be included in proposals if relevant.
- L. Proposed purchase price. The "Partners" reserve the right to select the proposal that best meets their objectives and negotiate final purchase price if appropriate.
- M. Detail if incentives are desired/required, and if so, experience working with these incentive programs.

Proposal Evaluation

Proposals will be evaluated based on a combination of the factors described in this RFP.

The following documents are available at the Land Bank offices and can be made available electronically upon request

- A structural assessment of 10 and 20 Mills
- A Phase One Environmental Assessment of 350 Blaine, 10 and 20 Mills

Nothing in this RFP shall be construed to create any legal obligation on the part of the Land Bank, the City of Kalamazoo, or any respondents. The Land Bank and its partner reserves the right, in its sole discretion, to amend, suspend, terminate, or reissue this RFP in whole or in part, at any stage. In no

event shall the Land Bank or the City be liable to respondents for any cost or damages incurred in connection with the RFP process, including but not limited to, any and all costs of preparing a response to this RFP or any other costs incurred in reliance on this IFB. No respondent shall be entitled to repayment from the Land Bank for any costs, expenses or fees related to this RFP. All supporting documentation submitted in response to this IFB will become the property of the Land Bank. Respondents may also withdraw their interest in the RFP in writing, at any point in time as more information becomes known.

The available parcels are:

Land Bank owned Parcels- Shown in red stars on the map below

06-14-306-007	06-14-306-012	06-14-306-001
06-14-311-044	06-14-312-030	06-14-310-010

City of Kalamazoo Brownfield Authority owned Parcels

06-14-307-001	06-14-311-033
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State of Michigan owned parcel

06-14-312-026

