



Application Requirements

RIVERFRONT

OPPORTUNITY

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Merchants Crossing Site

Inquires regarding Merchant Crossing properties please contact:

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Any questions regarding Michigan Department of Environmental Quality environmental remediation work on this site can be directed to:

Erica Bays, MDEQ
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Kalamazoo, MI 49009
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INVITATION TO PROPOSE

The Kalamazoo County Land Bank Authority is seeking development proposals for Merchants Crossing located in the River’s Edge District. The parcel is located to the south of Michigan Avenue along the Kalamazoo River on the edge of downtown. Additional parcels may also be a part of an offer and are listed below. The redevelopment parcels represent an outstanding opportunity for a public-private development partnership and benefit from significant public and private investments in the immediate vicinity. The private developer will be able to leverage decades of public investment in the area.

Developers may bid on one or more parcel(s)

The Kalamazoo Land Bank’s development goals for the site are to maximize the development potential and to contribute to the vibrancy of the River’s Edge District area with well-designed development that will enhance the area, reverse blight and contribute to the community. The property will not be sold for speculative purposes.

PARCEL INFORMATION

Site Address	Acreage	Owner	Asking Price
350 Blaine	.75	Land Bank	\$35,000
1002 Oneill St	.66	Land Bank	\$25,000

REDEVELOPMENT OBJECTIVES

The Kalamazoo County Land Bank encourages developers to propose innovative designs that enhance neighborhood feel and walkability that are consistent and complementary to the context of the immediate area. In summary, the development objectives for the properties include:

- 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
- Plans that improve the natural area
- Provides high quality construction and high-quality design
- Impactful Project- proposals that will have an impact on the community and on nearby properties

The subject properties are zoned RF-O subarea 9, which is the Riverfront Overlay District. This zoning district was established to promote patterns of development that support a mix of living, working, and recreational activities close to one another.

Information for the Riverfront Overlay District as well as additional plans, studies, and maps are available through links on the Resources page.

TRAFFIC COUNTS

The daily traffic counts surrounding the properties are shown below. The subject redevelopment parcels are identified in beige. Riverview Drive, Michigan Avenue, and King Highway serve as the three main corridors for commuters traveling into the downtown.



PROPOSAL REQUIREMENTS

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

- A. Executive Summary: Tell us your plans, let us know about your project. Utilize pre-existing documents if you wish to reduce administrative burden.
- B. Identify and describe the developer including; corporate or business name, address, phone number, fax number, e-mail address and name of the primary contact.
- C. Identify each person or entity involved in the project team if known. If not yet identified indicate as such.
 - a. Developer or Development partners
 - b. Architects and Engineers
 - c. Environmental Services Firm
 - d. Building tenants
 - e. Proposed ownership structure
 - f. Property Management team
- D. Include a preliminary construction budget with anticipated sources and uses as well as a preliminary operating budget. We understand this will be very preliminary at this stage.
- E. Demonstrate financial capacity of the developer and development team. Plan to obtain financing. You do not need all your financing now but let us know where you are at and how much you have secured.
- F. Describe the applicant's relevant experience.
- G. Provide a Site/Concept Plan or concept images/ideas.
- H. Proposed timeline for the overall project. Your best guess at the moment.
- I. Proposed purchase price. The Partners reserve the right to select the proposal that best meets their objectives and negotiate final purchase price if appropriate.
 - a. Land Bank owned parcels are subject to the Tax Reverted Clean Title Act PA 260 of 2003. All proposals must provide for payment of 5/50 as provided in the Act.

SUBMISSION

Nothing in the application shall be construed to create any legal obligation on the part of the Kalamazoo County Land Bank. In no event shall the Land Bank or the City be liable to respondents for any cost or damages incurred in connection with the application process, including but not limited to, any and all costs of preparing a response to this application request or any other costs incurred in reliance on this application request.

The Land Bank reserves the right to issue supplemental information or guidelines relating to the RFP during the proposal preparation period, or to make modifications to the RFP.

APPLICATION PROCESS

Applicants should work directly with the Land Bank relators to make an offer and to present proposals. The Land Bank anticipates entry into option with the developer to allow for due diligence, environmental review, obtain financing and zoning confirmation etc.