

REDEVELOPMENT OPPORTUNITY

Request for Proposals

**PERE MARQUETTE BEACH COMMERCIAL
BUILDING**

MUSKEGON, MICHIGAN



Photo Courtesy of MLive

PROJECT SCOPE:

The City of Muskegon is offering a unique opportunity to redevelop the only commercial building situated directly on the shore of Lake Michigan at Pere Marquette Beach. The building is situated amid a beautiful public sugar sand beach, sand dunes, beach volleyball courts and residential homes to the East. During the warm months of the year, tourists and residents abound, as they flock to the beach for recreation and relaxation. For the past many years, this building was home to various restaurant venues. Both the land and the property are owned by the City of Muskegon.

The City seeks a developer who will energize the facility with new and innovative use ideas and enhance Pere Marquette Beach's stature as a mecca for residents and tourists. Although currently a popular beach destination, there is a need for additional activities for visitors to partake in. The property is zoned Open Space Recreation (OSR), which allows many options for usage. Restaurant and retail are some of the options available for this site. There are decks on the front and the rear of the building that can provide outdoor seating, as well as a concrete patio facing the beach. To view photos of the property, visit <http://www.muskegon-mi.gov/propertyphotos/>.

Parking is available on street and across Beach Street in a separate parking lot (approximately 50 spaces) as part of the property.

PROPOSAL REQUIREMENTS:

All interested parties are invited to submit proposals to the City of Muskegon Clerk's Department, Muskegon City Hall, 933 Terrace Street, P.O. Box 536, Muskegon, Michigan 49443. Complete proposals will include the following:

- 1) Statement of qualifications
 - a) Individual and/or Firm name
 - b) Contact information
 - c) Qualifications of Project Manager and other relevant staff (if applicable)
 - d) Background of Individual and/or Company

- 2) Proposal for Site development
 - a) Proposed Use of the Property (Purchase or lease?) Renovate the building, add on to the building, demolish the building and build new?
 - b) Proposed type of transaction
 - c) Proposed Property purchase price or Rental Rate (monthly/yearly)
 - d) Timetable for redevelopment
 - e) Anticipated level of job creation
 - f) Estimated amount of investment

The type of property transaction should be included. This may be to rent or purchase the building (the land will remain in the City's ownership and will be leased to the purchaser/lessor of the building). The City is flexible on terms and the main goal is to create a vibrant, lasting facility benefiting both the City and the new owner/operator.

PRE-PROPOSAL BUILDING WALK-THROUGH

The building will be available for all interested parties to walk through on March 28 between 9:30-11:30 a.m. and 2:30-4:30 p.m. Please call Cathy at 231-724-6702 if you would like to walk through the building during one of these times.

SELECTION CRITERIA

Please note that the offering price will not be the sole determinant in the sale/lease of the property. Other factors, such as, but not limited to those above, will be given consideration. Prior to accepting any proposal, the successful developer will need to provide evidence of their financial capabilities. The City will arrange interviews with selected applicants, based on the information provided in the proposals. The City anticipates presenting a proposal for approval to the City Commission by May 2013. The City reserves the right to reject any and/or all proposals.

PROPOSAL DEADLINE

Proposals are due by April 23, 2013 at 2 p.m. They must be sealed and delivered to:

City Clerk's Department, #109
Muskegon City Hall
933 Terrace Street
P.O. Box 536
Muskegon, MI 49443

CONTACT INFORMATION:

Please contact the City of Muskegon Planning & Economic Development Department at the number listed below with any questions you may have.

All inquiries should be directed to:

Cathy Brubaker-Clarke, Director of Community & Economic Development or
Mike Franzak, Zoning Administrator
Planning & Economic Development Department

Fax: (231) 724-6790

Phone: (231) 724-6702

