

REQUEST FOR PROPOSAL

REQUEST FOR PROPOSALS FOR CITY OF MUSKEGON'S
AMERIBANK BUILDING
LOCATED AT 880 1ST STREET, MUSKEGON, MICHIGAN



BACKGROUND AND CONTEXT

Formerly Ameribank, the building was built in 1923 and remodeled in 1972. There are multiple areas of recent improvements, including; paved roads, storm sewers, sidewalks, water, sewer, electric, gas, curbs, street lights, and standard utilities. The location of the building is in the heart of downtown Muskegon, where shopping, restaurants, brew pubs, entertainment and recreation are centered. It is only minutes from the shoreline of Muskegon Lake and the Lakeshore Bike & Pedestrian Trail. A short drive (or bike ride) away are the clean sand beaches and clear waters of Lake Michigan. It is also walking distance from downtown parks, such as Heritage Landing (festival grounds) and Hackley Park.

CITY OBJECTIVES

The City objective is to sell the property to a private person/entity to be redeveloped for mixed use. The first floor, in conformance with the City's Form Base Code, should include commercial uses, such as retail, restaurant, etc. The upper floors should be redeveloped for market-rate residential housing, preferably mid-market apartments ("affordable" market-rate for students, young professionals, etc.) The possibility exists for

indoor parking, which could include both the basement and first floor (with some retail in the front along First St.), or indoor parking only in the rear half of the first floor (towards the back- former bank lobby), depending on the development proposal. The desire is to partner with the City on shared parking in this area for the redeveloped Ameribank Building, as well as parking for the other developments on the block.

SITE DESCRIPTION

The building has been owned by the City of Muskegon since December 23, 2015. It is currently exempt from taxes; however, the assessed value of the land and building in 2015 was \$95,100. The current TCV is \$203,492. The building has a total floor area of 36,800 sq. ft, making up five main floors. The building has a 14,000 sq. ft. basement as well. The property is within the Form Base Code District (see attachment) and allows for such uses as retail sales, restaurants, offices, residential, indoor theaters, micro-breweries, indoor theaters. The frame is constructed of steel. The floors are concrete with carpet, wood and ceramic/ quarry tile covering (depending on the area). The ceilings are suspended and made of fiberglass. There are two bank vaults in the building, one previously used for record storage and the other for money storage. This adds to the historic character of the building.

The building sits on the entire property footprint, necessitating parking in the building or elsewhere in the area. The front plaza space has potential to be reconstructed into parking as well. The City recently completed an environmental assessment on the building, which is available for review.

The legal description is as follows: REVISED PLAT 1903. LOTS 12-15 BLK 310 & ELY ½ OF VAC FIRST ST ADJ TO SD LOTS & S ½ OF VAC ALLEY ADJ TO SD PROPERTY SUBJ TO ESMT RECORDED IN L3794/P882.

SITE BACKGROUND

The .57 acre site was built in 1923. The building was renovated in 1972. Most recently it was owned by ANKO Enterprises, and then purchased by Jon Rooks in April of 2015. The building was then purchased by the City in December 2015. The former uses of the building have been for bank and office space.

PROPOSAL SUBMISSION REQUIREMENTS:

All interested parties are invited to submit proposals to the City of Muskegon Planning & Economic Development Department. Complete proposals will include the following:

- A. Formal letter of interest on letterhead of principal purchaser/developer, if a single entity, or the principal entity of the respondent, where the respondent is a team. Such letter should be addressed to: Cathy Brubaker-Clarke, Director of Community & Economic Development, 933 Terrace St., P.O. Box 536, Muskegon, MI 49443-0536.
- B. Identification of the Proposer/Business with Contact information. The respondent should provide a description and general history of the individual, firm, or entity that is anticipated to become the owner of record, and/or will have primary responsibility for implementing the development proposal. The respondent's specific experience in implementing the type of project proposed should be highlighted. Resumes and qualifications of the Project Manager and other relevant staff shall be included.

- C. Description of the Development Proposal. The respondent should provide a description of the development proposal, including the following:
- Purchase price offered.
 - Development plan and timetable for the future use of the property.
 - Estimated cost of improvements and approximate schedule for completion.
 - Plans to attract tenants, if applicable; identify types of tenants to be sought.
 - Proposed sources and uses of funds.
 - Anticipated level of job creation.
- D. Commercial or Trade References. The respondent (firm and principals) must identify and describe any current, pending or threatened litigation against them related to their business or real estate dealings. The respondent must attest to having no litigation pending or contemplated against the City of Muskegon.
- E. Obligations to the City of Muskegon. The respondent must attest to having no outstanding or overdue tax, lien or fine obligations to the City of Muskegon.
- F. The City of Muskegon may elect to deem a submission non-responsive if the submission fails to comply with the specific requirements of this solicitation.

Please note that the offering price will not be the sole determinant in the sale 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 reserves the right to reject any and/or all proposals.

Proposals are due back to the City of Muskegon no later than March 31, 2016.

PROPOSAL REVIEW PROCESS:

The City shall review the proposals, through a committee process, request written clarification from proposers, if necessary, and may select two or more proposers as finalists. At the conclusion of the review process, the recommended proposal shall be presented to the Muskegon City Commission for approval and request to enter into a Purchase Agreement, as well as a Development Agreement for the property. The City of Muskegon reserves the right to terminate this process at any point prior to the selection for a proposer and solicitation of proposals in no way obliges the City to proceed with any development.

Proposal Evaluation Criteria

The committee shall consider the following information when evaluating submissions to determine the proposal that is in the best interests of City of Muskegon:

- Quality of the development proposal, with specific attention to tenancy/occupancy plans
- Financial capability of the respondent to consummate the purchase and proceed with the development proposal in a short timeframe
- Qualifications of the respondent to implement its development proposal

- Compatibility of the development proposal with site planning and Form Base Code considerations and existing Downtown uses
- Financial benefit to the City of Muskegon, with consideration to purchase price offered and future property tax generation potential of the real estate and personal property and the benefits of the proposed use to the general Downtown area

The committee may request supplemental information when it determines the necessity, including business and personal financial statements from any of, all of, or none of the respondents.

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 and proposals should be directed to:

Cathy Brubaker-Clarke, Director of Community & Economic Development
Planning & Economic Development Department
933 Terrace Street
P.O. Box 536
Muskegon, MI 49443-0536

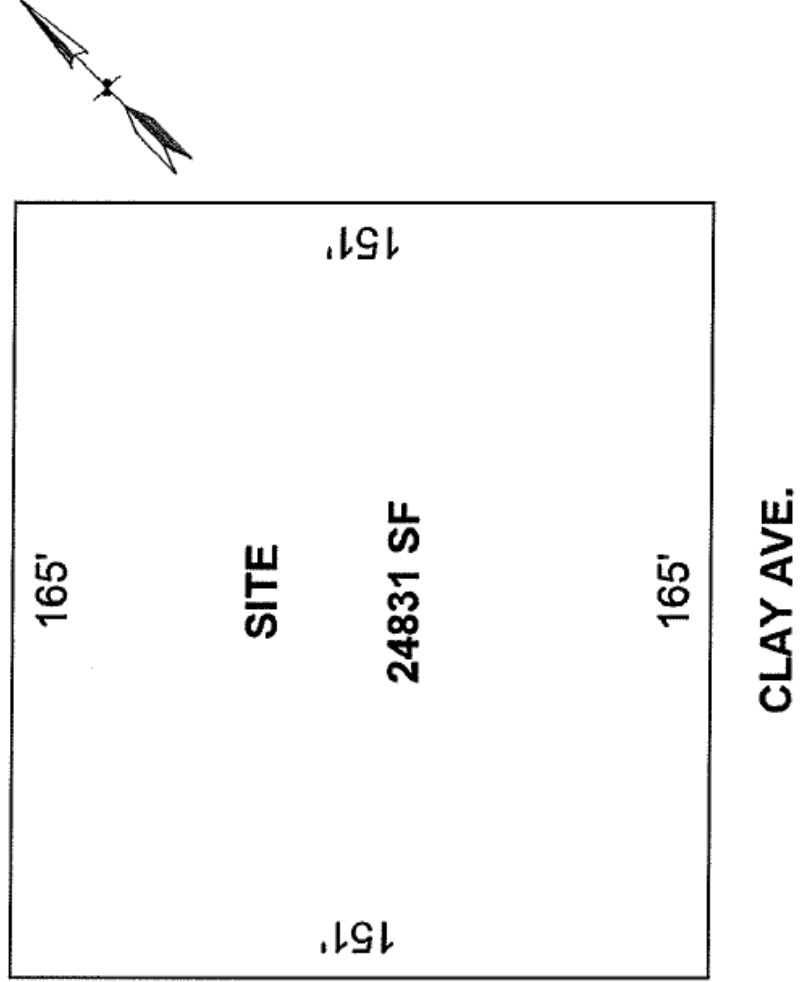
Phone: (231) 724-6702
E-Mail: cathy.brubaker-clarke@shorelinecity.com



*Inside the current entrance doors, on the first floor.

Parcel Number: 61-24-205-310-0012-00, Land Image

Printed on 01/08/2016

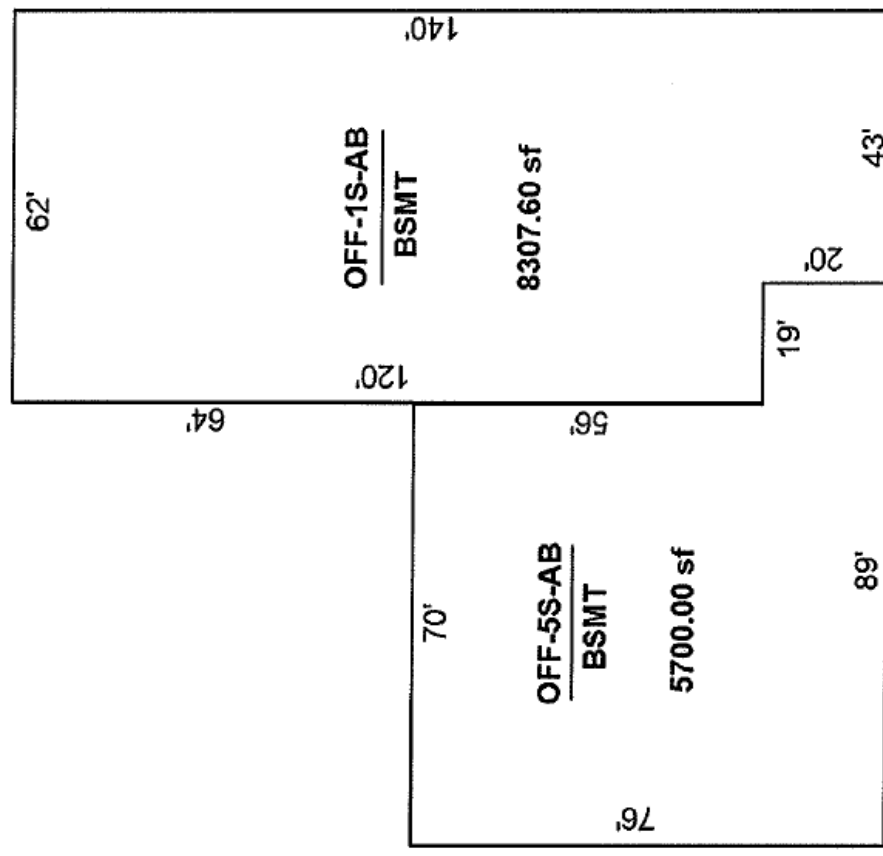


Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 61-24-205-310-0012-00, Commercial/Industrial Building 1

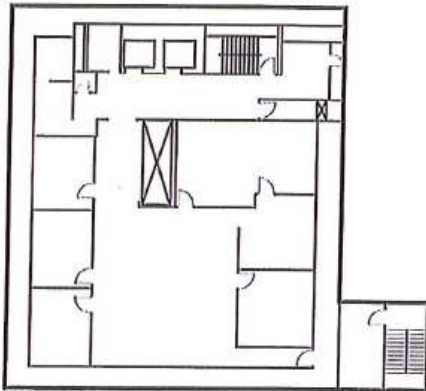
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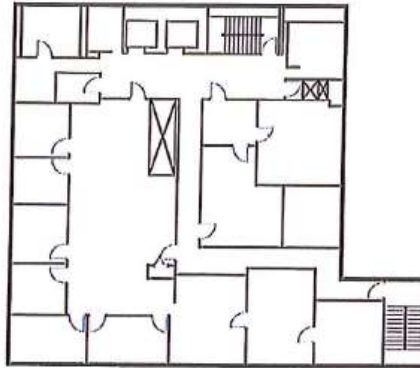
Sketch by Apen Sketch

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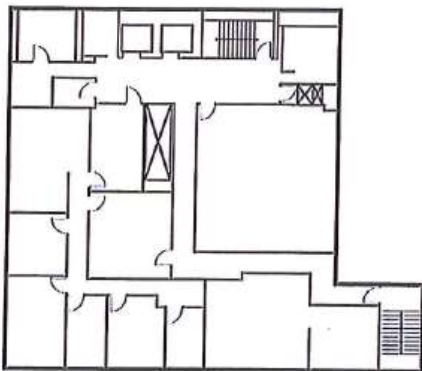
2nd Floor



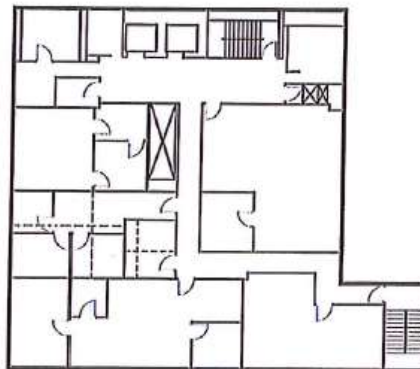
3rd Floor



4th Floor



5th Floor



1st Floor

