

CITY OF LOWELL

REQUEST FOR PROPOSALS FOR THE PURCHASE AND DEVELOPMENT OF CITY OF LOWELL LIGHT & POWER-OWNED PROPERTY

The City of Lowell and Lowell Light and Power are seeking proposals for the purchase and development of a City-owned parcel of property consisting of approximately 0.10 acres with an approximately 1,800 square foot building (commonly called the Line Shack Building) located at 115 Riverside Drive in the City, finding it not necessary for the operation of the utility. This RFP is not an offer to enter into a contract. This RFP may not contain all matters upon which agreement must be reached.

Any proposal for the purchase of the property must include a plan for development of the property. A restaurant, retail complex, or residential development has been identified as the desired use of the property; however, the City is willing to consider other uses. Any use will likely require zoning approvals and re-zoning.

A responsive proposal shall include the offered purchase price (the City is required to sell the property at its fair market value), identification of development partners and development team, identification of similar projects developer has developed, the proposed use or uses and related approximate square footages, a drawing or sketch of the proposed development, estimated total investment and job creation, any economic development incentives being requested and an estimated timeline for completion of the development. **Based on a fair market value appraisal, the City of Lowell has set a minimum offer amount of one hundred thousand dollars (\$100,000).**

If selected, prior to the purchase of the property, the developer, will be required to enter into a purchase and development agreement with the City to include but not be limited to, provisions related to submission of plans and specifications for review and acceptance by City, the details of any economic development incentives requested, development milestones, and performance requirements including financing. The transfer of property shall be by way of quitclaim deed, as-is, and subject to all easement or other encumbrances.

It will be the responsibility of the proposer to become familiar with the property including zoning requirements and to review environmental studies related to the property which are available for review at City Hall.

Sealed proposals marked "FORMER LINE SHACK REDEVELOPMENT RFP – CITY OF LOWELL" must be received by the Lowell Light and Power on or before 11:00 a.m., local time, on August 20, 2021, at the Lowell Light and Power Office, 127 N. Broadway St., Lowell, MI 49331 in the City.

The City reserves the right to accept or reject any proposal at its sole discretion, waive any irregularities, and may negotiate the terms of purchase with one or more proposers. The selected proposal must be considered by the City Council.

Any bidder submitting a proposal hereto certifies that it is not an Iran linked business as that term is defined by the Iran Economic Sanctions Act, Act 517 of 2012 and that it and its subcontractors shall not discriminate against an employee or applicant for employment with respect to hire, tenure, terms, conditions, or privileges of employment, or a matter directly or

indirectly related to employment, because of race, color, religion, national origin, age, sex, height, weight, or marital status or because of a disability that is unrelated to the individual's ability to perform the duties of a particular job or position.

Any questions regarding this request should be addressed to Charlie West, Lowell Light and Power General Manager at 616-897-8402.

Charlie West
General Manager