



**PROPERTY ACQUISITION AND SITE DEVELOPMENT VACANT LAND – COOLIDGE, OAK PARK, MICHIGAN**  
**Tax Identification Numbers: 52-25-31-484-011 through 52-25-31-484-066**

**INTRODUCTION**

The City of Oak Park is currently accepting proposals until May 1, 2017, for the acquisition and development of a parcel of land located north of Eight Mile Road on the West side of Coolidge.

Proposals must be delivered to the City of Oak Park, Office of the City Manager, 14000 Oak Park Blvd., Oak Park, MI 48237. Criteria on which proposals will be reviewed include:

1. project's ability to meet objectives in the Oak Park Strategic Economic Develop Plan
2. property acquisition price
3. compatibility with development project to adjacent properties
4. the projected future property tax yield
5. perceived positive value and impact on abutting neighborhood
6. quality of construction and construction materials
7. incentives requested
8. other appropriate facts/considerations relevant to the development of the property.

The City of Oak Park reserves the right to accept any proposal, reject any proposal, or waive irregularities for any reason or no reason at all. The City of Oak Park also reserves the right to award a contract for all of the project, a portion of it, or none at all.

**BACKGROUND**

The Condominium development project began in 2006 to redevelop vacant land owned by the City of Oak Park. The Condominium project was a Planned Multi-family Development which would include a total of 66 units. The first phase of the project was constructed in 2006-2007 with the completion of 10 units. Shortly thereafter, the residential housing market in Southeast Michigan took a dramatic downturn and the second phase was never constructed. The property eventually was lost by the developer in a tax foreclosure sale and purchased by the City of Oak Park. Since then the original 10 units were purchased by Blue Water Ventures and the units are rented out.

In the past year Oak Park has seen a dramatic increase in investment in the community and the market has improved significantly. In the past year we have secured more than \$65 million dollars in investment in Oak Park with new construction projects that have begun or will begin within a year. The city has adopted its first ever Strategic Economic Development Plan and has created a Community and Economic Development Department. Interest in investment in the city is increasing and property values are now steadily increasing.

The city is offering this property for sale through a request for proposal process. Projects will be reviewed to determine the best fit for the future of Oak Park. The city would consider a re-zoning of the property to another use. The development on the site should be reassessed and ultimately transitioned to land uses more beneficial to the surrounding Oak Park communities such as mixed use development, higher density residential or innovative commercial opportunities. The project should align with the city's adopted Strategic Economic Development Plan which can be found at



[http://www.oakparkmi.gov/departments/community\\_and\\_economic\\_development/market\\_analysis.php](http://www.oakparkmi.gov/departments/community_and_economic_development/market_analysis.php). For questions or more information call the city Economic Development Director at (248)691-7404.

### **POSSIBLE CITY OF OAK PARK INCENTIVES**

The City of Oak Park will consider offering (but is not obligated to offer) the following incentives as part of the development for this project:

1. Sale of property under market rate.
2. Waiver of water and sewer connection charges. Developer will still need to pay tap charge.
3. Waiver of Building and Mechanical permit fees. Developer will still need to submit application.
4. Reduction of Electrical and Plumbing fees by 50%. Again, developer will still need to submit application.
5. Waiver of storm water fee.
6. Will consider other incentives presented to city council for approval.

These incentives are subject to approval by the Oak Park City Council. The Oak Park City Council may approve all, some, or none of the incentives, with or without cause. **Greater emphasis will be given to high-density, owner-occupied residential or mixed-use development.** The City of Oak Park may provide additional incentives in the event that property tax yield is maximized and that incentives are utilized for public improvements only. Any such incentives are subject to approval by the Oak Park City Council.

### **INSTRUCTIONS TO BIDDERS**

The instructions to bidders as contained herein are expected to become part of the proposal/contract and part of the land acquisition and development agreement/contract to be entered into between the City of Oak Park and the successful bidder.

- I. Bidder's Responsibility – Each bidder shall be responsible for visiting the property as depicted on Appendix "A" and shall inspect and become fully acquainted with the conditions of the site. Failure to do so will not relieve the bidder of his/her obligations to comply with all terms and conditions necessary to carry out the provisions of the Purchase Agreement. The City makes no representation of any kind concerning condition of the property, including the environmental condition of the property. Bidder, at its own expense, shall be permitted to have the property inspected for environmental contamination prior to submission of proposal. If bidder fails to cause such inspection to be made or submits a bid subsequent to such inspection, bidder agrees it will bring no action of suits against the City for or as a result of environmental contamination of the property. When used "herein" the term "property" shall include all aspects of the property, such as, but not limited to, the soils and groundwater beneath it.
- II. Documents to be submitted – The following documentation must be submitted utilizing the forms supplied by the City as Appendix "B".
  - a. The proposal as submitted shall state the name of the proposed purchaser and developer, whether an individual, partnership or corporation. This shall include the full



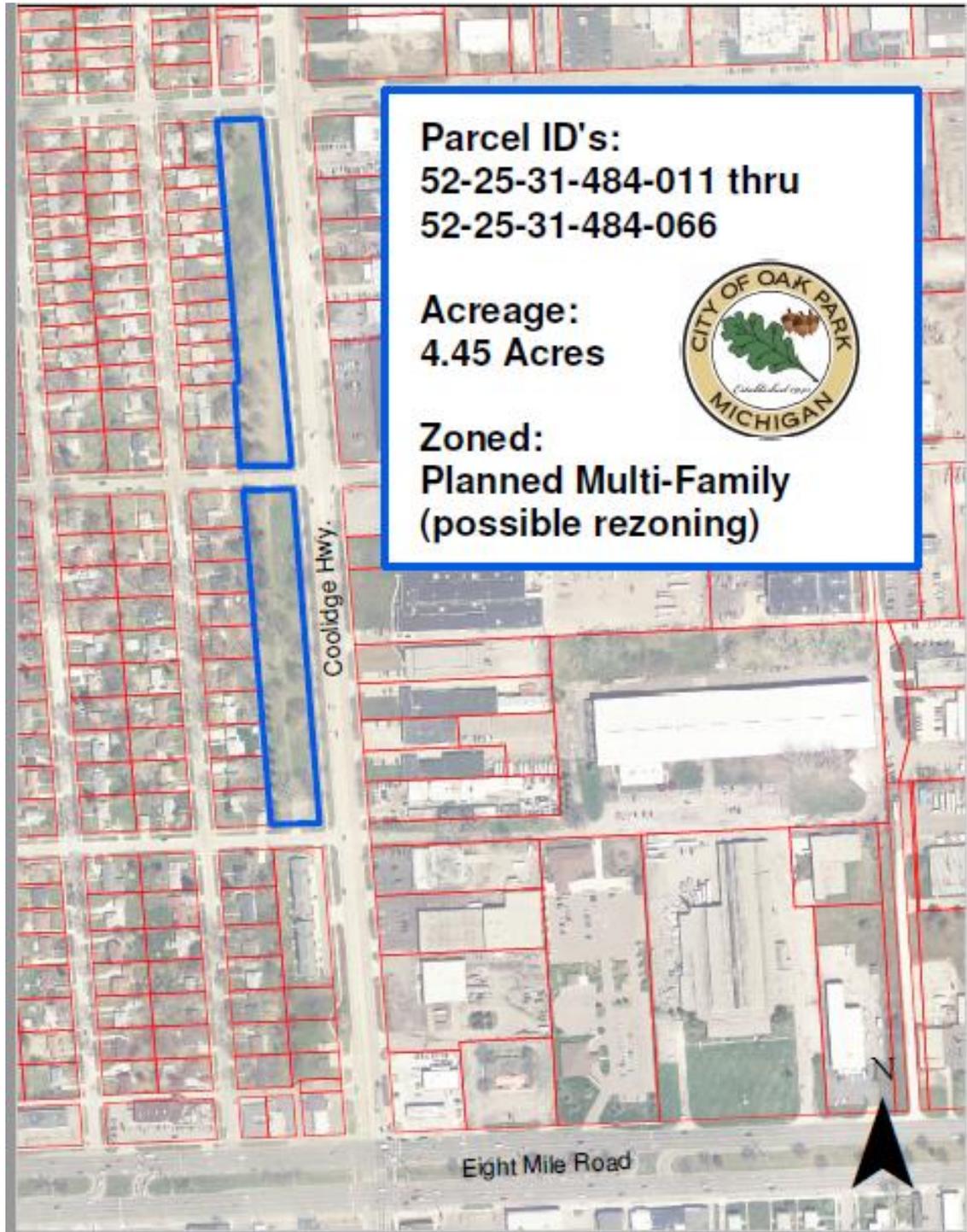
- names and addresses of all parties who will be the principal investors or owners of the property and who will become part of any contract or agreement.
- b. The bidders must state their proposed purchase price and terms in both words and numerals.
  - c. The bidders must affirm that they have inspected the property and understand the goal of the City of Oak Park to select the project which best meets community expectations (minimal environmental impacts, development in line with the Strategic Economic Development Plan, design standards and/or other acceptable residential/commercial/multi-uses).
  - d. Each bidder must be able to show evidence that they possess the financial capability to acquire and develop the property. Said evidence may be in the form of financial statements or other documented evidence, which will clearly display both the financial capability to acquire and develop the property, and experiences and reputation to actually fulfill development commitments. Please include a minimum of two references.
  - e. A conceptual site plan (minimum scale 1" = 30') must accompany the bid. One hard copy of the plan shall be submitted, along with an electronic version, which is printable in an 11x17 format, saved on a USB drive. The plan shall show at a minimum the following:
    - i. Building(s) location; size, heights and setbacks
    - ii. Proposed parking layout and indicate total spaces
    - iii. Proposed location of utility extensions
    - iv. Proposed driveways
    - v. Proposed retention area
    - vi. Indicate limits of construction
    - vii. Proposed building elevation(s)
  - f. The successful bidder must, prior to development, submit and gain approval of a site plan (and other necessary and appropriate development approvals that the project will require) that must meet all City of Oak Park requirements and follow all other normal procedures for acquiring permits for site development and construction.
- III. Qualifications of Bidder – The City may make such investigations as it deems necessary to determine the ability of the bidder to acquire the property and perform the development under the conditions as provided for herein. All bidders shall furnish the City with all pertinent information and data for this purpose. The City reserves the right to reject any and all bids if the evidence submitted by, or investigation of, such bidder fails to satisfy the City. Conditional bids will not be accepted.
- IV. Bid Security – The **selected** bidder must submit by a certified check a deposit in the amount of fifteen Thousand Dollars (\$15,000.00). Such certified check will be used as an earnest money deposit toward the purchase price of the property. The sale will be contingent on final City Council approval of the sale of the property. If the successful bidder shall neglect or refuse to execute a contract within thirty (30) days after written notice by the City that the bid has been accepted, the amount of the bid deposit shall be forfeited to the City as liquidated damages for such refusal. The City will pay no commissions or fees to brokers.
- V. Purchase Agreement, Closing and Performance – The successful bidder will be expected to suggest a proposed closing date in the proposal that may be subject to change by the city.



- The closing will require execution of all legal documents, purchase agreements and contracts as may be required to consummate a complete sale to the city including payment for acquisition of the property and other required agreements that will need to be executed to guarantee development in accordance with the terms and conditions as outlined herein and as may be negotiated with the successful bidder. The city will convey by quit claim deed and will provide evidence of title and the title insurance. Upon conveyance, the property may be subject to taxation, as well as federal, state and municipal laws; easements and restrictions of record.
- VI. Withdrawal of Bids – Bids may not be withdrawn for a period of sixty (60) calendar days after the date of opening unless the consent of the City is given. Negligence on the part of the bidder in preparing the bid confers no right for withdrawal of the bid after it has been opened.
- VII. Approval by City – It shall be the sole determination of the City as to which bid is the most acceptable and responsive. The award may not necessarily go to the highest bidder. The background and experience of the bidder, the merits of the project, and other factors may be equally or more important to the city. The city reserves the right to reject any and/or all bids.
- VIII. Project Completion – Dates for the completion of the proposed project will be established with the development approval documents and/or in the purchase agreement. The project must commence within nine (9) months of receipt of all necessary approvals and be completed within twenty-four (24) months of commencement.
- IX. Ownership and Bid Signatures – All proposals must contain the complete legal names and signatures of the bidders who are to become the legal owners and who are proposing to acquire and develop the property. These should be the persons who will have an interest in the Title to said property and who will be involved in the complete execution of all Title work and other legal documentation that will be necessary to properly complete the transaction of sale and development agreements. All bid proposals must contain the full signatures of the parties having an interest in said bid proposals, be dated and witnessed and contain the full legal address and telephone number of all parties connected therewith.



APPENDIX A





**APPENDIX B BID FORM**  
**PROPERTY ACQUISITION AND SITE DEVELOPMENT VACANT LAND - COOLIDGE**

Name of Purchase or Developer: \_\_\_\_\_

Name and Address of ALL Principal Investors or Owners:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Individual \_\_\_ Partnership \_\_\_ Corporation \_\_\_

Proposed Purchase Price \$ \_\_\_\_\_

Description of project:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

How will this project enhance the city and help to meet the goals of the city as described in their Strategic Economic Development Plan?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

What incentives will be requested for the project:

\_\_\_\_\_  
\_\_\_\_\_

Please list past projects and list any reference you may have:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Attachments:

- Financial statements or other evidence of financial wherewithal
- Conceptual site plan and renderings (one hard copy and one CD or USB drive)
- I affirm that I have inspected the property and understand the goal of the City of Oak Park to select the project that best meets community expectations. I affirm my understanding that purchaser/developer must submit and gain approval of a site plan that must meet all of City of Oak Park requirements and must follow all other normal procedures for acquiring permits for site development and construction. I affirm my understanding that the subject property is subject to an approved Planned Unit Development Agreement and that the proposed use is expected to require an amendment to the existing agreement. I affirm that I understand the City of Oak Park's site plan approval and possible rezoning processes which must be followed.

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_