

Village of Martin

1609 N. 10th Street, P.O. Box 234
Martin, Michigan 49070
Phone: 269-672-7777 Fax: 269-672-7722

The Village of Martin offers developers a unique opportunity to participate in the development of approximately 1.9 acres of Main Street commercial property along 10th Street, between Allegan Street (116th Ave.) and Templeton Street in Martin, Allegan County, Michigan. Consisting of four parcels—Lot #164, Lot #168, Lot #169, and Lot #170--the Main Street site features easy access to US 131, located in a friendly community half way between Kalamazoo and Grand Rapids. The Village of Martin is seeking developers with vision, experience and the wherewithal to develop this important piece of real estate either in its entirety or as separate parcels.



This Request for Proposal for development of the Main Street Site (“RFP”) is being distributed to developers in the area that have the qualifications and experience to undertake meaningful projects. Based on its evaluation of the proposals, the Village of Martin may select a developer to implement the selected development proposal, work with the Village of Martin to finalize conveyance of the Main Street Site and other legal terms and documents. The Village of Martin reserves the right to reject any and all proposals.

Lot dimensions are as follows:

Lot #164, #165 & #166 combined – 60' x 185' (will consider separately)

Lot #168 – 106' x 176' (less Lot #167 – 50' x 75')

Lot #169 – 165' x 231' (a portion should remain a parking lot)

Lot #170 – 82.5' x 231'

Developers are encouraged to submit development proposals that consider the highest and best use of the Main Street Site. Bring us a project that enhances our community and makes you money. We are willing to provide a reasonable level of assistance. To the extent possible, the narrative should specifically describe how the Developer's experience demonstrates that it has the skills and experience necessary to develop the Main Street Site, including:

1. Previous experience – Respondents should present a listing of previously completed projects similar to the proposed project. The listing should provide enough detail to enable a comparison of the past projects with the proposed project.
2. Financial resources – Respondents should submit the names, addresses, telephone numbers and relevant positions of several project and banking references. The provision of audited financial statements will assist the Village's evaluation.
3. Participants – Respondents should identify each of the participants in the project, identify their roles and give an overview of their previous experience.
4. Plan of action – Respondents should provide a detailed overview of how the proposal will be implemented. The description should include a detailed, step-by-step schedule for implementation of the project including a projected time schedule and preliminary cost estimates.
5. Financing – Respondents should demonstrate how the project will be financed. A detailed narrative identifying the method of financing, sources of funds and amounts from each source should be provided.
6. Impact – The respondent should provide a description of the anticipated impact of the proposed project, such as construction and permanent jobs and the probable impact on the adjoining area.
7. Promotion and marketing – Respondents should describe how the project would be promoted and marketed to the public. The individuals and firms responsible should be identified.

Evaluation Criteria:

Proposals will be scored on the basis of the following criteria:

- A.** Feasibility of Development Concept.
- B.** Whether a lease or sale is desired, and proposed price
- C.** Developer's or Development Team's qualifications and experience with comparable projects.
- D.** Financial Capability and capacity to implement and complete the Development Concept.
- E.** Impact the Development Concept will have on the Village of Martin including housing options, tax revenues, increased business opportunities, traffic flow and environmental considerations.
- F.** Established or proposed commitment to the Village of Martin and civic, charitable and educational organizations.

Submittal:

Please send a letter of intent to submit a proposal, to the below address or email. Letters of intent are desired by October 1, 2014. Completed proposals are desired by December 1, 2014.

Proposals can be sent to: The Village of Martin, c/o Darcy Doezema, Clerk.

Questions and clarifications concerning this RFP should be directed in writing to The Village of Martin, PO Box 122, Martin, MI 49070, or to martinmi49070@gmail.com.