



Michigan Land Bank Fast Track Authority

REQUEST FOR INTEREST & QUALIFICATIONS

Issue Date: June 10, 2019

Questions Due: June 24, 2019

Answers Posted: June 28, 2019

Submission Deadline: Noon ET, July 19, 2019

Subject Property

Former Deerfield Correctional Facility Property

1755 Harwood Road

Parcel ID# 34-204-800-000-005-10 (Approximate Westerly 1/3 of Parcel)

City of Ionia, Ionia County, Michigan

This Request for Interest & Qualifications (RFI-Q) is issued by the Michigan Land Bank Fast Track Authority (MLB). MLB received title to the property in early 2019 for repurposing/redevelopment, and in anticipation of such seeks interested parties to submit their qualifications. As described further in this document, a qualifications-based process will be used to select a prospective purchaser to proceed to a negotiated purchase/development agreement.

Property Information

The subject property is approximately 47 acres in size and located just over 2 miles southwest of downtown Ionia, Michigan. The facility proper contains 4 housing buildings for a total capacity of approximately 1,200 individuals in Secure Level 1 status. Additional buildings contained on the property include a Chapel, Programs, Gymnasium, Food Service, Health Care/Administration, Human Resources/Training and Maintenance/Warehouse/Store.

The property has been identified by the Michigan Department of Environmental Quality as an Active Part 211 Site (ID: 00009129). All respondents are hereby noticed to consider appropriate environmental assessment actions in their due diligence. The parcel shall be sold "as is" without warranty as to condition.

Parameters

1. MLB will consider responses which propose purchase and development of the entire parcel, in either single or multiple development phases. Respondents may submit for one or more uses, or one or more projects for the parcel.
2. Respondent shall present a concept or vision for the site in both narrative and drawing(s). A project may be proposed in phases; however, the purchase/development agreement shall require completion of all phases in their entirety.
3. Respondent may propose a project concept/vision which includes adjacent parcels, however, they must demonstrate control of said parcel(s) at the time of submittal.



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4. Respondents shall present how the local community (City of Ionia) shall be involved in project design, development, and review.
5. Projects that include both creation of permanent employment opportunities and taxable value benefiting the City of Ionia and the surrounding area shall be prioritized.

Inquiries

Any questions concerning this RFI-Q must be emailed to landbank@michigan.gov no later than noon on Monday, June 24, 2019. In the interest of transparency, only questions emailed to the MLB will be accepted. Answers will be posted to the MLB website on Friday, June 28, 2019.

Submission Deadline

One (1) complete electronic copy must be received before 12:00 noon Eastern Time on Friday, July 19, 2019 through email to landbank@michigan.gov. Late responses will be disqualified.

Review and Selection

This RFI-Q shall be used for pre-qualification purposes. Completed responses will allow MLB to understand a proposed vision for the site, composition of teams, financial standing, and record of similar development projects. MLB will narrow the field to three or fewer respondents for interview. One (1) respondent will be invited to negotiate and execute a development/purchase agreement.

Proposal Requirements

Proposals shall include the following items:

- i. Letter of Interest signed by lead person(s) for the firm/team.
- ii. History of firm(s), its projects and all proposed external partners or consultants.
- iii. Background or resume(s) of all principals of the firm(s).
- iv. Demonstrated understanding of project site and use history.
- v. Vision and concept plan, in narrative and drawings or sketches.
- vi. Demonstration (via a third party) of the entity's financial equity and capacity to undertake the project.

Evaluation

The selection of the preferred respondent(s) will be based on MLB's review of feasibility and quality of proposals in addressing the above submission requirements. This RFI-Q is not a binding agreement. Proposals will be assessed in accordance with the evaluation criteria, and respondents will be notified whether they have been chosen to proceed.

Conflicts of Interest

The respondent shall disclose any conflicts of interest, as part of their response, to MLB. MLB will consider the nature of the respondent's responsibilities and the degree of potential or apparent conflict in deciding the course of action that the respondent needs to take to remedy the conflict of interest. A conflict of interest exists wherever an individual could benefit directly or indirectly from access to information or from a decision over which they may have influence and includes a



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perceived conflict where someone might reasonably perceive there to be such benefit and influence. A conflict of interest occurs when a staff member or consultant attempts to promote a private or personal interest that results in an interference with the objective exercise of their job responsibilities or gains any advantage by his/her position and working relationship with MLB. Conflicts of interest may be real, potential or perceived. Failure by the respondent to disclose a conflict of interest, be it real, potential, or perceived, will result in disqualification.

Miscellaneous Items

1. All proposals will become the property of the Michigan Land Bank Fast Track Authority and may be reproduced in full or in part and/or published for public review and will not be returned to the proposers. Proposals will be public records. Please do not submit any information that is confidential.
2. MLB reserves the right to request additional information from respondents, reject all submittals, waive any irregularities in the submittal requirements, or cancel, suspend or amend the provisions of this RFI-Q at any time. If such an action occurs, MLB will notify all respondents.
3. MLB will not reimburse respondents for any cost(s) involved in the preparation and submission of responses to this RFI-Q or in the preparation for and attendance at subsequent interviews. Furthermore, this RFI-Q does not obligate MLB to accept or contract for any expressed or implied services.

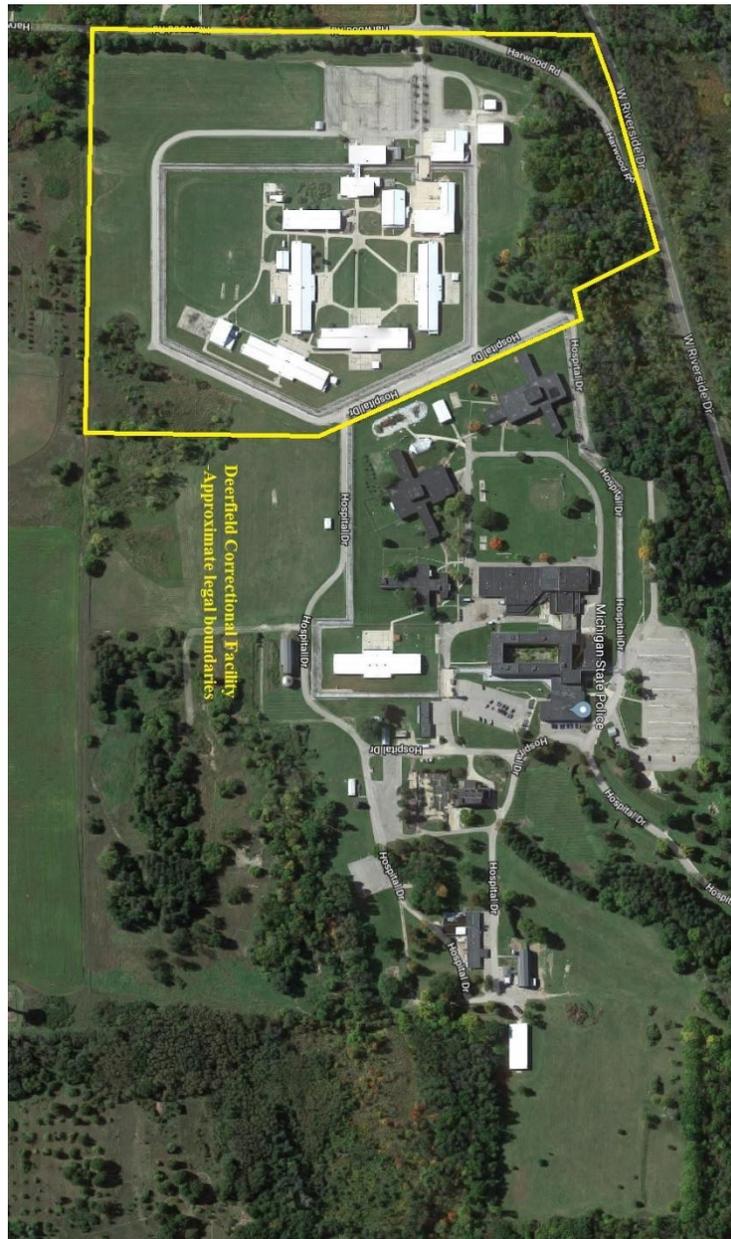
Exhibits to Follow

Exhibit A – Area Map showing Subject Parcel.
Exhibit B – Parcel Legal Description



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EXHIBIT A
AREA MAP SHOWING SUBJECT PARCEL





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EXHIBIT B
PARCEL LEGAL DESCRIPTION

DEERFIELD CORRECTIONAL FACILITY PARCEL:

Parcel of land situated in the City of Ionia, County of Ionia, State of Michigan, and described as follows to-wit:

That part of the West 1/2 of the Southwest 1/4 of Section 25, T7N-R7W, City of Ionia, County of Ionia, State of Michigan more particularly described as: Beginning at the Southwest corner of said Section 25, Town 7 North, Range 7 West; thence South 89°40'53" East, along the South line of said Section 25, 1319.48 feet to the West 1/8 line of the Southwest 1/4 of said Section 25 as monumented; thence N00°34'03"E, along said 1/8 line as monumented, 711.67 feet to the extension of the centerline of an asphalt drive; thence North 24°29'14" West, along said centerline and its extension, 947.46 feet to the south line of a parcel recorded in Liber 221 Page 522, Ionia County records; thence South 82°41'16" West, along the south line of said parcel 244.38 feet; thence North 15°16'14" West, along the west line of said parcel, 310.00 feet to the south right of way line of Riverside Drive as shown on survey of Michigan Reformatory and the Ionia State Hospital dated August 13, 1929, thence South 74°43'46" West, along said south right of way line, 450.26 feet; thence, continuing on said south right of way line, on a 171.20 foot curve to the left, with a radius of 1113.28, and a chord bearing and distance of South 70°19'35" West 171.03 feet to the west line of said section 25; thence South 00°29'46" West, along said West line of section 25, 1658.38 feet to the to the Point of Beginning. Parcel contains 46.30 acres of land, more or less.