



Michigan Land Bank Fast Track Authority

REQUEST FOR INTEREST & QUALIFICATIONS

Issue Date: October 23, 2018

Questions Due: December 7, 2018

Answers Posted: December 13, 2018

Submission Deadline: Noon ET, January 3, 2019

Subject Property

Former Camp Tuscola Facility & Certain Vacant Caro Center Lands
Indianfields Township, Tuscola County, Michigan

This Request for Interest & Qualifications (RFI-Q) is issued by the Michigan Land Bank Fast Track Authority (MLB). MLB anticipates receipt of title to the subject property on or about December 1, 2018, and in advance 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. Respondents are noticed the property (or portions thereof) shall be sold "as is" without warranty as to condition.

Property Information

The subject property is comprised of multiple parcels totaling approximately 226 acres in overall size, all located in Indianfields Township. For reference in this RFI-Q they are organized into three areas (1, 2 and 3) as shown in exhibits A and B, and generally described as follows:

- Area 1 (approximately 113 acres) is that portion of the Caro Center lands bounded by State Highway 81 and Section 17 on the north, Chambers Road on the west, and the Cass River on the east and south.
- Area 2 (approximately 40 acres) is that portion of the former Camp Tuscola lands bounded by the Cass River on the west and Chambers Road on the east, north and south.
- Area 3 (approximately 73 acres) is that portion of the former Camp Tuscola lands bounded by Cass River on the north and west, privately-owned land on the south, and Chambers Road on the east.

Respondents shall use these latter designation(s) in their submittals for acquisition. Within these areas are found various structures used previously for housing, facility services, maintenance, and storage. Camp Tuscola was closed in 2012 and structures on the identified Caro lands are presently used for intermittent storage.



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General Guidelines

The following parameters should be considered by respondents in their responses:

1. MLB will consider responses which propose purchase and development of an entire area, or portion of, in either single or multiple development phases. Respondents may submit for one or more projects, and for one or more of the areas.
2. Respondents shall present a concept or vision for the site in both narrative and drawing(s). A project may be proposed in phases; however, the project agreement shall require completion of all phases in their entirety.
3. Respondents may propose a project concept/vision which includes adjacent parcels, however, they must demonstrate control of said parcel(s) at the time of submittal.
4. Respondents shall present how the local community and municipalities are to be involved in project design, development, and review.
5. Projects that include both creation of permanent employment opportunities and taxable value for benefit to the local municipalities and the surrounding area shall be prioritized.

Specific Elements

1. Inquiries
Any questions concerning this RFI-Q must be posted on the State of Michigan SIGMA Vendor Self Service (VSS) no later than December 7, 2018. In the interest of transparency, only written questions posted on VSS will be accepted. Answers will be posted on VSS on December 13, 2018.
2. Submission Deadline
One (1) complete electronic copy must be received before 12:00 noon Eastern Time on Thursday, January 3, 2019 through VSS. Late responses will be disqualified.
3. 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. For each area, 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.
4. Signed Responses
Response letters of interests must be signed by an authorized representative of each partner/entity making up respondent development team. Electronic signatures will be accepted.



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5. Acceptance of Responses

The RFI-Q is not a binding agreement. Responses to the RFI-Q shall be assessed in accordance with the evaluation criteria, and respondents will be notified whether they have been chosen to proceed.

6. Submission Requirements

All responses shall include the following items:

- i. Respondent - Letter of Interest.
- ii. History of firm(s) and all proposed external entity partners or consultants.
- iii. Background or resume(s) of all principals of the firm(s).
- iv. Vision and concept plan narrative and drawing(s).
- v. History of projects undertaken by the firm(s).
- vi. Demonstration (via a third party) of financial equity and capacity to undertake the proposed project(s).

Evaluation Criteria

The selection of the preferred respondent will be based upon the following:

1. History and experience of the respondent's proposed team.
2. History and experience of the team with prior projects.
3. Feasibility and quality of the project concept/vision.
4. Certainty of employment/taxable value creation of the project(s).
5. Demonstration of financial equity/capacity to undertake the project.

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 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.



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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.

Exhibit A – Map showing Subject Property Areas

Exhibit B – Aerial Imagery Showing the Subject Property Areas



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EXHIBIT A
MAP SHOWING SUBJECT PROPERTY AREAS

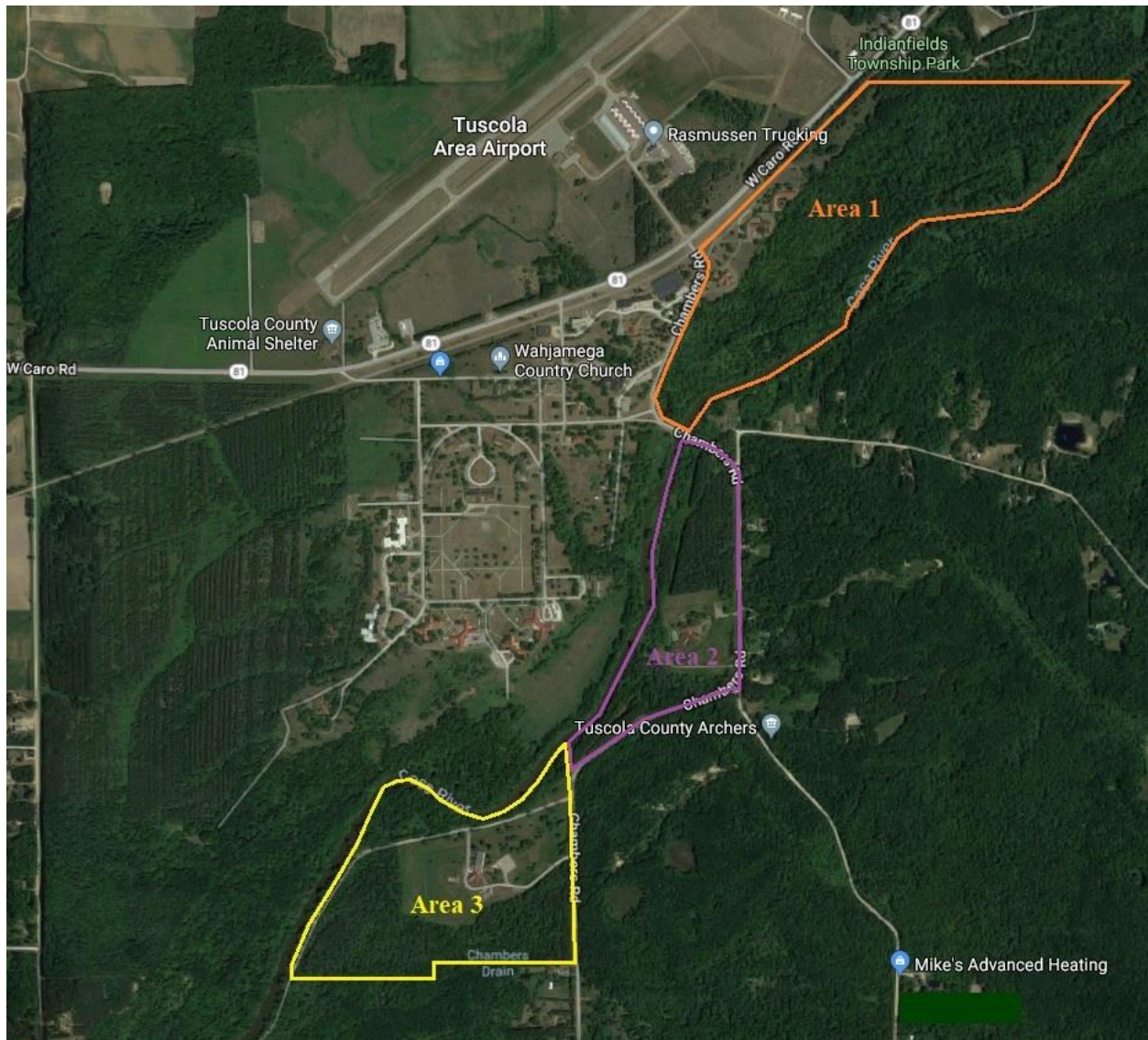




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EXHIBIT B
AERIAL IMAGERY SHOWING SUBJECT PROPERTY AREAS

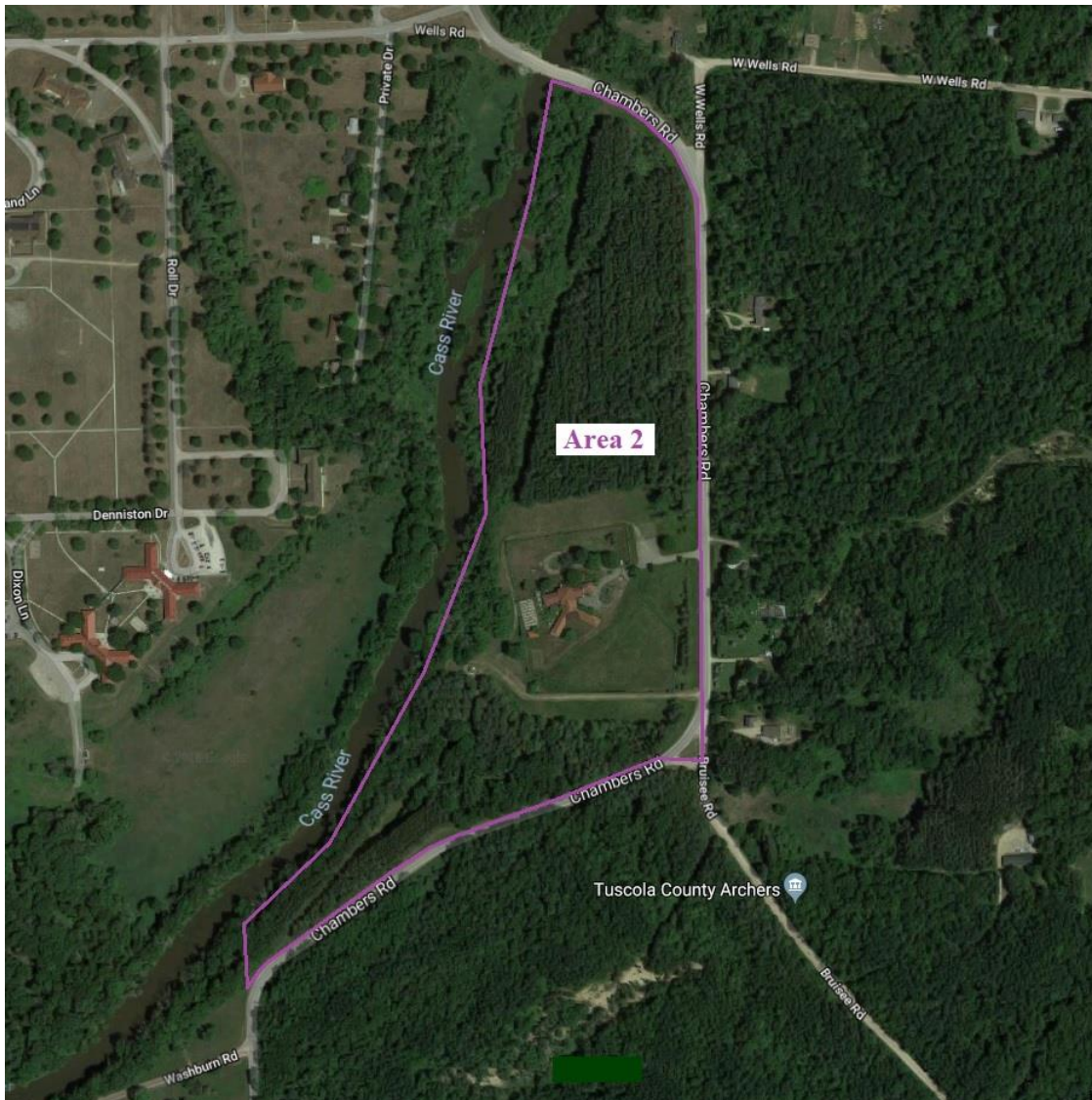
Composite Aerial





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Area 2 in Closeup View





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Area 3 in Closeup View

