

# Request for Proposals (RFP)

600 W. SPRING STREET  
MARQUETTE, MICHIGAN



## Development Opportunity

The City of Marquette, Michigan seeks qualified, experienced and capable developer(s) with experience designing, building, and constructing, for the City-owned property at 600 W. Spring Street. The .85-acre vacant parcel provides an excellent opportunity for economic development withing walking distance of the downtown and core community services.

## General Information

The City of Marquette hereby requests proposals from qualified and experienced developer(s) interested in developing City-owned property. Information regarding the property is provided in the *Resources* section of this RFP.

## City Objectives

The City of Marquette desires to facilitate the construction of residential development.

More specifically, the City is interested in proposals that would provide for “higher-density, low income or workforce housing” as referenced in Appendix K of the Community Master Plan.

## Submittal Requirements

Eligible respondents may include an entity or a team. Respondents that include multiple partners must include and identify a lead partner. The lead partner must have demonstrated experience and capacity in similar development, and shall provide detailed proof as described in the submission instructions.

### **Please submit the following:**

- 1. Statement of Interest:** Provide a statement of respondent(s) interest in development in the City of Marquette and understanding of the City Objectives.
- 2. Respondent Qualifications:**
  - a. Project Team (including identifying the lead firm/manager)**
    - i.** Provide an organizational chart describing the entities and key personnel on the Respondent’s team including resumes for lead personnel;
    - ii.** Age of each firm’s business and number of employees;
    - iii.** Location of principal place of business.

**b. Provide a general description and examples of development history and experience:**

i. The types of development should be of a similar scale conceptualized for development in the City of Marquette. Please include project specific:

1. Location including photographs;
2. Descriptions of referenced projects;
3. Total development costs;
4. Development type and size – i.e. number of units, residential/retail, etc.;
5. Development team or team member’s role in the project;
6. Financing structure;
7. Timeline to complete project from site control to occupancy;
8. Community engagement (if any);
9. Any additional information deemed necessary for consideration.

c. **Provide at least three letters of reference for each partner included on the project team from parties or agencies involved in the developments listed in section b.**

d. **Provide a statement confirming, if selected, your ability to start the project in calendar year 2023.**

3. **Financial Capacity:** While a project budget is not required at this stage, provide evidence and supporting documentation of the development team’s financial condition, demonstrating the credit-worthiness and financial capacity of the principals, key partners and/or corporation(s) to secure financing for the project components. The City is not asking for a letter of intent or commitment by financial institutions as this time; however, documentation could include information such as letters of interest or intent from lending institutions or equity partners, financial statements showing sources of equity, letters of interest from key tenants, etc.

4. **Submission:** Submit three (3) hard copies of proposals to:

Dennis Stachewicz, Community Development Director  
City of Marquette  
300 W. Baraga Ave.  
Marquette, MI 49855

5. **Deadline:** September 2, 2022.

6. **Questions:** For additional information please contact Dennis Stachewicz at [dstachewicz@marquettemi.gov](mailto:dstachewicz@marquettemi.gov) or 906-225-8377.

## Disclosures and Changes to RFP Process

*All proposals will become the property of the City of Marquette, and may be reproduced in full or in part and/or published for public review, and will not be returned to respondents. Proposals will become public records subject to FOIA.*

*The City of Marquette reserves the right to request additional information from respondents, reject any and all submittals, waive any irregularities in the submittal requirements, or cancel, suspend or amend the provisions of this RFP at any time. If such an action occurs, the City will notify all applicants, and any other parties requesting such notices, by posting updates online at [www.marquettemi.gov](http://www.marquettemi.gov).*

*The City of Marquette will not reimburse respondents for any costs involved in the preparation and submission of responses to this RFP or in the preparation for and attendance at subsequent interviews. Furthermore, this RFP does not obligate the City to accept or contract for any expressed or implied services.*

## Selection

Proposals will be reviewed by City Administration. If a proposal results in an approved project, the City and developer(s) will negotiate an agreement for conveyance and development of the project.

The agreement would set forth additional details regarding the property disposition, performance milestones for the developer(s), project development timeline, indemnity and insurance requirements, financing plan, and any other requirements for development.

## Resources

1. **Community Information: Exhibit A**
2. **Property Map: Exhibit B**
3. **Property Summary: Exhibit C**
4. **Community Master Plan:** [https://www.marquettemi.gov/wp-content/uploads/2022/05/Approved-2022-CMPwith-appendix-K-for-amendment\\_RFS-images-low-no-bookmarks-for-website.pdf](https://www.marquettemi.gov/wp-content/uploads/2022/05/Approved-2022-CMPwith-appendix-K-for-amendment_RFS-images-low-no-bookmarks-for-website.pdf)
5. **Zoning Ordinance:** <http://online.encodeplus.com/regs/marquette-mi/index.aspx>

## **Exhibit A**

### **Community Overview:**

The City of Marquette is located in the central region of Michigan's Upper Peninsula on the shoreline of Lake Superior. With a population of 20,631, it is the U.P.'s largest community.

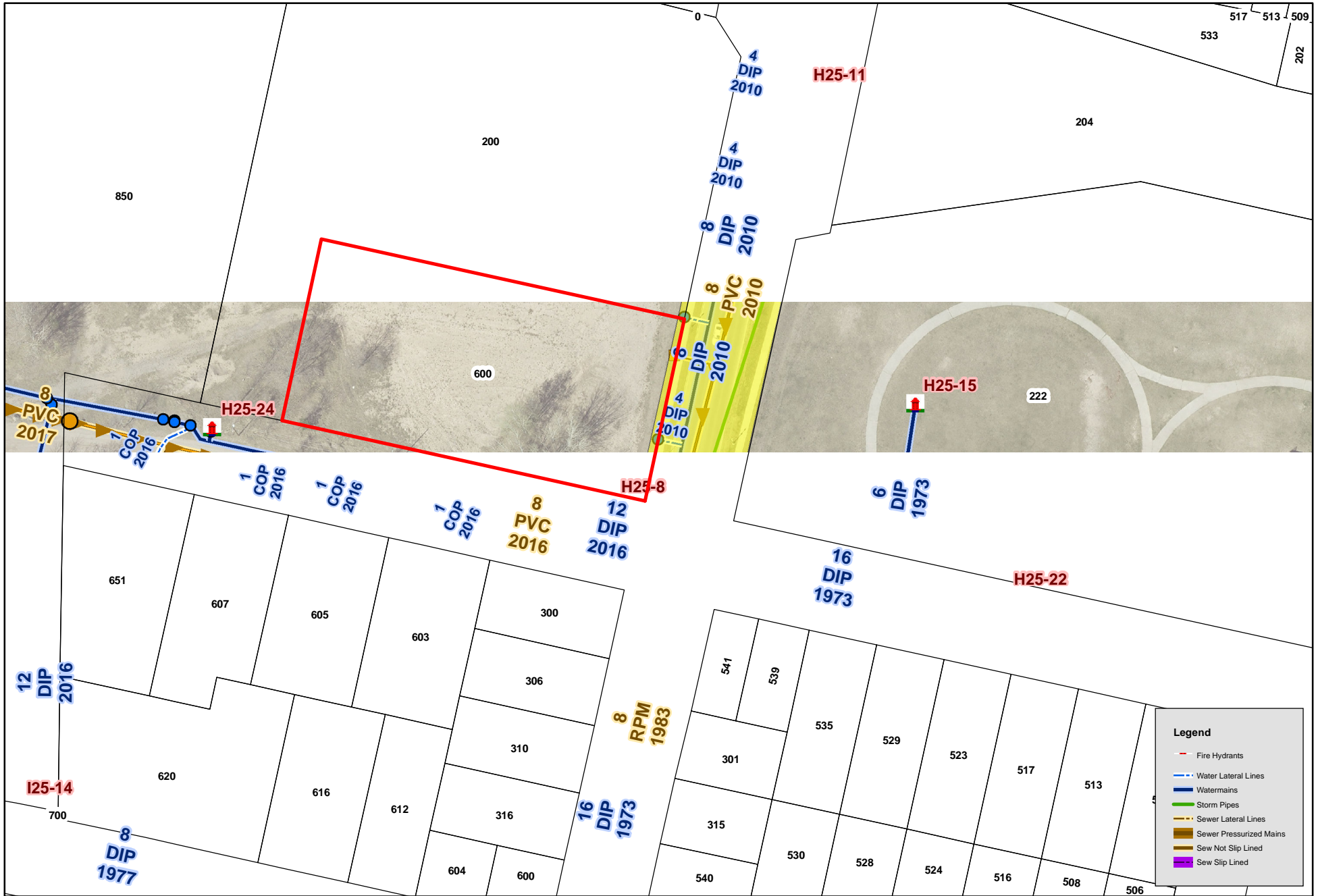
The City of Marquette is Michigan's premier walkable, livable, winter city. In addition to being a population center, it serves as the regional center for education, health care, recreation, and retail. This regional draw is associated with Northern Michigan University and U.P. Health System Marquette, both of which are located in the City of Marquette.

Marquette has a total land area of 7,385 acres and is home to a variety of valuable natural resources. Historically, the area's mineral resources attracted settlers to the region and supported a primarily resource-based economy. Other critical resources include the area's hydrology, particularly due to its location along the shoreline of Lake Superior. It also has heavily wooded areas and a hilly topography that add to its scenic charm.

The City of Marquette has a historic, traditional downtown which serves as the focal point of the community with not only lively retail activity, but also as a link to arts and culture. In the City's quest to become pedestrian-friendly, a non-motorized trail system was developed to connect most areas of the City (including the redevelopment parcel) to the downtown.

Today, Marquette's economy is primarily focused on service industries with a mix of natural resource industries such as mining and timber. This is, in large part, due to the University, the Hospital and other State facilities. Marquette continues to broaden its economic base, creating a greater diversity of sustainable employment opportunities for residents.

# Exhibit B - 600 W. Spring Street



In regard to the map, the information contained on this map is believed to be accurate but accuracy is not guaranteed. Mapping information is a representation of various data sources and is not a substitute for information that would result from an accurate land survey. The information contained herein does not replace information that may be obtained by consulting the information's official source. In no event shall the City of Marquette be liable for any damages, direct or consequential, from the use of the information.

## Exhibit C

Site Name: Spring Street Parcel

Address: 600 W. Spring Street, Marquette, MI 49855/Marquette County

Land/Site: .84 +/- acres

Description: Former Industrial Site owned by the City of Marquette. The City of Marquette has undertaken significant steps to develop the greater portions of this property since first acquired in 1999. This includes environmental clean-up, infrastructure placement, and acting as a partner for the adjacent hospital development. Property has direct access to a transportation network and utilities, and is within walking distance of Downtown Marquette.

Infrastructure: Water, Sewer, Natural Gas, and Municipal Electricity available at site

Nearest Airport: Sawyer International – 16 Miles

Nearest Interstate: I-75 – 156 Miles

Nearest Highway: US-41/M-28 – 0 Miles

