



REQUEST FOR PROPOSALS



SEAWAY INDUSTRIAL PARK

BACKGROUND

The City of Muskegon is requesting proposals to develop the four remaining City-owned lots in the Seaway Industrial Park. Proposals may include one lot or any combination of lots together.

The properties are zoned I-1, Light Industrial, which allows for a number of different manufacturing uses. The park is also located in the City's Medical Marihuana Facilities Licensing Act (MMFLA) overlay district, which allows for all five types of licenses under the MMFLA.

PROPERTY INFORMATION

Lot 1

Parcel # 24-131-100-0006-00

Size: 5.8 Acres

Location: On Lemuel St off BUS 31/ Hackley Ave (no address available)

Notes: There are two large storm sewers that run through this property, limiting development in these areas (shaded white on the map). However, parking lots may be constructed in these areas. Adjacent to railroad.



Lot 2

Parcel #24-131-100-0017-00

Size: 0.66 Acres

Location: 478 W Hackley Ave.

Notes: Small lot adjacent railroad.



Lot 3

Parcel #24-895-002-0001-00

Size: 1.6 Acres

Location: On Young St south of St Mary's Cemetery (no address available).

Notes: Heavily wooded lot.



Lot 4

Parcel #24-895-0001-0001-00

Size: 1.8 Acres

Location: Corner of Young St / Park St, south of St Mary's Cemetery (no address available)

Notes: Heavily wooded lot.



PROPOSAL SUBMISSION REQUIREMENTS

All interested parties are invited to submit proposals to the City of Muskegon Planning & Economic Development Department. Complete proposals will include the following:

1. Statement of qualifications
 - a. Individual and/or Firm name.
 - b. Contact information.
 - c. Qualifications of Project Manager and other relevant staff (if applicable).
 - d. Background of Individual and/or Company.

2. Proposal for Site development
 - a. Proposed use of the property or properties. Include approximate size and placement of any buildings.
 - b. Proposed purchase price
 - c. Timetable for redevelopment.
 - d. Anticipated level of job creation.
 - e. Estimated amount of investment.

PRE-PROPOSAL QUESTIONS

Please direct all questions to Mike Franzak, Planning Director.

Email: mike.franzak@shorelinecity.com

Phone: (231) 724-6702

The properties are open to the public for viewing, but staff can arrange tours upon request.

SELECTION CRITERIA

Please note that the offering price will not be the sole determinant in the sale of the property. Other factors, such as, but not limited to those above, will be given consideration. Prior to accepting any proposal, the successful developer will need to provide evidence of their financial capabilities. The City will arrange interviews with selected applicants, based on the information provided in the proposals. The City anticipates presenting proposals for approval to the City Commission in August 2018.

PROPOSAL DEADLINE

Proposals are due by 4pm on July 24, 2018. They must be sealed and delivered to:

City Planning Department, #202
Muskegon City Hall
933 Terrace Street
P.O. Box 536
Muskegon, MI 49443