



PROPERTY ACQUISITION AND SITE DEVELOPMENT VACANT LAND –OAK PARK, MICHIGAN

Tax Identification Number: 52-25-19-351-046

INTRODUCTION

The City of Oak Park is currently accepting proposals until November 1, 2020, for the acquisition and development of a parcel of land located south of I-696 and East of Greenfield. This property is land locked.

Proposals must be delivered to the City of Oak Park, Office of the City Manager, 14000 Oak Park Blvd., Oak Park, MI 48237. Criteria on which proposals will be reviewed include:

1. project's ability to meet objectives in the Oak Park Strategic Economic Development Plan
2. property acquisition price
3. compatibility with development project to adjacent properties
4. perceived positive value and impact on abutting neighborhood and commercial developments
5. quality of construction and construction materials
6. other appropriate facts/considerations relevant to the development of the property.

The City of Oak Park reserves the right to accept any proposal, reject any proposal, or waive irregularities for any reason or no reason at all. The City of Oak Park also reserves the right to award a contract for all of the project, a portion of it, or none at all.

BACKGROUND

The property was previously used as part of the adjacent apartment community as the location of their pool facility. Sometime between the years of 1980-1990 the pool was either removed or filled in and left abandoned. In 2011 the property reverted to the City of Oak Park due to tax foreclosure. Since that time it has remained vacant. The site is land locked on all sides by two commercial properties and an apartment complex called Rue Versailles Apartments.

The city is offering this property for sale through a request for proposal process. Projects will be reviewed to determine the best fit for the future of Oak Park. The property would be best utilized as additional parking for the adjacent commercial properties or as a site for a possible amenity to the Rue Versailles Apartments. The project should align with the city's adopted Strategic Economic Development Plan which can be found at

http://www.oakparkmi.gov/departments/community_and_economic_development/market_analysis.php. For questions or more information call the city Economic Development Director at (248)691-7404.

INSTRUCTIONS TO BIDDERS

The instructions to bidders as contained herein are expected to become part of the proposal/contract and part of the land acquisition and development agreement/contract to be entered into between the City of Oak Park and the successful bidder.

- I. Bidder's Responsibility – Each bidder shall be responsible for visiting the property as depicted on Appendix "A" and shall inspect and become fully acquainted with the conditions



of the site. Bidders are encouraged to seek the permission of neighboring property owners to the extent access across these properties is required to perform an inspection. This proposal shall not be construed as acquiescence by the City in any trespass committed by Bidders during the course of an inspection. Failure ~~to complete an inspection to do so~~ will not relieve the bidder of his/her obligations to comply with all terms and conditions necessary to carry out the provisions of the Purchase Agreement. The City makes no representation of any kind concerning condition of the property, including the environmental condition of the property. Bidder, at its own expense, shall be permitted to have the property inspected for environmental contamination prior to submission of proposal. If bidder fails to cause such inspection to be made or submits a bid subsequent to such inspection, bidder agrees it will bring no action of suits against the City for or as a result of environmental contamination of the property. When used "herein" the term "property" shall include all aspects of the property, such as, but not limited to, the soils and groundwater beneath it.

- II. Documents to be submitted – The following documentation must be submitted utilizing the forms supplied by the City as Appendix "B".
- a. The proposal as submitted shall state the name of the proposed purchaser and developer, whether an individual, partnership or corporation. This shall include the full names and addresses of all parties who will be the principal investors or owners of the property and who will become part of any contract or agreement.
 - b. The bidders must state their proposed purchase price and terms in both words and numerals.
 - c. The bidders must affirm that they have inspected the property and understand the goal of the City of Oak Park to select the project which best meets community expectations (minimal environmental impacts, development in line with the Strategic Economic Development Plan, design standards and/or other acceptable residential/commercial/multi-uses).
 - d. Each bidder must be able to show evidence that they possess the financial capability to acquire and develop the property. Said evidence may be in the form of financial statements or other documented evidence, which will clearly display both the financial capability to acquire and develop the property, and experiences and reputation to actually fulfill development commitments. Please include a minimum of two references.
 - e. A conceptual site plan must accompany the bid. One hard copy of the plan shall be submitted, along with an electronic version, which is printable in an 11x17 format, and emailed to kmarrone@oakparkmi.gov. The plan shall show at a minimum the following:
 - i. Building(s) location; size, heights and setbacks (if applicable)
 - ii. Proposed parking layout and indicate total spaces (if applicable)
 - iii. Proposed driveways and access to site
 - iv. Proposed building elevation(s) (if applicable)
 - v. Proposed building materials and/or pavement surfacing
 - f. The successful bidder must, prior to development, submit and gain approval of a site plan (and other necessary and appropriate development approvals that the project will



require) that must meet all City of Oak Park requirements and follow all other normal procedures for acquiring permits for site development and construction.

- III. Qualifications of Bidder – The City may make such investigations as it deems necessary to determine the ability of the bidder to acquire the property and perform the development under the conditions as provided for herein. All bidders shall furnish the City with all pertinent information and data for this purpose. The City reserves the right to reject any and all bids if the evidence submitted by, or investigation of, such bidder fails to satisfy the City. Conditional bids will not be accepted.
- IV. Bid Security – The selected bidder must submit by a certified check a deposit in the amount of five Thousand Dollars (\$5,000.00). Such certified check will be used as an earnest money deposit toward the purchase price of the property. The sale will be contingent on final City Council approval of the sale of the property. If the successful bidder shall neglect or refuse to execute a contract within thirty (30) days after written notice by the City that the bid has been accepted, the amount of the bid deposit shall be forfeited to the City as liquidated damages for such refusal. The City will pay no commissions or fees to brokers.
- V. Purchase Agreement, Closing and Performance – The successful bidder will be expected to suggest a proposed closing date in the proposal that may be subject to change by the city. The closing will require execution of all legal documents, purchase agreements and contracts as may be required to consummate a complete sale to the city including payment for acquisition of the property and other required agreements that will need to be executed to guarantee development in accordance with the terms and conditions as outlined herein and as may be negotiated with the successful bidder. The city will convey by quit claim deed and will provide evidence of title and the title insurance. Upon conveyance, the property may be subject to taxation, as well as federal, state and municipal laws; easements and restrictions of record.
- VI. Withdrawal of Bids – Bids may not be withdrawn for a period of sixty (60) calendar days after the date of opening unless the consent of the City is given. Negligence on the part of the bidder in preparing the bid confers no right for withdrawal of the bid after it has been opened.
- VII. Approval by City – It shall be the sole determination of the City as to which bid is the most acceptable and responsive. The award may not necessarily go to the highest bidder. The background and experience of the bidder, the merits of the project, and other factors may be equally or more important to the city. The city reserves the right to reject any and/or all bids.
- VIII. Project Completion – Dates for the completion of the proposed project will be established with the development approval documents and/or in the purchase agreement. The project must commence within six (6) months of receipt of all necessary approvals and be completed within eighteen (18) months of commencement.
- IX. Ownership and Bid Signatures – All proposals must contain the complete legal names and signatures of the bidders who are to become the legal owners and who are proposing to acquire and develop the property. These should be the persons who will have an interest in the Title to said property and who will be involved in the complete execution of all Title work and other legal documentation that will be necessary to properly complete the



transaction of sale and development agreements. All bid proposals must contain the full signatures of the parties having an interest in said bid proposals, be dated and witnessed and contain the full legal address and telephone number of all parties connected therewith.

APPENDIX A – Parcel 52-25-19-351-046





APPENDIX B BID FORM
PROPERTY ACQUISITION AND SITE DEVELOPMENT VACANT LAND

Name of Purchase or Developer: _____

Name and Address of ALL Principal Investors or Owners:

Individual ____ Partnership ____ Corporation ____

Proposed Purchase Price \$ _____

Description of project:

How will this project enhance the city and help to meet the goals of the city as described in their Strategic Economic Development Plan?

Please list past projects and list any reference you may have:



Attachments:

- Financial statements or other evidence of financial wherewithal
- Conceptual site plan and renderings (one hard copy and one emailed to kmarrone@oakparkmi.gov)
- I affirm that I have inspected the property and understand the goal of the City of Oak Park to select the project that best meets community expectations. I affirm my understanding that purchaser/developer must submit and gain approval of a site plan that must meet all of City of Oak Park requirements and must follow all other normal procedures for acquiring permits for site development and construction. I affirm my understanding that the subject property is subject to an approved Planned Unit Development Agreement and that the proposed use is expected to require an amendment to the existing agreement. I affirm that I understand the City of Oak Park's site plan approval and possible rezoning processes which must be followed.

Name: _____

Signature: _____

Date: _____