

St. Francis Request for Proposals

The Genesee County Land Bank is giving all interested parties an opportunity to submit a proposal for the former St. Francis property in Mt. Morris Township (parcel number 14-24-400-002). This includes the entire 16 acre property and all buildings on the site.

The Land Bank will accept sealed proposals until 4:00 PM on Wednesday, May 9, 2012. In the event the initial period does not produce an acceptable proposal, the Land Bank may, at its discretion, extend the period until it receives an acceptable offer. Notification of an extension will be made in writing and mailed to all that have provided an offer.

It is the intention of the Land Bank to make a recommendation of the most responsive and responsible proposal for acceptance by the Land Bank Board of Directors at its May 16, 2012 Board meeting.

The Land Bank reserves the right to waive any irregularity or defect in any submission; request clarification or additional information regarding offers, and to reject any and all offers at its sole discretion.

The Land Bank shall accept no liability whatsoever for any expense incurred by a bidder in replying to this request for proposals (RFP).

Note: No title work for these sites exists at this time. Title work will be provided at closing at actual cost, estimated to be \$800. It will be the responsibility of the buyer to work with the assessor to determine what the property taxes will be in the future.

Key Dates:

RFP release date: Wednesday, April 18, 2012

RFP due date: Wednesday, May 9, 2012

RFP acceptance date: Wednesday May 16, 2012.

Instructions:

Sealed proposals must be received on or before the due date in the Land Bank offices. Proposals received after the due date will not be accepted. Bidders shall submit one original and two (2) photocopies of their offer package. Offers must be received in one envelope or box marked "St. Francis RFP" and addressed to:

Genesee County Land Bank
452 S. Saginaw Street, Second Floor
Flint, MI 48502

Proposals must contain original signatures. Proposals made on behalf of an entity other than a person must be accompanied by documents evidencing that the signature is from a duly authorized individual with the legal authority to sign documents.

RFP Format:**Proposals must contain the following information:**

1. Comprehensive description of what will be done with the property.
2. Timeline for project completion.
3. Description of experience completing similar projects.
4. Demonstration of having done due diligence showing a detailed understanding of the project.
5. Total project budget.
6. Evidence of financial capability to complete the project including sources of funds.
7. Indicate how your offer represents the highest value to the Land Bank and the community in terms of direct and indirect financial, economic and community benefits.
8. Amount being offered for the property and whether the offer is cash.
9. Original signature of the bidder.

Failure to provide any of the above requested information may result in disqualification. The Land Bank reserves the right to request additional information pertaining to the offer or any related matters.

Property inspection.

Bidders are encouraged to visit the property and inspect it. The property is being sold "as is". No guarantees as to the condition of the property are either given or implied. Bidders must do their own due diligence prior to submitting an proposal. Showings may be arranged by contacting: Douglas Weiland at dweiland@thelandbank.org or by calling 810-257-3088 ext. 521.

Questions regarding the RFP must be made in writing and submitted electronically to dweiland@thelandbank.org.

Selection criteria will include but not be limited to the following:

1. Specific details in the proposal, particularly in terms of timelines, numbers and dollars. Vague and/or general responses are not acceptable.
2. The most responsive and responsible proposal that will allow the Land Bank to realize the highest price and/or highest value to the community.
3. Evidence of the bidder's financial capability to complete the purchase and the project.
4. Compliance with the requirements of the RFP as outlined above.