



To: Douglas City Council

From: Lisa Nocerini, City Manager

Date: January 6, 2025

Subject: Flywheel Companies Request for Proposals for Critical Housing Needs

Ryan Kilpatrick, Owner, Flywheel Companies, provided a draft Request for Proposals (RFP), per the City Council's direction, for your consideration for the redevelopment of the 17-acre publicly owned site located at 415 Wiley Road, Douglas, MI. The RFP seeks to attract qualified developers to address critical housing needs.

Douglas continues to face growing challenges with seasonal and high-cost housing, limiting options, especially for those who work in the community. To address this, the city is seeking to leverage public land to expand housing opportunities.

The selected development partner will:

- Provide a mix of housing options, including single-family cottages, starter homes, townhomes, and multi-family units.
- Focus on year-round residents, especially middle-income households, through tools like long-term deed restrictions or restrictive covenants.
- Incorporate community benefits, including green spaces, sustainable designs, and public amenities.
- Use local and state incentives to balance affordability and financial feasibility.
- This project aligns with the City's vision to address housing needs while enhancing our community's vibrancy and livability.

At this time, I am requesting City Council's approval of the RFP as drafted, incorporating any suggested changes deemed necessary. Approval will allow us to proceed with seeking development proposals and securing a partner who aligns with our housing goals.

Sample Motion: Approve issuing a Request for Proposals (RFP), for the redevelopment of the 17-acre site owned by the City of Douglas, with the goal to attract qualified developers to address critical housing needs.