

Request for Proposals (RFP)

Redevelopment of 58405 Main Street

Village of New Haven, Michigan

1. Introduction and Purpose

The Village of New Haven is soliciting proposals from qualified developers for the redevelopment of the municipally owned parcel located at **58405 Main Street**, New Haven, Michigan. The Village seeks high-quality development that enhances the downtown corridor, aligns with community goals, and contributes to long-term economic vitality.

The Village is open to a range of creative and viable development concepts. Proposals will be evaluated on overall quality, feasibility, community benefit, and consistency with Village objectives.

2. Property Overview

- **Address:** 58405 Main Street, New Haven, MI
- **Parcel Dimensions:** Approximately **74.25 feet wide by 152.50 feet deep**
- **Ownership:** Village of New Haven
- **Current Status:** Vacant parcel

The property is located within the Village's downtown area and is intended to support active, well-designed development that complements surrounding uses.

3. Development Objectives

The Village's goals for this site include, but are not limited to:

- Productive use of vacant land within the downtown corridor
- High-quality architectural design and site planning
- Development that contributes to economic development and/or community services
- Compatibility with surrounding land uses
- Long-term sustainability and maintenance of the property

Mixed-use, commercial, residential, or other creative proposals may be considered, provided they are compliant with applicable zoning and ordinances or include a clear path toward approval.

4. Property Conveyance Consideration

The Village Council may consider **gifting the property to the selected developer** under the following general conditions:

- Council must determine that the proposal serves a clear public purpose and community benefit
- A development agreement must be approved by Council
- **Property conveyance would occur only after construction is fully completed** and all conditions of approval have been satisfied

The Village reserves full discretion regarding whether and under what terms the property may ultimately be conveyed.

5. Proposal Requirements

Proposals should include, at a minimum, the following information:

A. Developer Information

- Developer name and contact information
- Description of development team and relevant experience
- Examples of similar completed projects

B. Development Concept

- Narrative description of the proposed development
- Intended uses (commercial, residential, mixed-use, etc.)
- Approximate building size, height, and layout
- Preliminary site plan and/or conceptual drawings

C. Project Feasibility

- Estimated project cost
- Proposed development timeline
- Financing plan and sources of funding
- Evidence of financial capacity to complete the project

D. Community Impact

- Explanation of how the project benefits the Village
- Economic impact (jobs, tax base, services, etc.)

- Alignment with Village goals and downtown character

E. Requested Approvals or Considerations

- Zoning or ordinance considerations, if applicable
 - Any incentives or assistance requested from the Village
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6. Evaluation Criteria

Proposals will be evaluated by the Village Council using criteria that may include:

- Quality and creativity of the proposed development
- Developer qualifications and track record
- Financial feasibility and likelihood of completion
- Community benefit and public purpose
- Compatibility with surrounding development
- Proposed timeline

The Village may request interviews, presentations, or additional information from selected proposers.

7. Submission Instructions

- **Submission Deadline:** [Insert Date]
- **Number of Copies:** [Insert Requirement]
- **Submission Method:** [Electronic / Physical Address]

Proposals must be received by the deadline to be considered.

8. Reservation of Rights

The Village of New Haven reserves the right to:

- Reject any or all proposals
- Request clarification or additional information
- Modify or cancel this RFP at any time
- Negotiate with one or more proposers
- Accept a proposal that is deemed to be in the best interest of the Village

Issuance of this RFP does not commit the Village to select a proposal or convey the property.

9. Questions

Questions regarding this RFP should be directed to:

Sandra Cazel, Office Manager, scazel@newhavenmi.org , (586) 749-5301 x5

Brian Meissen, Village President, bmeissen@newhavenmi.org , (586) 749-5301 x9

Issued by the Village of New Haven

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