

501 N Westnedge Request for Proposals

Igniting Community Minded Development

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1 Introduction

The City of Kalamazoo Community Planning and Economic Development department works to:

- Create affordable and mixed-income housing;
- Establish a short- and long-term housing policy and priorities for the City;
- Implements programs to support economic development in Kalamazoo neighborhoods;
- Provides homeownership opportunities, grants, loans and trainings;
- Assists renters in housing crisis to find housing stability;
- Partners with organizations across Kalamazoo to end homeless in our City;
- Supports the preservation of historic architecture; and
- Supports the reuse of vacant property with housing and open space including community gardens and farms.

RFPs are an opportunity to offer local and historically disadvantaged businesses a unique opportunity to enhance their capacity. It is the intent of the City of Kalamazoo that these opportunities provide a framework and model for inclusiveness both in the development teams and throughout the various levels of contracting.

Before offering this property, the City of Kalamazoo consulted extensively with local residents, community organizations, and community leaders to establish development guidelines that reflect the community preferences for acceptable and unacceptable uses of the offered property. Those preferences have been incorporated into the RFP and set the parameters of the final contract between the City and the selected developer for the property ("Successful Proposer"). The City and resident RFP committee will review all proposals received; disqualify any that do not meet the "Minimum Eligibility Criteria" described in Section 4 of this RFP; rank the remaining proposals according to the Evaluation Criteria set forth in Section 5; and then designates the selected developer for the property.

The objective of this RFP is to redevelop 501 N Westnedge consistent with the community vision expressed throughout the Imagine Kalamazoo 2025 Master Plan and Northside Neighborhood Plan.

PURPOSE

The purpose of this Request for Proposals ("RFP") is to solicit proposals for the redevelopment and disposition of property owned by the City of Kalamazoo ("the City"), consisting of approximately 20,159

square feet (.4628 acres) of land with two vacant structures at 501 N. Westnedge in the Northside neighborhood of Kalamazoo (the "Property").

The City will consider conveying this Property in order to allow the development of 501 N. Westnedge. Proposals will be subject to review and approval by the City in collaboration with the resident RFP committee. Review will include applicable planning and zoning controls, and the development objectives and guidelines described herein. Proposals must meet all minimum evaluation criteria, complete the enclosed proposal form and price summary form, and include the requested documents. The RFP committee will review submissions and make a recommendation to the Brownfield Redevelopment Authority (BRA) for the proposal that best achieves neighborhood goals. The BRA will have final approval of the winning bid and sale.

The City of Kalamazoo has attempted to be as accurate as possible in this RFP but is not responsible for any unintentional errors herein. No statement in this RFP shall imply a guarantee or commitment on the part of the City as to potential relief from state, federal or local regulation. The City reserves the right to cancel this RFP at any time until proposals are opened or reject all proposals after the proposals are opened if it determines that it is in the best interest of the City and resident RFP committee to do so. The City and resident RFP committee reserve the right to waive any minor informalities.

INSTRUCTIONS

The RFP will be available for download beginning on November 7th, 2020 on the City website at <http://www.imaginekalamazoo.com/projects/501launch/>. Proposals can also be picked up at Community Planning and Economic Development, 245 N. Rose Street, Suite 100; Kalamazoo, MI 49007, or Northside Association for Community Development 612 N Park St a, Kalamazoo, MI 49007.

If downloading the online RFP proposers should register when downloading the RFP to ensure they receive any addendum. Requests for clarification or any questions about the RFP must be submitted in writing by either e-mail or U.S. mail and addressed as shown below:

E-mail: development@kalamazoocity.org

U.S. Mail: Community Planning and Economic Development
 Attn: Director, Rebekah Kik
 245 N. Rose Street, Suite 100
 Kalamazoo, MI 49007

Bidders Conference

Proposers are advised to attend a question and answer session. The session will be held via zoom. Questions can be submitted ahead of the conference at <http://www.imaginekalamazoo.com/projects/501launch/>. The conference will be held November 14th, 2020

Letter of Intent

Letters of Intent should be submitted to the City by November 30th, 2020. Letters should state interest in submitting a proposal, describe the project idea, and describe the proposer's relationship to the

Northside neighborhood. Letters of intent must be submitted in writing by either e-mail or U.S. mail and addressed as shown below:

E-mail: development@kalamazoo.org

U.S. Mail: City of Kalamazoo
 Community Planning and Economic Development
 Attn: Director, Rebekah Kik
 241 W. South Street
 Kalamazoo, MI 49007

Letters submitted by mail must be stamped before or on November 30th to be eligible.

RFP

No requests or questions regarding the RFP will be accepted after January 15th, 2020. Proposers must include their name, address, telephone number and email address with any questions. An addendum with questions and answers will be emailed to all prospective responders on record and posted on the City website prior to the RFP deadline.

Disclaimer: The City will attempt to communicate any changes/addenda to this RFP; however, it is the Proposer's responsibility to check the City's website regularly for any updates, corrections or information about deadline extensions.

Proposers MUST submit one (1) original and three (3) printed copies of the proposal in a sealed envelope. The Design Submission include: (1) full set of reduced drawings in an 8 1/2" x 11" format; and one (1) set of the drawings at full scale.

CITY office hours are Monday—Friday from 8:00 am - 4:00 pm.

Community Planning and Economic Development Offices are located at

245 N. Rose Street, Suite 100
Kalamazoo, MI 49007

No late proposals will be accepted. Any proposals received after the date and time specified in this RFP will be rejected as non-responsive, and not considered for evaluation.

Notice to Proposers Regarding Downloadable RFPs

If you have picked up this Request for Proposals from CITY's Office, you should know that this RFP is also available for download at: <http://www.imaginekalamazoo.com/projects/501launch/>. The online version of the RFP is identical to the version available through the office.

2 Background and Information

The Property consists of an approximately 20,159 square feet (.4628 acres), a large garage structure and parking lot located at the front. The site was formerly used as an auto repair and paint business, and a gas station. The structure from the business still stands and includes 4 car bays, two restrooms, an office space and front counter. The site includes a large grass rear yard.

It is near a new media business, the beginning of the Kal Haven Trail within City Boundaries, and residential uses. Westnedge Ave is busy, multiple lane one-way street traveling south. The street connects to the 131 business loop.

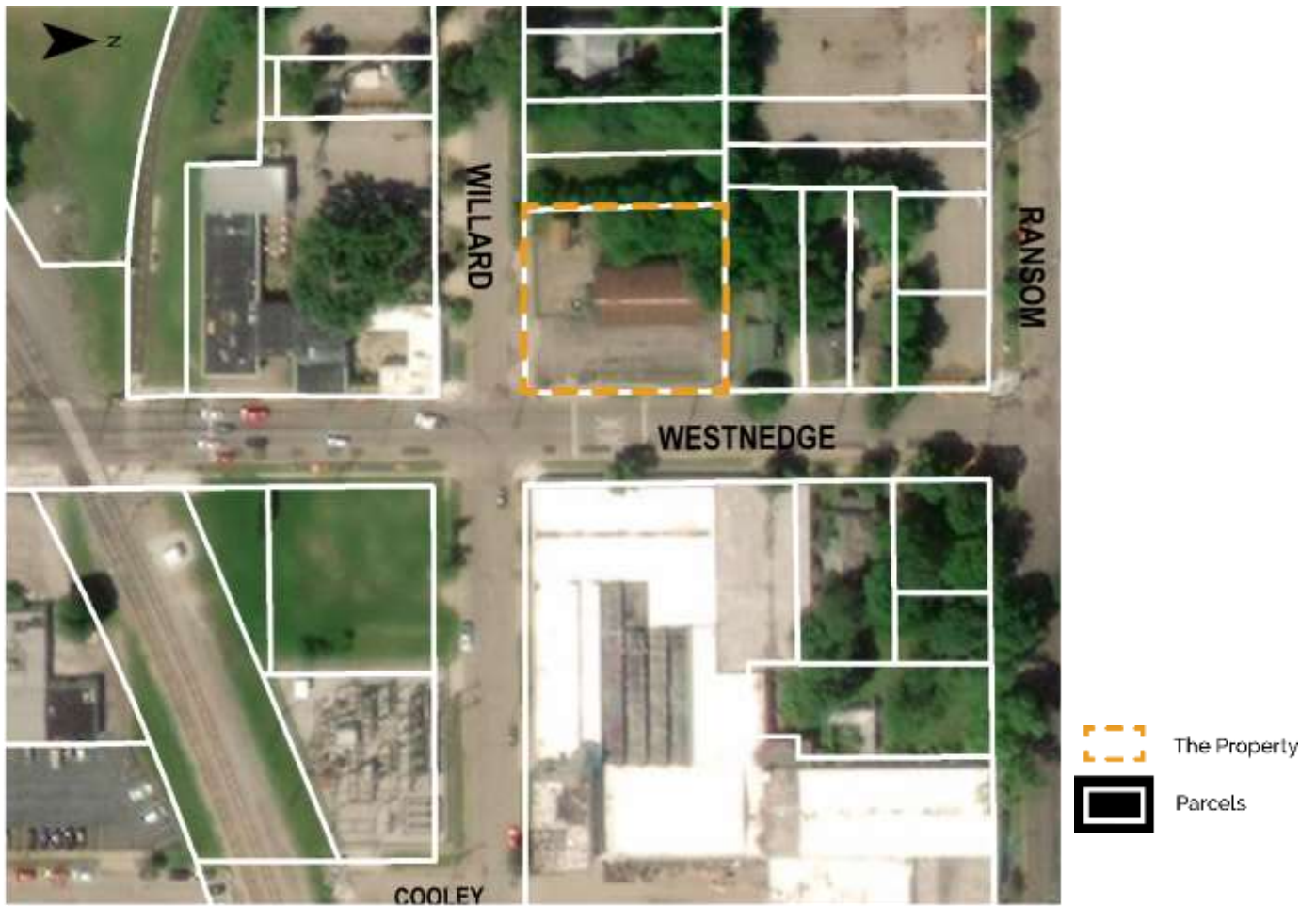
The Proposed Project Site is part of the Northside Neighborhood. The Northside is home to approximately 5,258 residents. A majority (76%) of Northside residents are black. The median income of Census Tract 3, where the property is located, is \$24,048. The 2018 Northside Neighborhood Plan identifies the following goals for the community

- Increase the number of resident owned businesses, especially those by African Americans & low income residents.
- Preserve existing housing and build new housing to accommodate all resident needs.
- Make enjoyment of the arts, culture, and open space part of the Northside Neighborhood way of life.
- Strengthen support systems for workforce development, safety, and youth programming.

The Property is also in close proximity to the Northside Cultural Business District Authority (NCBDA). The priorities of the NCBDA are to

- Provide financial incentives to increase the number of resident owned businesses, especially those by African Americans & low income residents.
- Increase the amount of affordable housing available based on income levels in the City of Kalamazoo.
- Build the cultural identity of the neighborhood with a new logo, murals, art installations, and preserving culturally significant places.
- Improve facades, infrastructure, sidewalks, and streetscaping in the District.

Map of Area:



Street View of the Property



Zoning

This property is zoned Live Work 1. See appendix I for the use table.

Neighborhood Vision

The City is looking for applicants that are currently Northside residents interested in starting a business or that currently own a business. The business should serve residents meaning that services or goods should be affordable based on the area's income. Residents indicated a variety of personal services including, shoe repair, laundromat and computer repair, food services such as restaurants, cafes coffee shops or a butcher, 24-hour daycare service, and entertainment such as a black history museum, arcade, dance studio and art gallery are all examples of appropriate uses for this site.

Applicants may also propose social services such as a youth center, urgent care center, mental health services and/or employment resources.

The proposal may include one or multiple businesses to be hosted at the property.

A full list of preferred uses is provided in appendix II.

3 Development Objectives

After careful analysis of the property, the City of Kalamazoo ("the City") and resident RFP committee, in collaboration with IK 2025 Master Plan, Strategic Vision Goals, and Northside Neighborhood Plan have established development guidelines for the property.

The Proposer must address each of the development objectives in:

- A development concept narrative;
- Design documents and a;
- Financing Plan

Further, the Proposer must agree to work with the City and the community to resolve any future issues or concerns that may arise as the development project moves forward.

Proposals with commercial uses must promote Northside resident owned businesses and job opportunities. Proposals will include a marketing plan, outreach plan, and partners to achieve the results.

If the proposed design makes use of adjacent parcels, the Proposer must demonstrate site control of such other parcels by way of a fully executed, and currently dated, Purchase and Sale Agreement or a signed, and currently dated, Option Agreement.

Development teams are required to incorporate the Northside Neighborhood Plan goals in their project that address the current needs of the community for economic development, and job opportunities. Emphasis on making places that support active living and a variety of uses accessible to all incomes and abilities. Neighborhood amenities such as the creation of affordable commercial spaces, restaurants, family entertainment, arts and cultural businesses are encouraged. Evening amenities and programming are strongly encouraged to provide activities that allow residents to stay local to the area for entertainment, shopping and dining to support local businesses. Preference will be given to projects that include uses that support neighborhood control and/or household wealth creation, whether it be through homeownership, the creation of a cooperative, and/or control by a community land trust.

4 Proposal Requirements

Proposals should include the Minimum Submission Requirements described in this section and be submitted in accordance with the instructions set forth in Section 01.

Development Concept Narrative

In addition to the required forms in the submission checklist, the Proposer shall provide a written summary of the project. This is an opportunity for the Proposer to share their vision in their own words with the resident RFP committee and staff. Omission of any required information may lead to the determination that the proposal is non-responsive. Please provide the following:

Introduction

Introduce all members of the development team. Describe the team's relationship to the Northside Neighborhood and status as a minority-owned or woman-owned business. A chief contact person should be listed. The mission of the team and project should also be described.

Development Plan

The Proposer should fully explain their plan for development and how it addresses the Northside Neighborhood development goals listed above. This should include a list of tasks and timeline for how the project is anticipated to progress.

Operational Plan

Summarize how the facility will operate once development is complete. Include anticipated jobs or housing created. List any relevant business permits or licensing that including expiration dates.

Additional Information

The Proposer should provide any other information that they believe is important to the evaluation of the project.

Development Concept

1. Describe the proposed project uses and the total square footage of each use, along with a description of how the proposed uses and design will satisfy the Development Objectives and Development Guidelines of this RFP.
2. Describe how the proposed project will benefit the surrounding community.
3. Estimate the number of construction and permanent jobs that will be generated by the proposed project.
4. Provide an outline of all required regulatory approvals and a projected timeline to obtain these approvals. The proposal should note the currently applicable zoning districts, overlays and provisions that govern development of the Property and discuss the type of zoning amendments or variances that are required for the proposed development, or indicate if the proposed development can be constructed "as-of-right" under existing zoning.

Design Submission

The Proposer should submit a graphic or written description of the design of the project. Design documents should illustrate how the projects program elements and the organization of these spaces will meet the Northside Neighborhood Plan and Cultural Business District goals.

Financial Plan

The proposer should submit a development and operational pro forma.

1. Development Program: Tabulate gross and net square footage for each project component and include the number of parking spaces and/or commercial or office space, as well as totals for the complete project.
2. Development and Operating Pro Forma (all costs should be provided on a total and per gross square foot basis):
 - a) Property acquisition costs.
 - b) Hard costs (disaggregated into site work, foundations, base building, garage, tenant improvements, FFE, contingencies, etc.).
 - c) Soft costs (disaggregated into individual line items such as architectural, engineering, legal, accounting, development fees, other professional fees, insurance, permits, real estate tax during construction, contingencies, etc.).
 - a) Any other project-related costs that are not included within the above categories, including any linkage fees, costs of providing community benefits, etc.
 - b) Total development cost.
 - c) Sources of construction and permanent financing, including all assumptions regarding terms (fees, interest rates, amortization, participation, etc.) and required financial returns (return on cost, internal rate of return, etc.).
 - d) Sources and anticipated amount requested of any public funding/subsidies that may be required to create a financially feasible project.

Financing

- a) Developer Equity: The Proposer must demonstrate the availability of financial resources to fund working capital and equity requirements for the proposed project. Acceptable documentation includes current bank statements, brokerage statements, and/or audited financial statements.
- b) Financing Commitments: Letters of interest and/or commitment from debt and equity sources for construction and permanent financing. Letters should include a term sheet that provides the Loan-To-Value ("LTV") and Debt Service Coverage ("DSC") requirements, fees, term, amortization, etc.

Timeline

- The RFP will be made available starting November 7th, 2020.
- Site Tours will take place November 10th and November 12th weather permitting. Information to sign-up for tours will be available on the City website at <http://www.imaginekalamazoo.com/projects/501launch/>

- A Bidders Conference will be held November 14th, 2020. The bidders conference will be hosted online and available to view or call into. Meeting information will be available on the City website at <http://www.imaginekalamazoo.com/projects/501launch/>
- A Letter of Intent is due no later than November 30th, 2020
- RFP responses are due no later than January 15th, 2021
- The Resident RFP Committee will review all proposals received or stamped by January 15th on February 2nd, 2021.
- The top three development proposals will be asked to present to the Resident RFP Committee and members of the Brownfield on February 16th, 2021.
- The Resident RFP Committee and Brownfield Projects and Finance Committee will recommend a chosen proposal to the Brownfield Authority on February 23rd, 2021.
- The Brownfield Authority will select the winning proposal and make an award on March, 2021

Evaluation of Proposals

Description of Evaluation Process

Proposals must meet the City's Minimum Eligibility Criteria as described below. The resident RFP Committee shall then assign a composite ranking for each proposal it evaluates based upon the weighted Comparative Evaluation Criteria as described below. The Most Highly Rated proposal from a Proposer meeting both the Minimum and Comparative Evaluation Criteria will be selected.

Only Proposals that satisfy the Minimum Eligibility Criteria will be comparatively evaluated based on the weighted Comparative Evaluation Criteria below. A ranking of Highly Advantageous, Advantageous or Not Advantageous will be decided for each criterion. The resident RFP Committee will formulate a comparative composite ranking to determine the Most Highly Advantageous proposal.

To facilitate the City's final evaluation of Comparative Evaluation Criteria, the City may require Proposers that meet threshold criteria to present their plans of development to the community and respond to questions and comments from the residents, the resident RFP committee and/or the Brownfield Redevelopment Authority. The Brownfield Redevelopment Authority will then factor community input received at this presentation into the final overall rating.

Award of Contract

Prior to designation by the Brownfield Redevelopment Authority, the "Most Highly Advantageous Proposer," who has satisfied the Minimum Eligibility Criteria and is found to have the overall most highly advantageous composite rating based on the Comparative Evaluation Criteria, will be subject to a final Statutory Compliance Review to determine compliance with various City regulations, ordinances and policies. CITY will review and evaluate proposals promptly after the submission deadline of, January 15th, 2021.

An acceptable offer will not include conditional requirements, such as:

- Altering the square footage of the Property;
- Proposing a use for the Property beyond those specified in Section 3. Development Guidelines and Objectives; or
- Proposing a use for the Property that does not benefit the residents of Kalamazoo.

A purchase agreement will be awarded, if at all, to the responsive, responsible Proposer(s) that receives the highest overall composite rating in the evaluation process.

Minimum Threshold Requirements

All proposals must meet the following minimum threshold criteria:

1. Only proposals that are received by the date, time, and at the location indicated in Section 05 of this RFP will be accepted.
2. Proposals must include all documentation specified under Submission Requirements.
3. Proposals must meet or exceed the affordable housing goals of the development guidelines if a residential component is included.
4. The proposer must not be experiencing any financial problems that might render it unable to complete the redevelopment of the Property.
5. The proposer must demonstrate that it has adequate insurance and an appropriate risk management strategy.
6. The City shall have determined that the proposer follows all applicable statutes governing conflict of interest.

Withdrawal of Proposals

Proposals may be withdrawn either personally, by written request or by electronic request at any time prior to the scheduled closing time of receipt of proposals.

Evaluation Criteria

The resident RFP committee and City will use the following Comparative Evaluation Criteria to compare the merits of all qualifying proposals. For each evaluation criterion set forth below, the resident RFP committee shall assign a rating of Highly Advantageous, Advantageous or Not Advantageous. The committee shall then assign a composite rating of Highly Advantageous, Advantageous or Not Advantageous for each proposal it evaluates. All comparative evaluation criteria shall be weighed equally.

To facilitate evaluation of these Criteria, CITY and resident RFP committee may choose to seek additional community input in the form of a developer's presentation with opportunity for public comment as supported and directed by the Brownfield Redevelopment Authority.

1. Development Concept

This Criterion is an evaluation of the Proposer's development plan relative to the Development Guidelines & Objectives set out in Section

Proposals that better fulfill the Development Objectives and affordability requirements relative to other proposals will be more advantageous. Proposals that do not meet the objectives specified in the Development Objectives will be considered less advantageous. To facilitate its evaluation of this

Criterion, we may seek additional community input in the form of a developer's presentation of the top three proposals with opportunity for public comment.

Detailed, realistic proposals for development of the Property that are consistent with and which successfully address and exceed the Development Objectives and promotes Neighborhood goals will be ranked as **Highly Advantageous**.

Realistic proposals for development of the Property that are consistent with the Development Objectives but do not completely or satisfactorily address all issues identified in them will be ranked as **Advantageous**.

Proposals for development of the Property that are not consistent with the Development Objectives and/or do not address most of the issues identified by them will be ranked as **Not Advantageous**.

2. Design Concept

This Criterion is an evaluation of the Proposer's development plan relative to the Design Guidelines outlined in Section 3. Proposals that better fulfill the Design Guidelines relative to other proposals will be more advantageous. Proposals that do not meet the objectives specified in the Design Guidelines will be considered less advantageous.

Proposals that are highly compatible with the Design Guidelines described in this RFP and meet more of the identified objectives than competing proposals will be ranked as **Highly Advantageous**.

Proposals that include most, but not all required drawings and design documents, with designs that follow most, but not all the Design Guidelines outlined in this RFP and/or utilize adequate, but not high quality, durable materials will be ranked as **Advantageous**.

Proposals that include few of the required drawings and design documents, with designs that do not adequately follow most of the Design Guidelines outlined in this RFP, and/or utilize inferior quality materials will be ranked as **Not Advantageous**.

3. Financing Plan

This Criterion evaluates the relative strength and completeness of the Proposer's Development Budget relative to other proposals. Proposals that most completely specify all anticipated costs and contingencies and demonstrate access to needed financial resources will be more advantageous. Proposals that have incomplete development budgets, have costs that are not consistent with industry standards, or do not demonstrate access to financial resources will be considered less advantageous.

Proposals that include a Development and Operating Pro Forma that is consistent with the use requested in this RFP, includes cost estimates that are appropriate for the proposed project and its ongoing operations, is supported by documents such as estimates from recognized professionals or price quotes from licensed builders or contractors, and provides proof of financial capacity through bank statements and/or letters of interest or commitment from debt or equity sources will be ranked as **Highly Advantageous**.

Proposals that include a Development and Operating Pro forma that is consistent with the use requested in this RFP, provides proof of financial capacity through bank statements and/or letters of interest or commitment from debt or equity sources, includes cost estimates that are appropriate for the proposed project and its ongoing operations, but do not provide supporting documentation for the most significant costs will be ranked as **Advantageous**.

Proposals that do not submit a Development and Operating Pro forma or include a Development and Operating Pro forma that is lacking in detail, or does not provide proof of financial capacity through bank statements and/or letters of interest or commitment from debt or equity sources will be ranked as **Not Advantageous**.

4. Development Without Displacement

This is an evaluation of the relative strength of the proposal for achieving the development without displacement articulated by the community. Proposals will be considered and rated based on the comprehensiveness of the Developer's planned approach to assisting the current residents of Kalamazoo to remain in their community in the future, benefit from development, and find pathways to economic opportunity.

Proposals that provide a comprehensive, highly reasonable, and achievable Development Without Displacement strategy for a project of the type proposed that is clearly superior to that of all other proposals shall be ranked **Highly Advantageous**.

Proposals that provide a reasonable and justifiable Development Without Displacement strategy for a project of the type proposed that is similar or equal to all other submitted proposals shall be ranked **Advantageous**.

Proposals that do not provide a credible or detailed Development Without Displacement strategy for a project of the type proposed, and/or propose a Development Without Displacement strategy that is substantively inferior to all other submitted proposals shall be ranked **Not Advantageous**.

5. Development Timetable

This Criterion evaluates the relative strength of the Proposer's Development Timetable relative to that of other proposers. Proposals that can start construction in a timely manner and have a realistic construction schedule will be a more advantageous. Proposals that are unable to commence in a timely manner or have unrealistic construction schedules will be less advantageous proposals.

Proposals that provide a detailed development timetable that is feasible, demonstrates an understanding of the development process, and provides clear indication that the project does not need additional funding and can close within twelve (12) months of tentative designation and will be completed within twelve (12) to eighteen (18) months of closing will be ranked as **Highly Advantageous**.

Proposals that provide a detailed development timetable that is feasible, demonstrate an understanding of the development process, and provide clear indication that the project will close within six (6) months of receiving all necessary funding and be completed within twelve (12) to eighteen (18) months of closing will be ranked as **Advantageous**.

Proposals that fail to provide a development timetable or propose a development timetable that is either impractical, demonstrates a lack of understanding of the development process or indicates that the project will not close within six (6) months of receiving all necessary funding or that it will be completed in more than 18 months following closing will be ranked as **Not Advantageous**.

6. Neighborhood Ownership

This Criterion is an evaluation of the Proposer's ability to meet the objective of promoting Northside resident ownership of the property and/ or business housed on this property. Proposers who do not

meet this criterion will be ranked Not Advantageous. See appendix III for a map of the Northside neighborhood.

Proposers who are residents of the Northside and are starting or growing a business that meets neighborhood goals and is located in the Northside will be ranked as **Highly Advantageous**.

Proposers who are residents of the Northside will be ranked as **Advantageous**.

Proposers what are not residents of the Northside will be ranked **Not Advantageous**.

7. **Additional Benefits**

This Criterion evaluates the Proposer's relative ability to provide benefits to the local community that are above those generated by the development itself. Proposals that offer benefits that the community most desires will be more advantageous. Proposals that offer less or no community benefits will be less advantageous.

Proposals that describe and quantify specific benefits that it will provide to the community, aside from the development of the property. The level of benefits provided will be superior to those provided by other Proposers will be ranked as **Highly Advantageous**.

Proposals that describe and quantify specific benefits that it will provide to the community, aside from the development of the property. The level of benefits provided will be equal to those provided by other Proposers will be ranked as **Advantageous**.

Proposals that do not sufficiently describe and quantify specific benefits to the community, aside from the development of the property. The level of benefits provided would be inferior to those provided by other Proposers will be ranked as **Not Advantageous**.

Purchase and Designation

Property Price

The true cash value of the property according to the City Assessor's Offices is \$145,000.

The City Brownfield Redevelopment Authority is seeking reimbursement for the costs invested in the property necessary to prepare the parcel for sale. The current investment is approximately \$45,000. This amount could be reflected in the purchase price offered in the project proposal, future property taxes paid by new owner or new business is established, or a combination of these and other revenue sources.

Proposer designation and conveyance

After the evaluation process is complete, the winning proposer will receive a tentative designation. During tentative designation the developer must apply for site plan review to acquire building permits, acquire zoning variance(s), complete the project design drawings, secure financing, etc. Once the developer satisfactorily completes the tasks prior to the expiration of the tentative designation, a Conveyance vote is submitted to the BRA.

Final designation will be granted upon satisfactorily completing all required terms and conditions. The proposal will be subject to subsequent stages of City development and design review outlined in the zoning ordinance.

Compliance Review “Disqualifiers”

1. **Tax Delinquency Review.** The City of Kalamazoo Collector-Treasurer’s Office will conduct a review of the selected proposer’s property tax history. The selected proposer cannot be delinquent in the payment of taxes on any property owned within the City of Kalamazoo. The selected proposer must cure any such delinquency prior to the conveyance of the Property. If the selected proposer has been foreclosed upon by the City of Kalamazoo for failure to pay property taxes, then said proposer will be deemed ineligible for conveyance of the Property offered pursuant to this RFP, unless such proposer promptly causes the decree(s) or judgment(s) of foreclosure to be vacated by the Land Court and the City made whole. CITY, in its sole discretion, shall determine the timeliness of the selected proposer’s corrective action in this regard and will disqualify the proposer if vacating the tax-title foreclosure is not prosecuted expeditiously and in good faith, to avoid undue delay.
2. **Water and Sewer Review.** The City of Kalamazoo Water and Sewer Commission will conduct a review of the selected proposer’s water and sewer account(s). The selected proposer cannot be delinquent in the payment of water and sewer charges on any property owned within the City of Kalamazoo and, if found to be delinquent, must cure such delinquency prior to a vote request to the Property Review Committee for conveyance of the Property.
3. **Property Portfolio Review.** The City will review the selected proposer’s portfolio of property owned to ascertain whether there has been abandonment, Inspectional Services Department (“ISD”) code violations, or substantial disrepair. If unacceptable conditions exist in the selected proposer’s property portfolio, CITY may deem the selected proposer ineligible for conveyance of the Property.
4. **Prior Participation Review.** The City will review the Proposer’s prior participation in any City of Kalamazoo programs, including BPDA and CITY programs, to ascertain Proposer’s previous performance. Proposers found to have not fulfilled their duties or obligations under previous agreement with the City may be deemed to be ineligible for conveyance of the Property.
5. **Employee Review.** Neither the Proposer, nor any of the Proposer’s immediate family, nor those with whom s/he has business ties may be currently, or have been within the last twelve (12) months, an employee, agent, consultant, officer, or an elected official of the City or County of Kalamazoo or the Kalamazoo Community Planning & Economic Development. An “immediate family member” shall include parents, spouse, siblings or children, irrespective of their place of residence. Any proposer who fails to satisfy this requirement may be deemed to be ineligible for conveyance of the Property.

APPENDIX

I. Zoning Use Table:

	Node	LV1	LV2	D1	D2	D3
Residential/Lodging						
Bed & Breakfast		P	P	PD	P	P
Hotel/Motel	P	P	P	P	P	P
Nursing Home/Assisted Living/Rehabilitation Center/Adult Foster Care		PD	P	PD	P	P
Residential (1 & 2 units)	PD	P	PD	PD	P	P
Residential (3 & 4 units)	PD	P	P	PD	P	P
Residential Multifamily (5 & more units)	PD	P	P	PD	P	P
Rooming House	PD	P	P	PD	P	P
Transitional Residence		P	P			P
Civic/Institutional Uses						
Assembly	PD	P	P	PD	P	P
Assembly, Religious	S	S	S	PD	P	S
College and University	P	P	P		P	P
Hospital		P	P		P	P
Library & Museum	P	P	P	PD	P	P
Parks & Open Space		P	P		PD	P
Police & Fire Station	P	P	P		P	P
School		P	P			P
Commercial						
Agriculture		PD	PD			PD
Day Care	PD	PD	PD		PD	PD
Entertainment Sports (Participant - indoor)	P	P	P	P	P	P
Entertainment Sports (Participant - outdoor)		S	S		S	S
General Retail	P	P	P	P	P	P
General Services	P	P	P	P	P	P
Kennels			PD			PD
Office	P	P	P	P	P	P
Outdoor Sales & Storage		S	S			
Package Liquor	PD			PD	PD	PD
Parking (stand alone)		PD	PD			PD
Vehicle Service		PD	PD			PD
Industrial						
Craftsman Industrial	PD	PD	PD	PD	PD	PD
Industrial			PD			
Warehouse & Distribution			S			

II. List of preferred uses

This list is created from a resident meeting held in the winter of 2019. **Bolded** items received more than one vote.

- Casino
- Employment Resources
- Temp Agency
- Meat Depot or Butcher
- Youth Center
- Satellite DHS Office
- Re-entry Facility
- Venue to host events
- Consignment Shop
- Fitness Center
- Computer Repair Center with Training and Work Center
- Art Gallery
- Youth Facility
- Dance Studio
- Grocery Store
- **Laundromat**
- **Café/ Coffee Shop**
- Gas Station
- Vet and/or Dog Groomer
- Mental Health Place
- **Prevention Center**
- Dog Park
- **24-hr Day Care**
- Affordable Housing
- Show Repair Shop
- Black History Museum
- Black Restaurant
- Entrepreneur Space
- Bank or Credit Union
- **Urgent Care/ Walk-in Clinic**
- Full Service Housing Resources
- Affordable Fast Casual Restaurant (Subway)
- On the job training facility
- **Discount variety store (Dollar Tree)**
- Hair Salon
- Emergency Youth Center
- After School Youth Programs/ Study Hall
- Arcade
- Homeless Shelter

III. Map of Northside

For a proposal to be considered the applicant must be a resident of the Northside. The map below shows the neighborhood's boundaries.

