

REQUEST FOR PROPOSAL



*Development of
113 S. FARMER ST.*

SUMMARY

The City of Otsego is now accepting Request For Proposals (RFP) for the development of the property located at 113 S. Farmer St. This property is commonly known as the former Otsego Elk's Lodge. The City of Otsego retains ownership of this property. The City Commission hopes to receive options to develop the aged facility. The City wants to find a viable use of the property that will serve the Otsego community for years to come. If no suitable options are found the building will most likely be retained by the City and demolished in the near future.



Scope of Services: The City of Otsego is interested in pursuing the possible selling a piece of downtown property to an interested party, if the development is acceptable to City Commission. Applications to utilize the existing building and/or demolishing it will be considered.

Property: 113 S. Farmer St. (54-100-47-00)

Building: There is a single large building located on the property with roughly 7,455 sq. ft. It is an aged building that requires attention due to age and weather damage to the roof. It is secured but will require maintenance to comply with the building code. The previous use as a lounge provides for an existing large operating commercial kitchen and a large bar in addition to the large dining room. The nature of the building could allow for partial demolition as an option. **(Apex drawing of the building is attached.)**

Zoning District: Commercial Business District (CBD), CBD restrictions among other Zoning Ordinance regulations are available at: <https://www.cityofotsego.org/zoning-ordinances/>

Purchase Price: The City Commission recently acquired the property and paid all back taxes. Those costs totaled roughly \$32K. The City Commission expects to receive at minimum that amount in exchange for the property.

Available Parking: The downtown location allows for this property to utilize community parking. No specific parking requirement.

Application Requirements: All applicants must submit a detailed description of their intentions with the property. Application must include expected purchase price, project use, completion timeline, project costs, previous successful developments and any other additional information that may be relevant in better understanding the project including drawings or site plans that may be available to review. All completed applications must be physically signed, sealed and submitted by **Thursday May 23rd at noon** to:

City Manager Aaron Mitchell
117 E. Orleans St.
Otsego, MI 49078

Approval Criteria: The City Commission will make decisions based on: future use, likely success, community value and purchase price. Applications should highlight all criteria if possible.

Approval Process: The City Manager will review all submitted applications. After review all completed applications will be submitted to City Commission to determine if one RFP will be pursued. *(If no projects are acceptable and meets the City Commission's wishes, no RFP will be awarded and the City of Otsego will retain ownership of the property.)* If an RFP is selected it will be expected that the developer would begin discussions with the City Commission and/or City Manager on entering into a development agreement immediately.

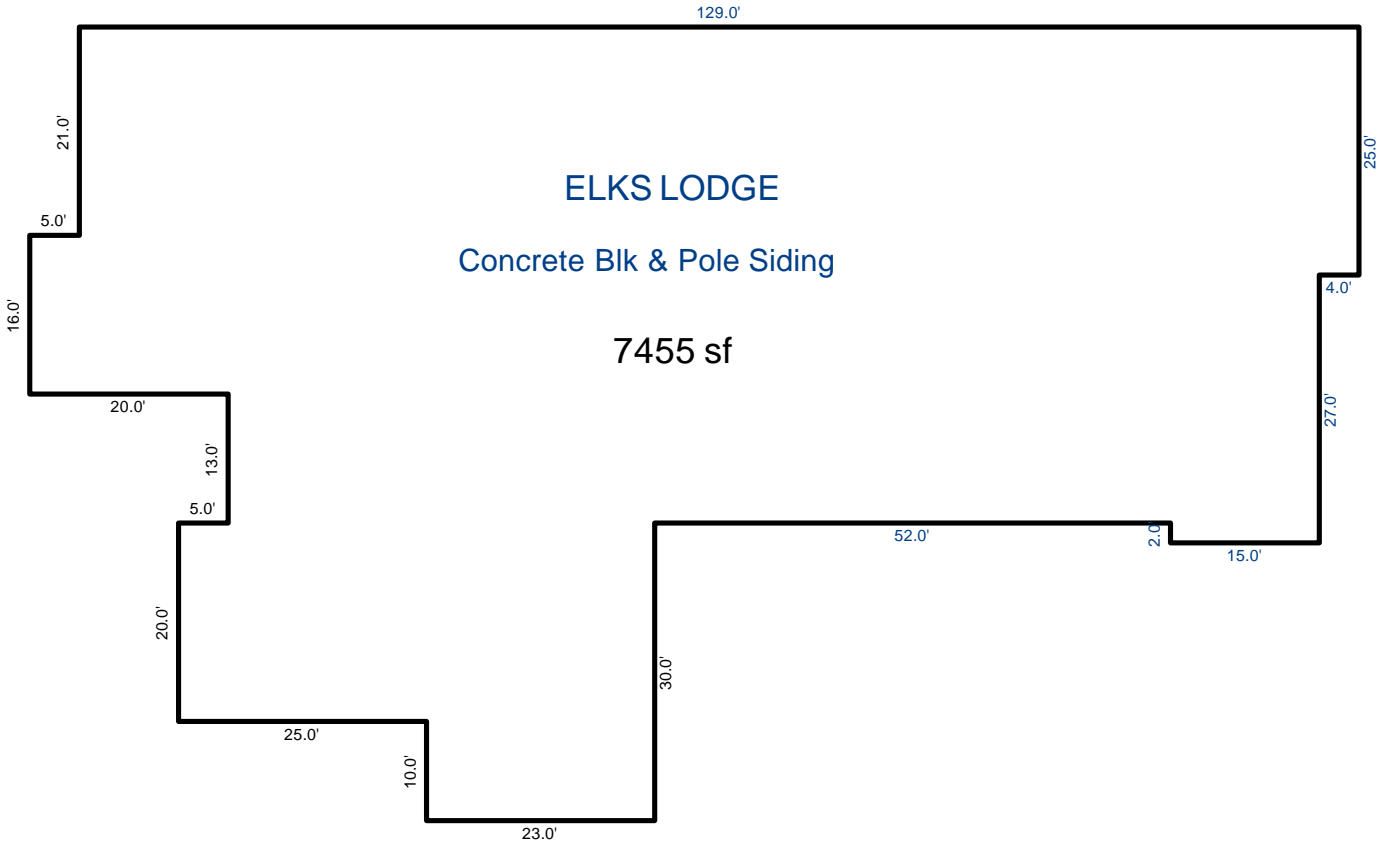
Questions/Building Tour: Any questions or requests for a tour can be directed to City Manager Aaron Mitchell by phone at 269-694-6146 or by email at amitchell@cityofotsego.org.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: Parcel No.: 54-100-047-00
 Property Address: 113 S FARMER
 City: OTSEGO County: Allegan State: MI ZipCode: 49078
 Owner: CITY OF OTSEGO
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA 08	1 STY BRK/BSMT	1.0	7455.0	442.0	7455.0

Net LIVABLE	cnt	1	(rounded)	7,455
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