



# CITY OF GREENVILLE

*"Danish Festival City"*

411 South Lafayette Street  
Greenville, Michigan 48838

Phone: (616)754-5645 Fax: (616)754-6320

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## REQUEST FOR PROPOSAL SALE OF PROPERTY

### 216 S. LAFAYETTE STREET, GREENVILLE MI

The City of Greenville is soliciting proposals for the purchase and development of a city-owned parcel located at 216 S. Lafayette Street, Greenville Michigan. The property is located in the heart of the City's historic downtown and is currently zoned C3-Central Business District.

#### PROPERTY FACTS:

- Two story commercial building basement was originally constructed in mid-1800's.
- First floor (12,233 Square feet) recently stripped down to original brick walls, and flooring.
- Second floor (1,540 square feet with space to add) stripped to stud walls and original flooring.
- Non-historic addition removed from back of building and paved parking area created.

Proposals for the purchase of the property must be accompanied with a plan for rehab/renovation of the property with and include and estimated timeline for completion. The successful proposal will consist of a plan for renovations and revitalization of the facility along with the intent to create occupancy for the first floor (commercial use) and second floor (residential use). In addition, preference will be given to the proposal that demonstrates the greatest plan to renovate the façade of the front and back of the building.

PRICE FOR PURCHASE (NON - NEGOTIABLE): \$80,000.

A responsive proposal shall include the following information:

1. identification of rehab/renovation partners and/or development team;
2. identification of similar projects the applicant may have completed;
3. the proposed use or uses and related approximate square footages including if applicable, the number of residential units;
4. a drawing or sketch of the proposed development;
5. estimated total investment and job creation;
6. any economic development incentives being requested; and
7. an estimated timeline for completion of the project.

*The mission of the City of Greenville, as a part of the Coalition of Greater Greenville, is to serve through leadership and action, to assure all citizens a collaborative, planned and visionary community.*

The City of Greenville is not interested in making a profit nor can it under the circumstances. Instead, the interest lies in the purchaser's ability to demonstrate a successful rehab/renovation plan for the property and one that will be self-sustaining.

If selected and prior to the purchase of the Property, the developer will be required to enter into a purchase and development agreement with the City which shall include, without limitation, specific provisions related to submission of plans and specifications for review and acceptance by City, the details of any economic development incentives requested, development milestones, and performance requirements including financing.

It will be the responsibility of the proposer to become familiar with the Property including zoning requirements and to review pertinent documents such as a structural engineering review, grant opportunities, etc., related to the Property which are available for review at City Hall.

**Sealed proposals must be labeled "216 S. Lafayette RFP" and received by the Greenville City Manager no later than 2:00 pm local time, on June 30, 2023, at the Greenville City Hall, 411 S. Lafayette, Greenville, MI 48838.**

The City reserves the right to accept or reject any proposal. The selected proposal must be approved by the City Council. This RFP is not an offer to enter into a contract. This RFP may not contain all matters upon which agreement must be reached.

Any questions regarding this request should be addressed to George Bosanic, City Manager at 616-754-5645.

George Bosanic  
City Manager