

# Grand Haven Board of Light & Power

## Diesel Plant RFP Proposals




Received on September 30, 2020


**BOARD PRESENTATION: October 15, 2020**

# Request for Proposal Process: July 20 – Oct. 15

PROPERTY FOR SALE & REDEVELOPMENT

GRAND HAVEN, MICHIGAN  
518 S. HARBOR DRIVE



 1700 Eaton Drive  
Grand Haven, Michigan 49417  
Phone: (616) 846-6250

- Diesel Plant RFP – MEDC model
- Sent to over 70 companies
  - Developers, construction firms, real estate, A/E firms, others
- All parties encouraged to tour Diesel Plant & review documents
- Working with City on property line encroachment issues

# IMAGES of BLP DIESEL PLANT & SITE: RFP +





# IMAGES of BLP DIESEL PLANT & SITE: RFP +





# IMAGES of BLP DIESEL PLANT & SITE: RFP +





# IMAGES of BLP DIESEL PLANT & SITE: RFP +



# Diesel Plant Proposals – two broad categories

## Save & Reuse

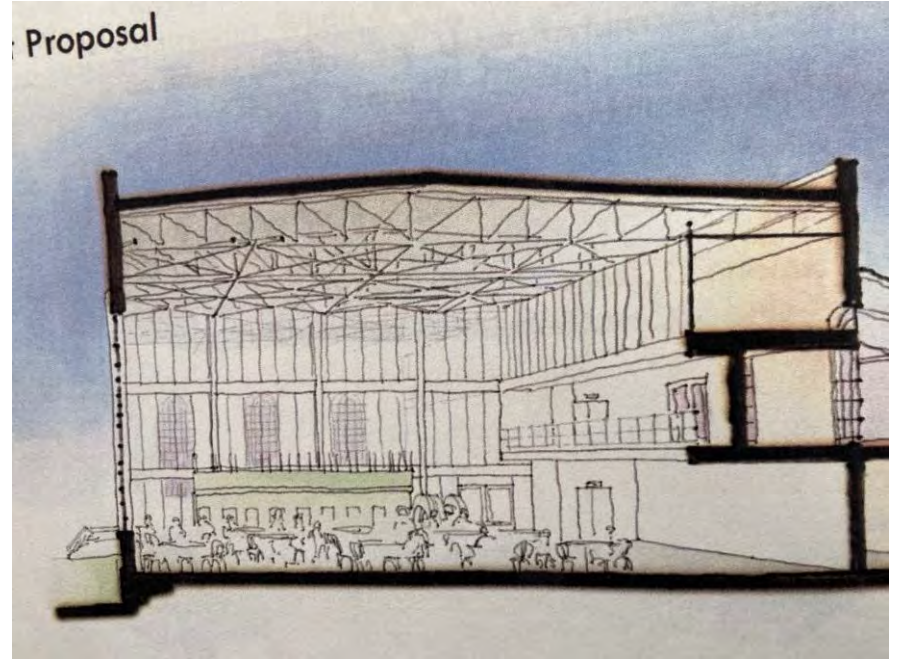
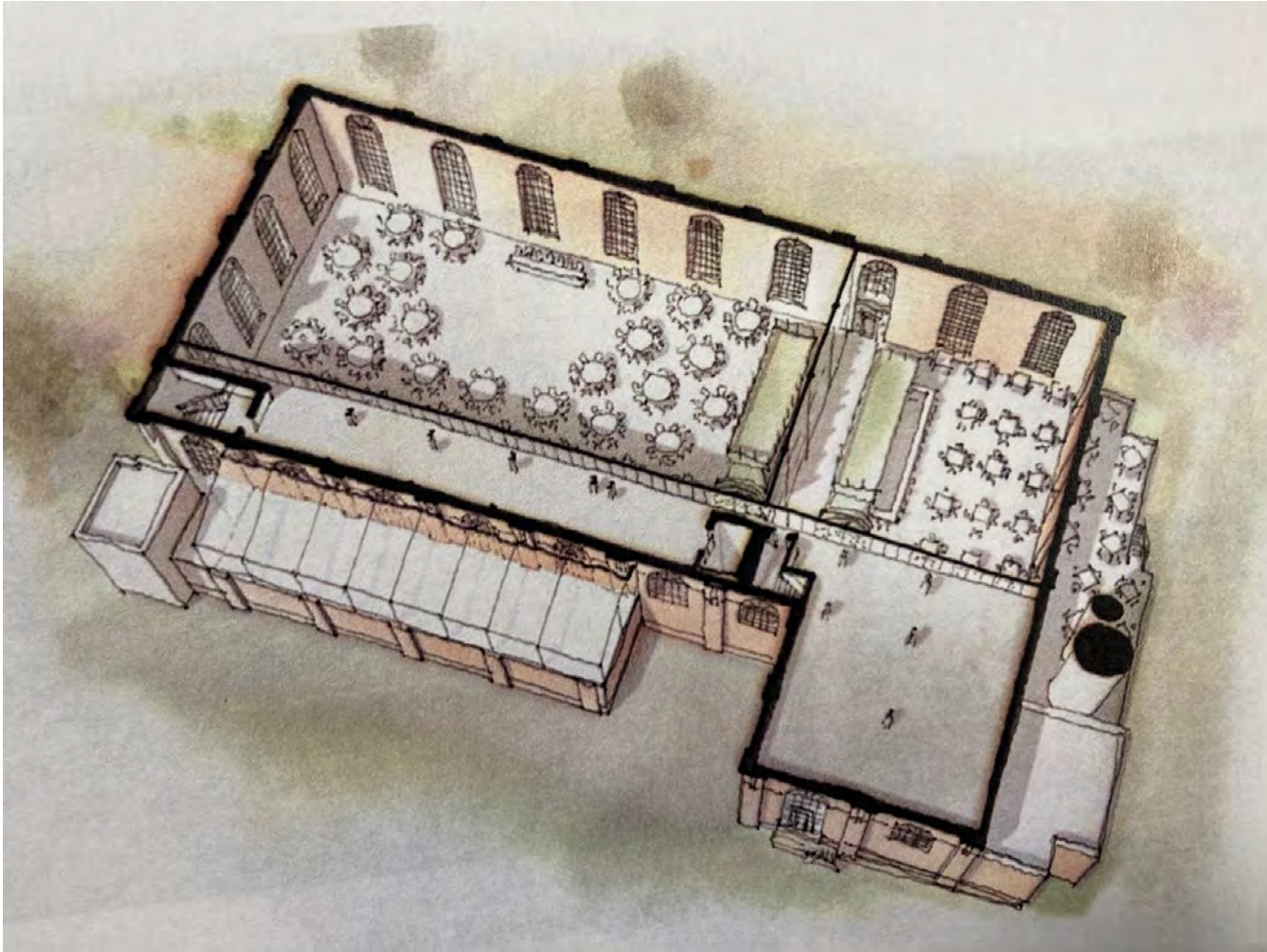


## Demolish & Build New



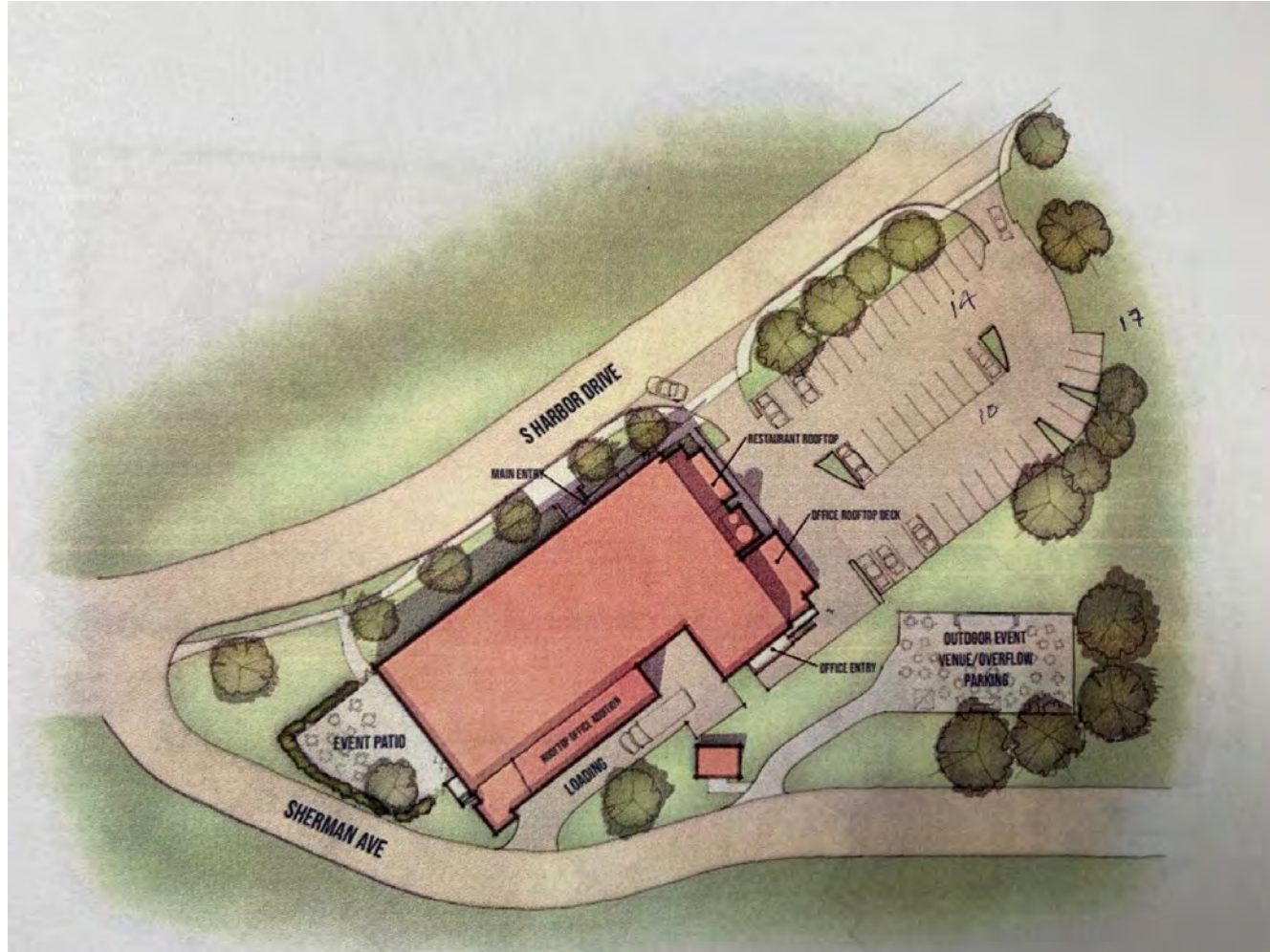


# CL/LAKEWOOD

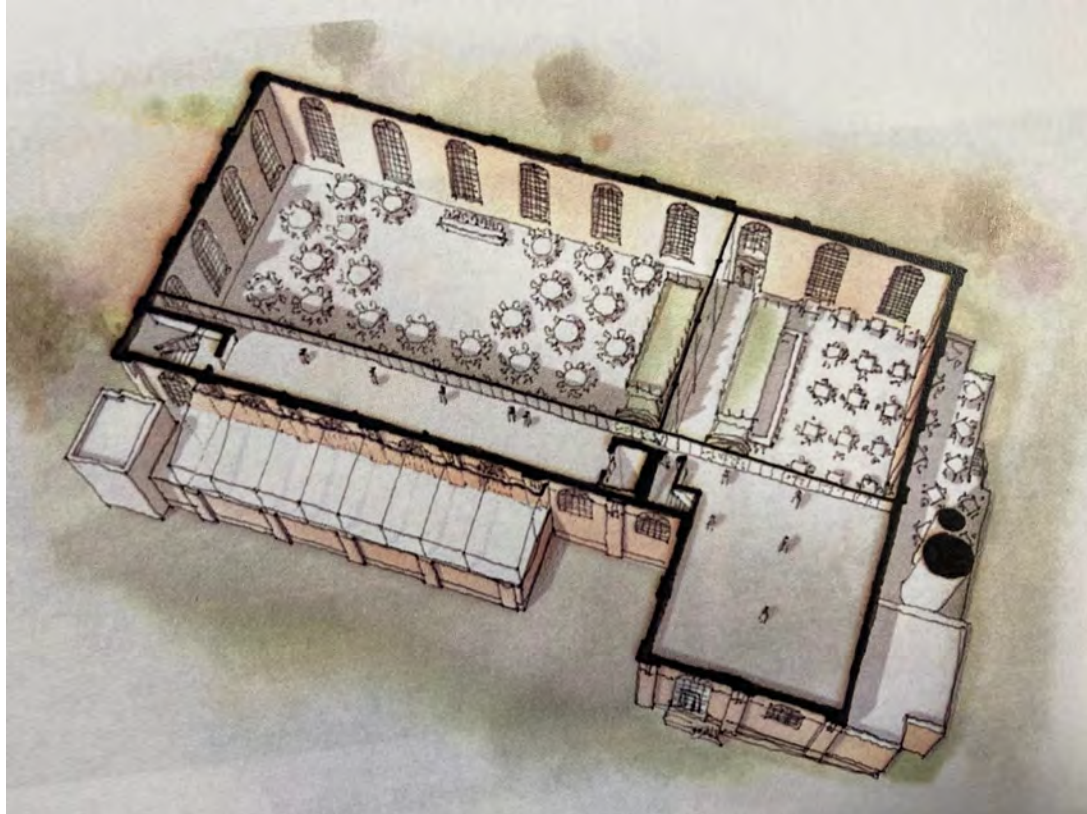




# CL/LAKEWOOD



# CL/LAKEWOOD

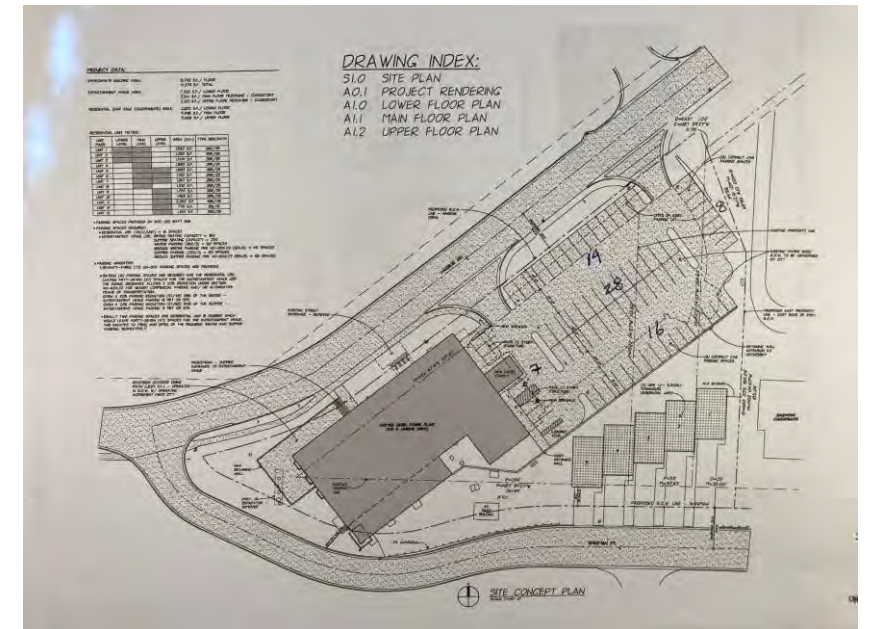


## • KEY FEATURES & DATA

- Diesel Plant Reuse
- Restaurant, Event Space, Offices
- \$5,400,000 investment
- Site bid: up to \$400,000
- CL – strong accomplished developer in Illinois and Michigan
- Seems to FIT well with City Vision and Master Plan (City, PC)



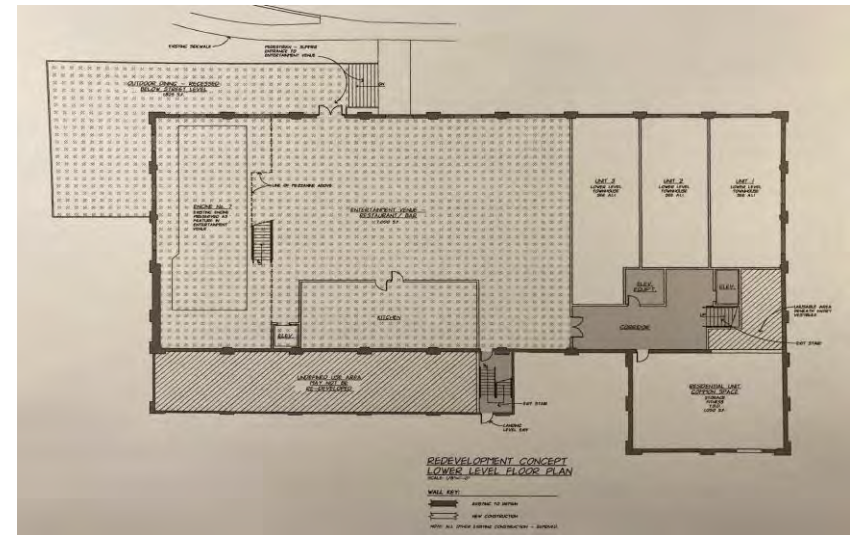
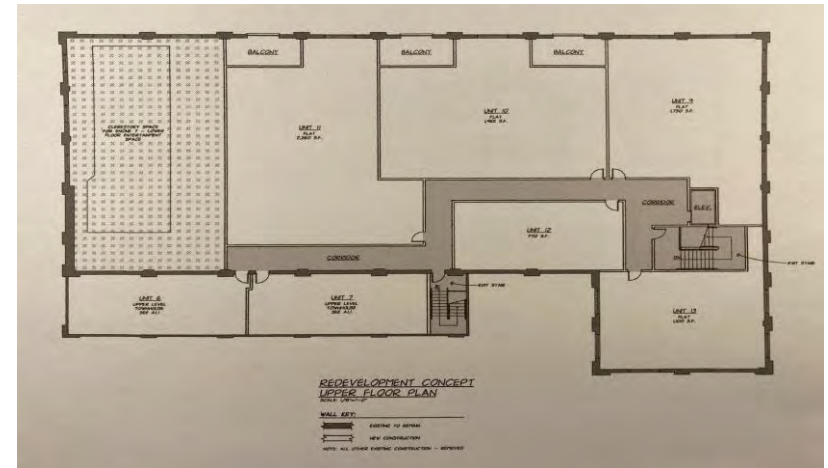
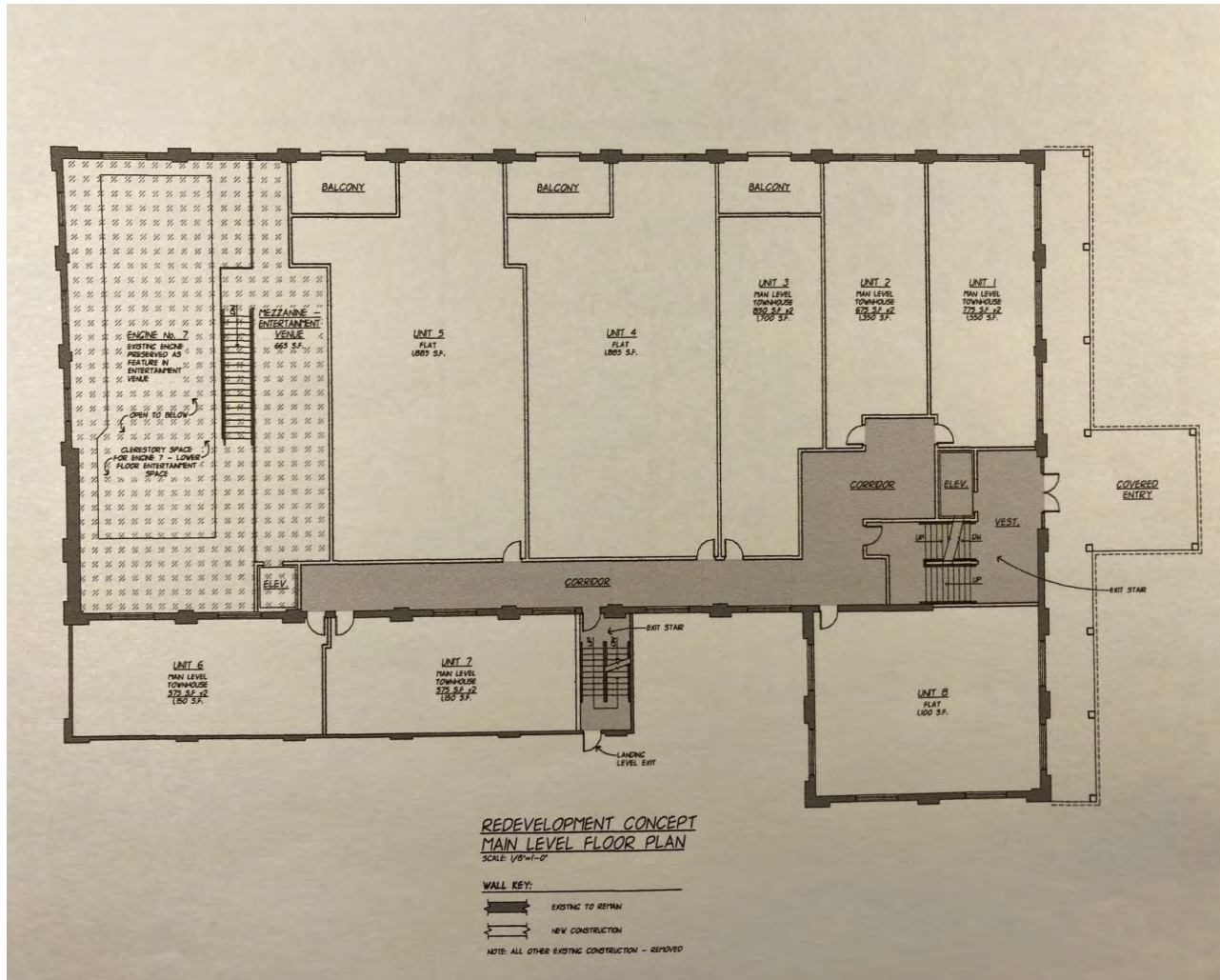
# MELCHING





# MELCHING Main Floor

# Upper/Lower





# MELCHING



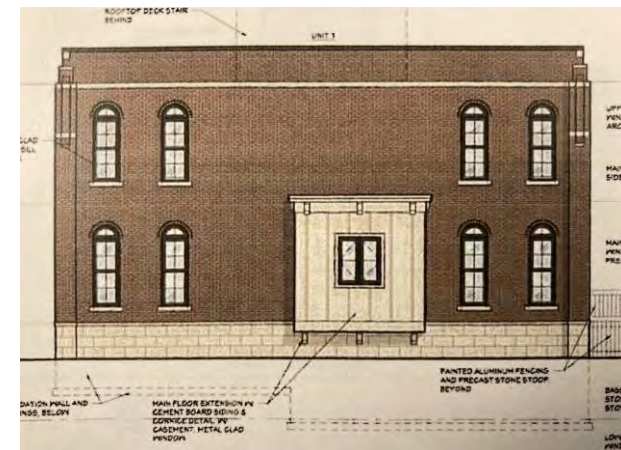
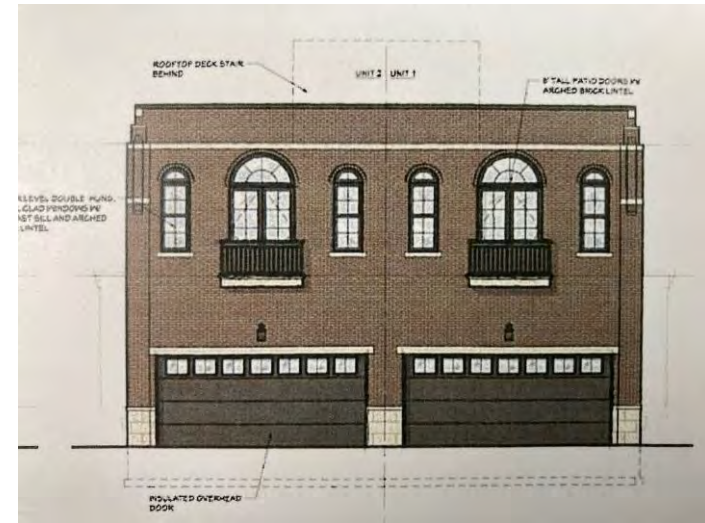
## KEY FEATURES & DATA

- Diesel Plant Reuse:
  - 13 new condominium apartments
  - Entertainment venue, outside deck
- Add 5 townhomes along Sherman
- \$8-9,000,000 investment
- Site bid: up to \$400,000
- Melching – local re-developer and strong Team experience
- Seems to FIT well with City Vision & Master Plan (City, PC)



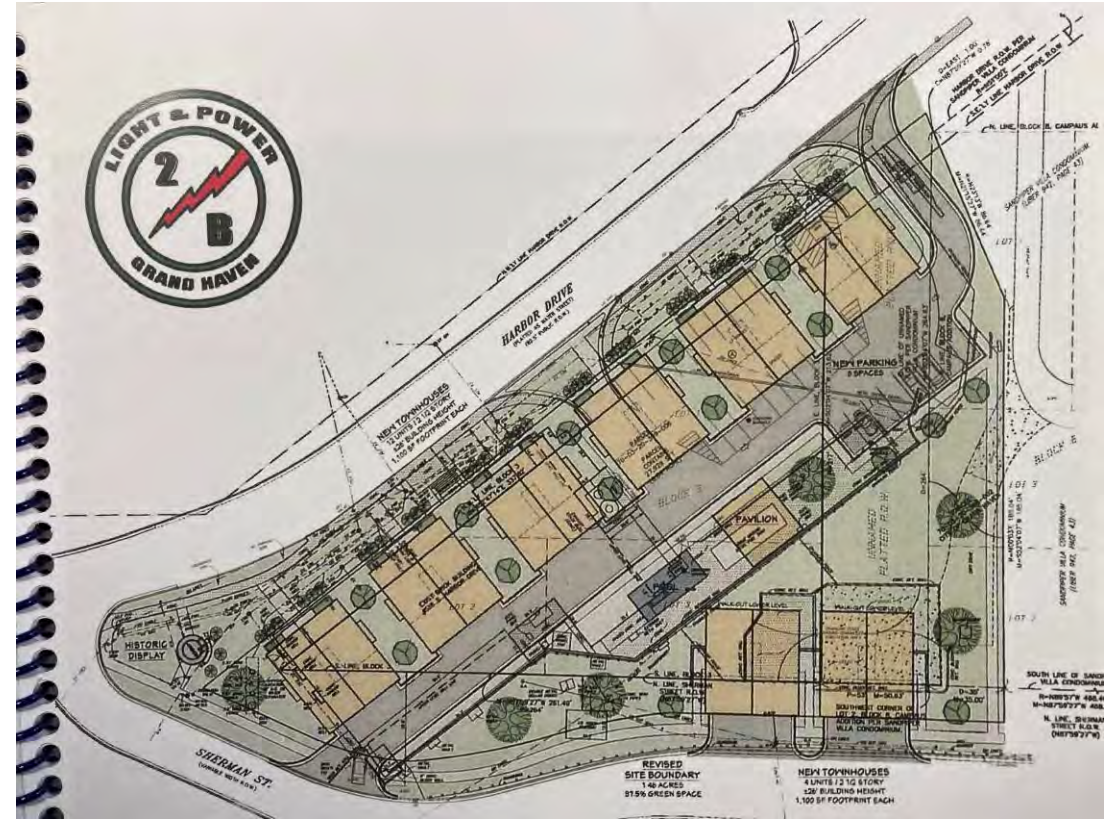
# CAPSTONE

## Light and Power Condominiums





# CAPSTONE





# CAPSTONE

## Light and Power Condominiums



### • KEY FEATURES & DATA

- Demolish Diesel Plant, New Homes
  - Build 8 new duplex Townhomes (16 RU)
  - > 6 along Harbor, 2 along Sherman
- \$10,000,000+ investment
- Site bid: \$1,525,000
- Capstone – local developer with recent successful projects
- Reuses DP materials, \$35k to Museum
- Seems to FIT well with City Vision and Master Plan (City, PC)



# ELITE HOSPITALITY GROUP





# ELITE HOSPITALITY GROUP



HOLIDAY INN GRAND HAVEN / SPRING LAKE



# ELITE HOSPITALITY GROUP



## • KEY FEATURES & DATA

- Demolish Diesel Plant, New Hotel
- 6-story, 66'-70', 90 rooms, shops
- \$12-15,000,000+ investment
- Site bid: up to \$1,000,000
- Elite Group: Michigan developer with recent projects incl. GH Holiday Inn
- 22 hotels in portfolio, national flags
- Unclear FIT with City Vision and Master Plan – height, parking?

# Diesel Plant Proposals – two broad categories

## Save & Reuse



## Demolish & Build New





# Grand Haven Board of Light & Power

## Diesel Plant RFP Proposals

Received on September 30, 2020

**BOARD PRESENTATION: October 15, 2020**

# Jeff Ward — letter of interest, incomplete



## • KEY FEATURES & DATA

- Diesel Plant Reuse
- New Industrial Museum
  - Featuring engines/generators
  - Electrical, diesel, & other energy tech.
- Unstated investment level
- Site bid: \$100,000
- No projects or project experience mentioned in letter of interest.