## GRAND HAVEN BLP DIESEL PLANT RFP PROCESS

SUMMARY OF PROPOSALS received by September 30, 2020

## **PROPOSAL TEAMS**

Commercial Product   Commerc	DRAFT #4, October 14, 2020							
Save & Recuse Diesel Plant   Rectaurant, Event space, Office   Plant   Add 8 dayles Townhomes   No. 2 miles   N			CL/Lakewood	ı	Melching	Capstone	Elite Hospitality Group	Jeff Ward
Restaurant, Event space, Office  Dy to \$400,000  Dy to \$400,000  S1,25,000  Dy to \$100,0000  S1,25,000  Dy to \$100,0000  S10,000,000  S1,25,000  Dy to \$10,0000  S10,000,000  S10,000,000  S10,000,000  S10,000,000  S10,000,000  S10,000,000  S10,000,000  S10,000,000  S10,000,000  Dy to \$1,000,000  Dy t		70 III pace	ou zanemoou	, ,		Capatone	zine nospitanty croup	Jen 114.4
PROPOSED STE PURCHASE PRICE  Up to \$400,000  S\$1,25,000  S\$4,000,000  S\$1,25,000,000  S\$12,15,000,000  Up to \$1,000,000  S\$12,15,000,000  Unstated  S\$1,25,000,000  S\$12,15,000,000  Unstated  S\$1,25,000,000	OVERALL PROJECT APPROACH				Save & Reuse Diesel Plant	Demolish Diesel Plant	Demolish Diesel Plant	Save & Reuse Diesel Plant
Second Community Strength   Stranger   Str			Restaurant, Event space, Office	l l	Add 5 new Townhomes	Add 8 duplex Townhomes	New construction - 6 story hotel	Museum - industr, elect, diesel
### SITE WITH MEDICENDENT CONCEPT    RESTAURANT   EVENT space   EVENT sp	PROPOSED SITE PURCHASE PRICE		Up to \$400,000	ΙI	Up to \$400,000	\$1,525,000	Up to \$1,000,000	\$100,000
### SITE WITH MEDICENDENT CONCEPT    RESTAURANT   EVENT space   EVENT sp								
### EVENT space OFFICES  ### OFFICES OFFICES  ### OFFICES OFFICES OFFICES  ### OFFICES OFFICES  ### OFFICES OFFICES  ### OFFICES Snew CONDOMINIUM Nomes  ### OFFICES O	PROJECT INVESTMENT ESTIMATE		\$5,400,000		\$8-9,000,0000	\$10,000,000+	\$12-15,000,000	Unstated
### EVENT space OFFICES  ### OFFICES OFFICES  ### OFFICES OFFICES OFFICES  ### OFFICES OFFICES  ### OFFICES OFFICES  ### OFFICES Snew CONDOMINIUM Nomes  ### OFFICES O	SUMMARY OF REDEVEOPMENT CONCEPT		RESTAURANT	l I	13 new CONDOMINIUMS in DP	8 new 2-unit TOWNHOMES	HOTEL and related RETAIL	Museum
PROJECT TOTAL AREA (square footage)  Approx. 13,800 sf +/-4,000sf  PROJECT PARKING - proposed onsite parking  41 spaces + Sherman overflow  73 spaces (design std?)  22 interior; 7-10 outside spaces  90 spaces (design std?)  23 existing spaces  DEVELOPER QUALIFICATIONS & COMPARABLE PROJECTS  How effective hos the tean/members been in accomplishing similar projects in Mil, I. Familiar with incentives  Famil						0 11011 2 01111 1 0 11111 1 0 1111		
PROJECT PARKING - proposed onsite parking  At space + Sherman overflow  PROJECT PARKING - proposed onsite parking  Recent rehab and new regional projects in Mil, IL Familiar with incentives  Recent rehab and new regional projects in Mil, IL Familiar with incentives  Recent new local projects  Recent new local projects  Recent new local projects  Recent new local projects  Familiar with incentives  Solid projects, mostly in SE Mil, Local Holiday in renovation  Familiar with incentives  Familiar with incentives  STRONG  ST			OFFICES	IJ	5 new CONDOMINIUM townhomes			
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Recent rehab and new regional projects   Recent new local projects   Solid projects, mostly in SE MI, Local Holiday Inn renovation   Familiar with incentives   Familiar	HOSE TOTAL AREA (Square rootage)		Арргол. 13,000 31 17 4,00031		42,144 31 (32,144 31 1 10,000 111)	Approx. 32,000 31	Арргол. 63,000 г зг	13,550 31.
Teginal projects in Mi, IL   Familiar with incentives   Familiar with inc	PROJECT PARKING - proposed onsite parking		41 spaces + Sherman overflow		73 spaces (design std?)	32 interior; 7-10 outside spaces	90 spaces (design std?)	23 existing spaces
Teginal projects in Mi, IL   Familiar with incentives   Familiar with inc	DEVELOPED QUALIFICATIONS 8		December and a second	ı	Land/Darianal majarta	Bassat a sur la sal ausianta	Called agrainate agraphy in CE MI	Unstated mission
Familiar with incentives					Local/Regional projects	Recent new local projects		Unstated, missing
FIT with MASTER PLAN and CITY VISION  STRONG  SOLUTION  Adds commercial Explayed and commercial Explayed and commercial and commercial and commercial and strengthens residential and commercial and strengthens residential and s				ľ	Familiar with incentives	Familiar with incentives		
FIT with MASTER PLAN and CITY VISION  STRONG  SHell designed, good fit Adds commercial and commercial and commercial and commercial and commercial and commercial and commercial strengthens residential and commercial strengthens residential and commercial offerings, and Entertainment venue  ARCHITECTURAL/DESIGN HERITAGE Legacy of Diesel Plant design Public access to historic building  Adds new townhomesdesign?  IMPACTS ON GRAND HAVEN COMMUNITY ECONOMIC - estimated impacts Investment level Tax base enhancement - approx 1/2 investment Jobs creation - TBD  1.) Construction jobs; 2.) Ongoing jobs  VITALITY & VIBRANCY Residential Life Commercial tife Very strong identity restaurant Very strong identity restaurant  STRONG  STRONG STRONG STRONG Mell designed, good fit Adds residential and commercial Complements residential Complements residential Complements residential Strengthens residential Strength	·							
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Adds commercial & offices Strengthens commercial mix, and Office opportunities.  ARCHITECTURAL/DESIGN HERITAGE Legacy of Diesel Plant design Public access to historic building  Impacts on GRAND HAVEN COMMUNITY  ECONOMIC - estimated impacts Investment level Jobs creation - TBD  1.) Construction jobs; 2.) Ongoing jobs  Adds residential and commercial Strengthens residential offerings, and Entertainment venue Strengthens residential Strengthens residential Strengthens residential offerings, and Entertainment venue Strengthens residential Strengthens residential offerings, and Entertainment venue Strengthens residential Strengthens residential offerings Strengthens residential Strengthens residential Strengthens residential Strengthens residential Strengthens residential offerings, and Entertainment venue Strengthens residential strengthens resid	FIT with MASTER PLAN and CITY VISION		STRONG		STRONG	STRONG	66'-70' height allowed? Pkg?	?
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Fully reuses, features engine   Fully reuses, features engine   Adds new townhomesdesign?   Fully reuses, features engine   Adds new townhomesdesign?   Reuse DP bldg materials   \$35k Donation to Museum - DP   Add other energy displays      IMPACTS ON GRAND HAVEN COMMUNITY   ECONOMIC - estimated impacts   Investment level   \$5,400,000   \$8-9,000,000   \$10,000,000+   \$12-15,000,000   \$6-7,500,000   \$6-7,500,000   \$6-7,500,000   \$10,000,000+   \$10	TH WILL COMMONT		,		•	Strengthens resid offerings		
Fully reuses, features engine   Fully reuses, features engine   Adds new townhomesdesign?   Fully reuses, features engine   Adds new townhomesdesign?   Reuse DP bldg materials   \$35k Donation to Museum - DP   Add other energy displays      IMPACTS ON GRAND HAVEN COMMUNITY   ECONOMIC - estimated impacts   Investment level   \$5,400,000   \$8-9,000,000   \$10,000,000+   \$12-15,000,000   \$6-7,500,000   \$6-7,500,000   \$6-7,500,000   \$10,000,000+   \$10								
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Investment level \$5,400,000 \$8-9,000,000 \$10,000,000+ \$12-15,000,000 Unstated  Tax base enhancement - approx 1/2 investment \$2,700,000 TBD TBD TBD  1.) Construction jobs; 2.) Ongoing jobs  VITALITY & VIBRANCY  Residential Life More commercial opps Commercial Life Very strong identity restaurant Very strong identity addition Minor shops?	IMPACTS ON GRAND HAVEN COMMUNITY							
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