

REQUEST FOR PROPOSALS WEST INDUSTRIAL PARK

Albion Economic Development Corporation | Albion, Michigan

AN OPPORTUNITY TO INVEST IN ALBION

The Albion Economic Development Corporation (AEDC) is seeking an experienced business, developer, or investor to acquire and develop available AEDC-owned parcels within West Industrial Park in Albion, Michigan.

AEDC is looking for a high-quality development that creates long-term economic value for Albion. We welcome creative proposals and are open to a variety of industrial, commercial, or other compatible uses that represent the highest and best use of property.

Our goal is simple: put the property to productive use, attract investment, create quality employment opportunities, and strengthen Albion's economic base.

THE OPPORTUNITY

AEDC-owned parcels available within West Industrial Park offer an opportunity to establish or expand a business in an established industrial setting with access to regional markets and a supportive local economic development organization.

Available Property:

1) 1105.5 Austin Avenue	0.91 acres	Parcel No.: 51-001-721-02
2) 1109 Austin Avenue	1 acre	Parcel No.: 51-001-721-00
3) 1111 Austin Avenue	2.535 acres	Parcel No.: 51-001-722-00
4) 1101 Austin Avenue	0.25 acres	Parcel No.: 51-001-717-00
5) 975 Austin Avenue	6.5 acres	Parcel No.: 51-001-726-00
6) 908 Elliott Road	5 acres	Parcel No.: 51-006-468-00

AEDC is willing to work collaboratively with a selected developer or business to help identify available resources, incentives, infrastructure needs, permitting considerations, and potential financing or grant opportunities. Please note that the sale of these properties is an as-is sale, meaning that land clearing, tree removal, structure demolition becomes the responsibility of the purchaser. The asking price for each parcel is negotiable and bidders may bid on one or more properties.

AEDC is particularly interested in proposals that demonstrate:

- Significant private investment;
- Creation or retention of quality jobs;
- Expansion of Albion's industrial and commercial tax base;
- A realistic and achievable development timeline;
- Compatibility with zoning requirements and all other applicable requirements;
- Sustainable, long-term use of the property; and

- A strong commitment and demonstrated ability to complete the proposed project.

WHAT TO INCLUDE IN YOUR PROPOSAL

Proposers are encouraged to identify the use they believe represents the best opportunity for the property(s) and Albion. Please provide a concise proposal consisting of a word count with a maximum of 600 words for each section that addresses the following:

1. **Executive Summary**
2. **Your Vision:** Describe your proposed use of the property and why you believe it is the highest and best use.
3. **Your Investment:** Provide the anticipated purchase price, total private investment, building size, and major improvements.
4. **Financing:** Briefly describe your financing plan and provide information demonstrating your ability to successfully complete the project.
5. **Jobs & Economic Impact:** Estimate the number of jobs to be created or retained and anticipated wages, if known.
6. **Timeline:** Provide your anticipated closing date, construction start date, and project completion date.
7. **Experience:** Briefly demonstrate your experience and ability to successfully complete similar projects.
8. **Additional Needs:** Identify any infrastructure, incentives, approvals, or other assistance you anticipate needing from AEDC or the City of Albion.

AEDC will consider the overall value of each proposal to the community, rather than simply selecting the highest purchase price.

Consideration may be given to:

<u>Evaluation Factor</u>	<u>Consideration</u>
Development Quality	Quality, compatibility and long-term viability
Private Investment	Amount of capital invested in the property
Jobs	Number and quality of employment opportunities
Tax Base	Anticipated increase in taxable value
Purchase Offer	Price and proposed terms
Timeline	Ability to move the project forward promptly
Experience	Demonstrated ability to successfully complete the project
Community Benefit	Overall economic benefit to Albion

The AEDC may negotiate with one or more proposers and reserves the right to accept or reject any or all proposals, negotiate terms, request additional information, or determine that a proposal is not in the best interests of AEDC or the community. The proposals will be evaluated/scored by the AEDC Executive Board to ensure a fair point system matrix. If the project construction does not commence within 18 months of the

closing date, the AEDC reserves the right to purchase the property back for the original sale price.

The AEDC recognizes that successful development is often a partnership. If you have a vision for the property but need assistance identifying incentives, infrastructure resources, financing, or other development tools, we want to hear from you.

Prospective developers are encouraged to contact AEDC before submitting a proposal to discuss the available property and their development concept.

SUBMISSION

Proposal Deadline: Friday, November 6, 2026 at 4 p.m.

Submit Proposals To:

Albion Economic Development Corporation
101 N. Superior Street
P.O. Box 32
Albion, MI 49224

Attn: Debbie Kelly, President & CEO