

REQUEST FOR QUALIFICATIONS (RFQ)

429 North Bridge Street, Belding Ionia County, Michigan



INTRODUCTION

The Ionia County Land Bank Authority (ICLBA) seeks a developer for 429 N. Bridge Street in Belding. Belding is in the northwest corner of Ionia County, 30 miles northeast of Grand Rapids and 55 miles northwest of Lansing. The property is owned by ICLBA, and developers are eligible for brownfield and related infrastructure incentives.

Belding is a small community perfect for raising a family. The city's 150-acre park system offers opportunities to fish, picnic, launch a boat, or take in a concert. Soccer and softball fields, tennis courts, hiking trails, and playground equipment provide opportunities for active recreation. Downtown Belding is just across the Flat River, a short walk from the project site. Belding's many historic buildings add to the city's charm.

DEVELOPMENT OPPORTUNITY / VISION



NORTH

PROJECT LOCATION

NO SCALE

MAP CREATED WITH IONIA COUNTY ONLINE MAPPING
<http://ioniacounty.geoquickserver.com/>

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The Ionia County Brownfield Redevelopment Authority (ICBRA) and ICBLA seek a developer to construct homes on a .6-acre vacant lot at 429 N. Bridge Street in Belding. Several incentives are available for qualified buyers to reduce development costs.

The property is zoned R-2, Single Family Residential, and is in a traditional neighborhood of single-family homes. The site's location across the street from the elementary school is ideal for starter homes or rentals for young families. At .6 acres, the property can be split into two lots and meet the city's setback requirements. The site is served by municipal water and sewer.

In this photo, 429 N. Bridge Street is outlined in black. It is across the street from Ellis Elementary School. The Flat River is two blocks south of the site and downtown Belding is about four blocks south. Please refer to the site map in attachment 1.

FAST FACTS

- The property is .6 acres
- The lot measures 198 x 132 feet
- The property tax ID is 401-090-000-260-00
- Zoning is R-2 Single Family Residential
- The property can be split into two lots and meet setback requirements
- The site is served by municipal water and sewer

DEVELOPMENT PLANNING AND INCENTIVES

The ICBRA will work with the selected developer to maximize applicable incentives. Developer incentives may include:

- A reduced purchase price. The minimum bid for the property is one dollar. A \$120 transfer fee will be charged by the Ionia County Land Bank.
- Brownfield incentives. The developer may submit a brownfield plan to request brownfield incentives for environmental costs not covered by the grant (if any), demolition of existing asphalt and concrete areas, infrastructure improvements, site preparation, and other costs associated with acquisition and redevelopment of the property. Under a brownfield redevelopment plan, a developer can be reimbursed for eligible costs from captured taxes paid on the property.
- The developer may also be eligible for [rural development incentives](#) from the US Department of Agriculture.

ENVIRONMENTAL CONDITIONS

The property has been vacant for at least 20 years. A gas station operated there from the 1960s to the 1980s. Environmental assessments have been completed. The site has limited groundwater contamination but municipal drinking water is available. Contaminants in soil are below State of Michigan generic residential cleanup criteria.

Phase I and Phase II Environmental Site Assessments have been conducted. The ICBRA was awarded a Brownfield Redevelopment Grant from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) to pay for environmental investigation and mitigation of contamination. The EGLE grant will pay for the developer's environmental due diligence and due care costs, and the county will support the project with available redevelopment incentives to the fullest extent possible. The grant is available until August 2021. Some redevelopment incentives will require a Brownfield Redevelopment Plan, under which the developer would be reimbursed for eligible costs. A brief summary of the findings and a map showing sampling locations is in attachment 2 at the end of this document. Full reports are available by request from the ICBRA's environmental consultant, Fishbeck. Contact Susan Wenzlick at swenzlick@fishbeck.com for copies.

USEFUL LINKS

[County Assessor's site information](#)

[Ionia County Brownfield Redevelopment Authority website](#)

[City of Belding website](#)

[Belding Master Plan \(2009\)](#)

[US Census Quick Facts for Belding](#)

PROPOSED PROJECT SCHEDULE AND PROCESS

Dates provided below are subject to change and will be refined with the successful project team.

January 4, 2021 – RFQ Issued

January 25, 2021 – Deadline for RFQ Questions (by 5 pm local time)

February 1, 2021 – Question Responses Available (by 5 pm local time)

February 15, 2021 – Proposals Due (by 2 pm local time)

March 9, 2021 – Proposals reviewed by the ICLBA

March 15, 2021 – Notice of Award

PROPOSAL REQUIREMENTS

Sealed proposals should be no longer than 5 pages. Pages may be double-sided. Page size should be 8½" x 11" in either portrait or landscape. Proposals shall include, at minimum:

- The developer's name, dba (if applicable), physical address, phone number, and email address.
- A written description of the development plan for 429 N. Bridge Street, including any anticipated participation from the county. The description should include:
 - The approximate size and orientation of proposed structures
 - Proposed property divisions
 - Anticipated investment amount
 - Whether homes will be sold or rented
- A proposed purchase amount.
- A description of the developer's prior development experience, especially in the type of development being proposed.
- A project budget showing sources and uses of project funding, including gaps where incentives are needed.
- A letter from the developer's financial institution verifying that the developer has or qualifies for financing needed to complete the project.
- A proposed implementation schedule that shows major steps from property acquisition to occupation. Note that the EGLE grant for environmental costs expires in August 2021.

Submission of a proposal in response to this RFP is certification that the Respondent is not currently debarred, suspended, proposed for debarment, and declared ineligible or voluntarily excluded from participation in this transaction by any State or Federal departments or agency. Submission is also an agreement that the County will be notified of any changes in this status.

A non-refundable application fee of \$200 should be submitted with the proposal. The fee helps cover the county's processing costs.

Sealed proposals (including one hard copy and one electronic copy on a thumb drive or CD-ROM) must be received by the Ionia County Administrator by February 15, 2021, at 5:00 pm. Late submittals will not be accepted. Proposals may be sent or hand delivered to:

Ms. Stephanie Fox
Ionia County Administrator
101 W. Main St.
Ionia, MI 48846

RFQ QUESTIONS

Questions regarding the proposal may be submitted by email to Ms. Stephanie Fox (sfox@ioniacounty.org) until 5 pm on January 25, 2021. Responses will be available on request to prospective developers by 5 pm on February 1, 2021.

EVALUATION CRITERIA AND DEVELOPER SELECTION

Proposals will be evaluated on a combination of the following factors:

- Project suitability for the neighborhood and consistency with local planning and zoning
- Project viability
- Developer's prior experience and success with similar projects
- Timeline for project implementation
- Benefits to Ionia County and the City of Belding

Prospective developers may be contacted by county staff between February 15 and March 9, 2021 with questions or for brief interviews about their proposed projects. The Ionia County Treasurer and Ionia County Administrator will present up to three proposals and their recommended selection to members of the ICLBA for approval. The selection process is expected to be completed by March 15, 2021. All applicants will be notified in writing once the selection is made.

The County reserves the right to accept or reject any or all proposals, in part or whole, and to waive informalities and minor irregularities in received proposals.

PURCHASE AND DEVELOPMENT AGREEMENT

The ICLBA and the selected developer will execute a purchase and development agreement. The developer will be expected to make a deposit on the property when signing the purchase and development agreement. Significant changes to the developer's original proposal or the development agreement may invalidate the ICLBA's approval of the developer and project.

ATTACHMENTS

1. Site Map
2. Environmental Assessment summary

**ATTACHMENT 1
SITE MAP**

ATTACHMENT 2

PHASE II ENVIRONMENTAL SITE ASSESSMENT SUMMARY AND CONCLUSIONS

1.0 Introduction

This report has been prepared to summarize the Phase II Environmental Site Assessment (ESA) conducted for the property located at 429 Bridge Street, Belding, Michigan (subject property). A location map is provided as Figure 1. Fishbeck conducted a Phase I ESA on the subject property dated January 15, 2019, the findings of which are summarized below.

The subject property consists of a vacant, 0.6-acre parcel of land formerly used as a gasoline station. The building associated with the station has been demolished; and the underground storage tanks (USTs), dispenser island, and associated UST system piping are reported to have been removed from the ground. In 2017, the Michigan Department of Environment, Great Lakes, and Energy (EGLE) conducted an Environmental Expanded Triage (Triage) investigation at the subject property, which included a geophysical survey, soil borings, and soil and groundwater sampling. The Triage investigation identified hydrocarbon-related volatile organic compounds (VOCs) in both soil and groundwater samples at concentrations exceeding Part 213 Risk-Based Screening Levels (RBSLs) and Part 201 Generic Residential Cleanup Criteria (GRCC). Tetrachloroethene (PCE) was detected in the majority of the Triage groundwater samples. PCE was also detected in the trip blank water sample. Given the presence of PCE in the trip blank, the detected PCE concentrations may not be representative of groundwater quality on the subject property. The Triage geophysical survey did not identify anomalies consistent with orphan USTs; however, some linear anomalies potentially consistent with remnant buried utilities or piping were identified.

The Phase I ESA identified the following REC in connection with the subject property:

Gasoline related compounds including 1,2,4-TMB (trimethylbenzene), 1,3,5-TMB, and n-propylbenzene have been identified in soil at concentrations exceeding EGLE Part 201 GRCC; and 1,2,4-TMB, 1,3,5-TMB, and n-propylbenzene were identified in groundwater at concentrations exceeding EGLE Part 201 GRCC. In addition, LNAPL was identified in the groundwater at one location on the subject property. These contaminants are attributed to the subject property's historical use as a gas station.

These contaminants were identified during the 2017 Triage investigation.

2.0 Phase II Environmental Site Assessment

2.1 Methods

The Phase II ESA activities were performed to further characterize potential contamination source areas (i.e., former UST area, inferred dispenser area, and apparent service/repair shop) and areas of impact identified during the previous Triage investigation.

On February 15, 2019, a total of ten soil borings (SB-01 through SB-10) were installed to a depth of 15 feet bgs using a direct-push rig (Geoprobe® 7822DT) and macro cores equipped with single-use acetate liners. A continuous core of soils was collected at each boring location, and the soils were described by a Fishbeck field geologist. The soils were field screened for the presence of organic vapors using a photoionization detector (PID). One soil sample was collected from the vadose zone in each soil boring at the depth with the highest PID readings or where visual and/or olfactory evidence was found.

Temporary wells TW-03, TW-05, TW-07, TW-08, and TW-10 were installed within their corresponding soil boring. Temporary wells were constructed using 1-inch-diameter PVC casings and 1-inch-diameter 5-foot-long PVC screens. The wells were sampled using a peristaltic pump equipped with disposable tubing, following

EGLE-approved low-flow methods. The soil boring and temporary well locations are shown on Figure 2. Borehole logs that include well construction details are provided in Appendix 1.

The soil and groundwater samples were submitted to ALS Environmental, Holland, Michigan, under standard chain-of-custody protocols using preservation techniques consistent with EGLE sampling guidance. The samples were analyzed for volatile organic compounds (VOCs) using U.S. Environmental Protection Agency (USEPA) Method 8260. Soil samples collected for VOC analysis were preserved with methanol in the field, in accordance with Method 5035. A field blank and a trip blank were collected for soil and groundwater, respectively.

2.2 Investigation Results

The soils encountered during the Phase II ESA activities generally consisted of fine- to coarse-grained sand with varying amounts of silt in the upper 5 to 10 feet below the ground surface (bgs) overlying clay with occasional silty sand lenses to 15 feet bgs, the maximum depth explored; with the exception of the area of the former dispenser area, beneath the former gas station building, and southwest portion of the subject property where no silt/clay units were observed. Groundwater was encountered during sampling between approximately 8 and 10 feet bgs.

There were no contaminants identified in the soil at concentrations exceeding EGLE Part 201 GRCC. The concentrations were either below the laboratory reporting limits or at concentrations exceeding the laboratory reporting limits, but below EGLE Part 201 GRCC. Note, chloromethane was detected at estimated concentrations exceeding the proposed Vapor Intrusion Tier I Screening Levels (VISLs) and soil borings SB-02, SB-04, SB-07, SB-08, and SB-09. VOC concentrations exceeding the proposed VISLs were also identified in soil during the 2017 EGLE Triage investigation.

The analytical results identified the following contaminants in groundwater at concentrations exceeding GRCC:

- TW-03 (screened from 9 to 14 feet bgs) – 1,2,4-TMB and 1,3,5-TMB.
- TW-08 (screened from 9 to 14 feet bgs) – 1,2-dichloroethane, ethylbenzene, and xylenes.
- TW-10 (screened from 10 to 15 feet bgs) – 1,2,4-TMB, 1,3,5-TMB, ethylbenzene, isopropylbenzene, n-propylbenzene, and xylenes.

The remaining groundwater samples contained concentrations either below the laboratory reporting limits, or at concentrations exceeding the laboratory reporting limits, but below EGLE Part 201 GRCC. Note, VOC concentrations exceeding the proposed VISLs were also identified in TW-03, TW-08, and TW-10. VOC concentrations exceeding the proposed VISLs were also identified in groundwater during the 2017 EGLE Triage investigation.

The soil and groundwater analytical results exceeding GRCC during the Fishbeck 2019 Phase II ESA and EGLE Triage investigation are shown on Figure 2. The soil and groundwater analytical results from the 2019 Fishbeck Phase II ESA investigation are summarized in Tables 1 and 2, respectively. The laboratory analytical data sheets from the 2019 Fishbeck Phase II ESA investigation are included in Appendix 2.

3.0 Conclusions

Based on the analytical results from the 2019 Phase II ESA and EGLE Triage investigation, the subject property was determined to be a *facility*, as defined in Part 201 and a *property* as defined in Part 213 due to the presence of 1,2,4-TMB, 1,3,5-TMB, and n-propylbenzene, in soil; and 1,2,4-TMB, 1,3,5-TMB, 1,2,3-dichloroethane, ethylbenzene, isopropylbenzene, n-propylbenzene, and xylenes in groundwater at concentrations exceeding GRCC.

