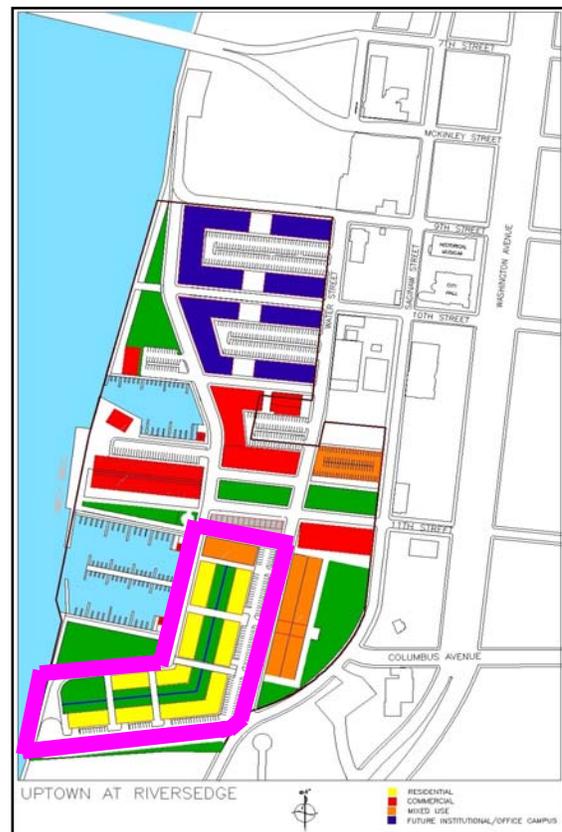


REQUEST FOR PROPOSALS
for the
UPTOWN AT RIVERSEDGE -
“COLUMBUS COVE”
Bay City, Michigan



**Responses Due: 2:00 p.m. (Local Time)
December 15, 2004**

Mailing Address:
Leslie Koscielecki, Purchasing Manager
City of Bay City
301 Washington Avenue
Bay City, MI 48708

INVITATION TO DEVELOPERS

The City of Bay City is issuing a Request for Proposals (RFP) to develop the first phase of two, prime waterfront parcels in downtown Bay City. The parcels, identified on the site map as Columbus Cove and Foundry Marketplace, are integral to the city's Uptown at RiversEdge Project Plan, an investment that will transform the downtown waterfront with a careful combination of development, preservation, and enhancement.

The purpose of this RFP is to identify and select a qualified developer and to execute an exclusive offer to negotiate and to develop an approximately 10.7 acre parcel known as "Columbus Cove". Upon completion of review, the City of Bay City will contact those developers whose proposals merit further discussion and/or negotiations.

In October 2004, the Phase II RFP will be released to develop the Foundry Marketplace. It is anticipated that all remaining parcels will be developed following the completion of Phase I and Phase II.

Based on the proposals received in response to this invitation, the City of Bay City will select a developer for the first phase, "Columbus Cove". A substantial portion of the revenues received from the sale of these development parcels will be reinvested in and used on the overall development of the waterfront.



Residential Developer for Uptown at RiversEdge

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I. Introduction & Background

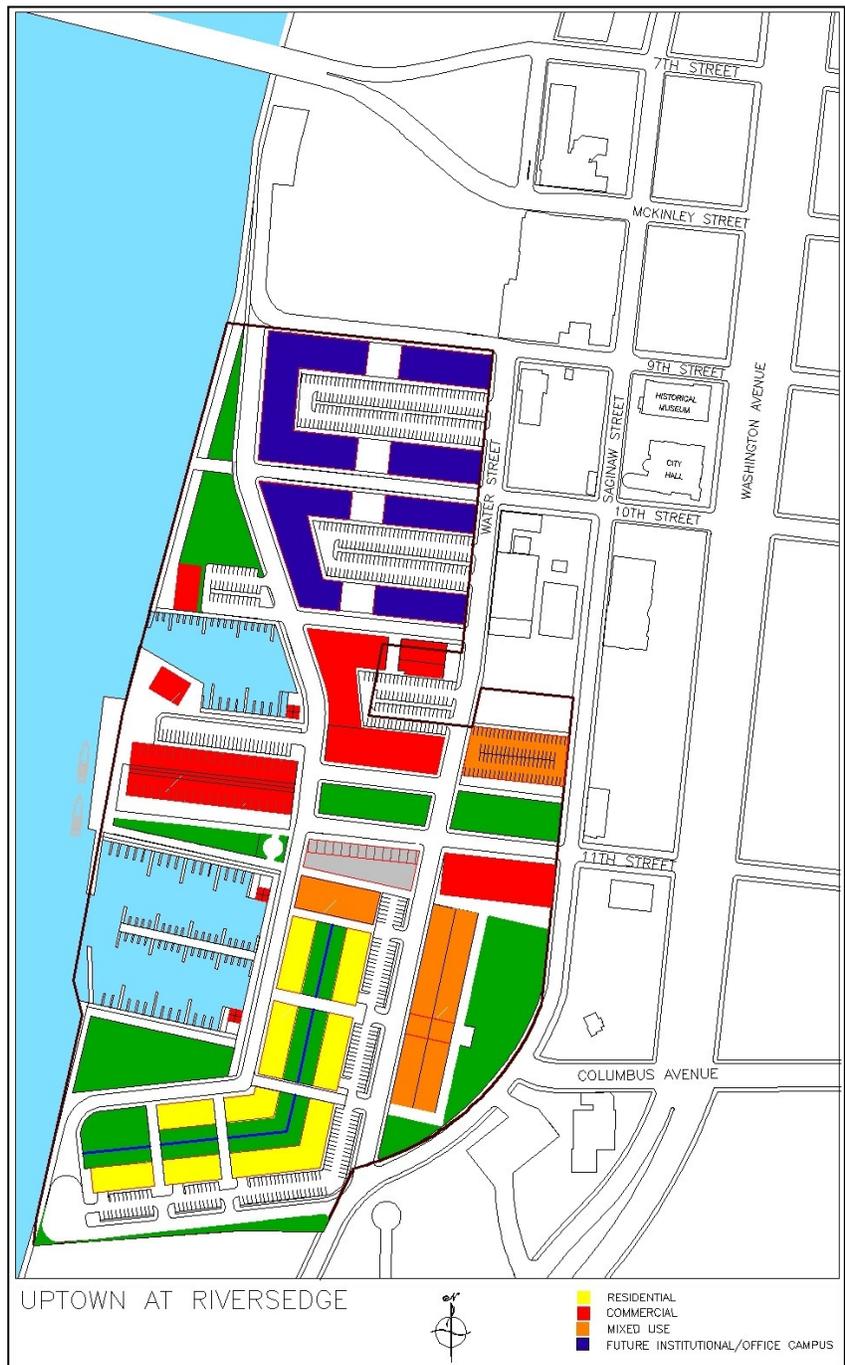
Bay City (population 36,817) is a port city in eastern Michigan with access to Lake Huron via the Saginaw Bay. In the early 1900's, the city flourished as a lumber processing center, and later, the city's economy was based on automobile component manufacturing, heavy machine operations, and shipbuilding. As our economy aligns with national trends, much of Bay City's former riverfront industrial property is transitioning to other uses. One such parcel was historically the site of the Industrial Brownhoist Corporation, maker of industrial cranes. When the company relocated to South Carolina in the 1980s, the property was acquired by Woodmen of the World Life Insurance Society and later sold to a regional concrete manufacturer Bay Aggregate, Inc. The deep channel adjacent to the site was ideal for shipping of raw materials necessary for the concrete and asphalt industry. In 2000, the City of Bay City purchased this site which encompasses 48 contiguous acres of downtown waterfront property and has prepared a plan to create a high-density, mixed-use, destination development along the Saginaw River in the heart of downtown Bay City on this site known as Uptown at RiversEdge.

Regionally, Bay City is part of a Metropolitan Statistical Area (MSA) with the counties of Midland and Saginaw. The counties are linked economically in terms of industry and tourist activity. General MSA demographics include: Total Population – 403,000; Median Household Income - \$40,986; and Income Per Capita - \$20,840. Other pertinent facts:

- ❖ The Bay City MSA jumped from 215th in economic strength in 1995 to 146th in 2002 out of all MSAs in the U.S., based on a recent study by Policom, an independent economics research firm based in Stuart, Florida.
- ❖ Bay City MSA ranked in the top 15% in a study focused on an educated and skilled work force out of all MSAs in the U.S., based on Expansion Management, a national publication received by top corporate executives who plan to expand or relocate their companies.
- ❖ The Bay City MSA was rated a four-star community for quality of life by the Expansion Management magazine.

REQUEST FOR PROPOSALS

In September 2003, the City of Bay City contracted with The Weitzman Group of New York, New York and Urban Land Institute of Washington, D.C. to conduct a marketability and feasibility study, including an adaptive reuse and site land-use plan, for the Uptown at RiversEdge site. The research findings indicate that sufficient demand exists now to support multi-level, market-rate condominiums and townhomes adjacent to a new marina, and a mixed use urban center, followed by commercial phases to create the critical mass needed to transform the entire site into a new neighborhood.



Columbus Cove Developer for Uptown at RiversEdge

September 15, 2004
Introduction & Background

REQUEST FOR PROPOSALS

Bay City is an award-winning historic urban center, alive and thriving and treasured by residents and visitors alike. Most recently, Bay City has attracted the construction of a \$34.7 million, 150-room Doubletree Riverfront Hotel & Conference Center (2004) and a \$15.5 million Bay County Central Library (2005).



Bay County Library System Central Library



Doubletree Hotel & Conference Center

In addition to these public space improvements, two of Bay City's most cultural buildings will undergo massive restorations: the historic State Theatre to support live performances, educational events, and travelogues at a cost of \$3.8 million and the Pere Marquette Depot to host local non-profit tenants and facilitating events and opportunities for the community-at-large at a cost of \$3.6 million.



Pere Marquette Depot



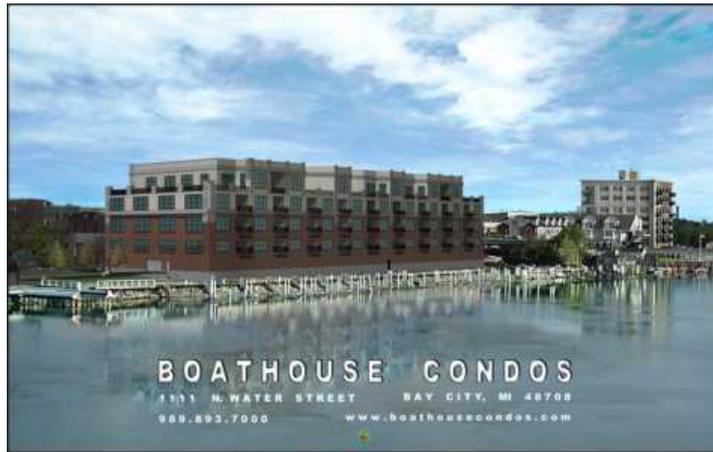
State Theatre

REQUEST FOR PROPOSALS

Central to the downtown vision is the resurgence of a residential market. In the past few years, downtown housing has rebounded and the developments under construction include: 12 elegant condominiums in the Shearer Brothers Block, a \$4.3 million investment; 37 lavish condominiums in the Boathouse Condos, a \$16 million investment; and four executive condominiums at a cost of \$1 million.



Shearer Brothers Block Condominiums
(Opening 2005)



37 lavish condos (Opening 2006)



Brownstone Condominiums (Constructed 2001)

Columbus Cove Developer for Uptown at RiversEdge

September 15, 2004
Introduction & Background

II. Notice

The City of Bay City is seeking proposals from qualified developers for the development of the residential site containing approximately 10.7 acres, more or less, located along the Saginaw River in downtown Bay City, Michigan.

The information in this RFP is provided for background purposes only. While every effort has been made to ensure the accuracy of the information contained in this RFP, it is not, and shall not be construed to be or constitute, a representation, warranty or guaranty by the City of Bay City regarding the content, completeness, or accuracy of such information. Each developer shall rely solely on its own inspection, investigation, confirmation and analysis of the Site, the information contained in or delivered pursuant to this RFP; and any other information that such developer deems necessary or prudent in evaluating and analyzing the Site.

This RFP is not a legally binding document, but an invitation to each developer to submit proposals on the terms and conditions described in this RFP. The City of Bay City shall not be under any obligation to any developer unless and until the City of Bay City and such selected developer enter into a legally binding Development Agreement. In no event shall the City of Bay City be responsible for any costs, expenses and fees incurred by or on behalf of the developer in connection with this RFP or the Development Agreement. The developer shall be solely responsible for all such costs, expenses and fees.

The City of Bay City, in its sole discretion, reserves the right to reject, or not consider, all or any part of any proposal submitted in response to this RFP for any reason or for no reason whatsoever at any time prior to the full execution of the Development Agreement with the selected developer. The City of Bay City further reserves the right to request additional or clarifying information from any or all of the developers. The City of Bay City also reserves the right to terminate this selection process at any time prior to the full execution of the Development Agreement with the selected developer and negotiate with one or more of the other developers for the development rights to the Site.

III. Uptown at RiversEdge Development

1. Overview

The City of Bay City is hereby soliciting proposals from development firms to develop the prime waterfront parcel known as Columbus Cove (the "Site"), which is Phase I of the overall development of Uptown at RiversEdge. The Site is approximately 10.7 acres located directly on the Saginaw River within a 48-acre parcel described as bounded by Breaker Cove Condominiums to the south, 11th Street to the north, and the former Water Street to the east. The successful developer will contract with the City of Bay City for the sale and development rights to the Site. A partial, structural steel building that currently exists on the site is scheduled to be demolished in 2004 by the City of Bay City. **See Attachment A – Page 23.**



2. Vision

The vision of Uptown at RiversEdge is to create a vibrant new entertainment, tourism, shopping, and residential neighborhood inviting people into the City and to the river as a destination that will contribute to the long-term economic vitality of Bay City.

3. Project Goals

Uptown at RiversEdge is a priority project of the City of Bay City's overall strategy to develop an exciting neighborhood that incorporates a mix of residential, commercial, specialty retail, and destination entertainment uses, which complements the characteristics of the community. The goal is to create a vibrant urban waterfront neighborhood in Bay City.

- A. **Public Accessibility** — Chief among the goals for development of the Site is the requirement for the river's edge to remain a publicly accessible space. Any submission must provide a continuous, uninterrupted public path that allows pedestrian access. These walkway(s) between the Saginaw River and Columbus Cove are anticipated to be 50' of unrestricted width along the Saginaw River and 30' of unrestricted width along the marina's edge, which will provide river access that is open and available to the public.



- B. **Maintain Views** —The design for the Site should strive to preserve generous views of the City and the riverfront from the Site and should provide for attractive, landscaped public spaces as well as displays of public art.

- C. **Public Art** — Developers shall allocate an amount of money equal to 1% or \$200,000, whichever is less, of the total costs of new construction to the design, acquisition, installation, and maintenance of public art. Such art work must be traditional in nature and incorporate design themes consistent with the history of Bay City. Given the past uses of this site, nautical, industrial or lumber era design themes would all be appropriate.



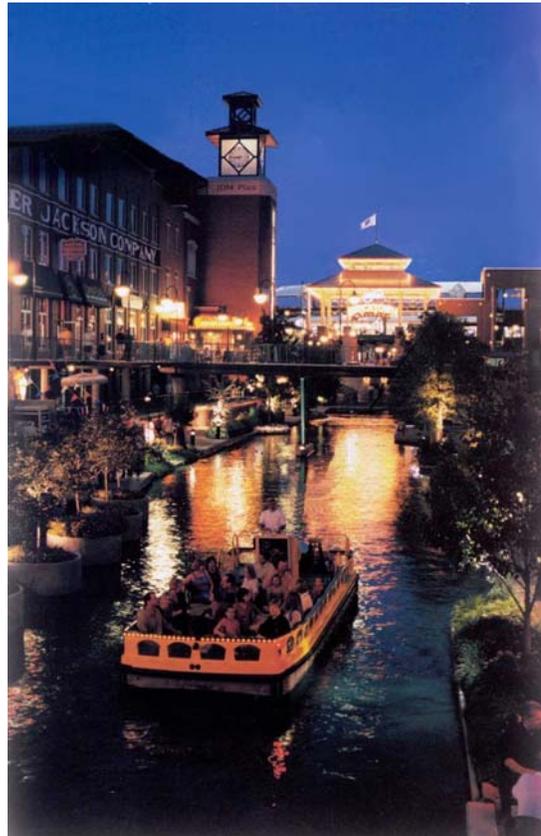
Downtown
Mount Clemens, MI

D. **Recognition of the Site's Riverfront Context** —The development of the Site should encourage interaction with and connection to the riverfront. Any security measures incorporated into the site should be subtle, aesthetically pleasing and should not prevent the development from being a "walkable" or "pedestrian friendly" development.

E. **Marinas** – The City anticipates it will be the primary developer of the public marinas within Uptown at RiversEdge. Currently, the City is completing the permitting process.

F. **Linkage with Bay City** —The development program for the Site should reinforce and strengthen the connection within Uptown at RiversEdge, Columbus Avenue, and Water Street by providing the highest level of pedestrian amenities and accessibility. Any development must integrate both adequate parking and access to public transportation into the development plan for the Site.

G. **Variety of Housing** — Development of the site should include an appropriate and feasible variety of housing types at different price points so as to attract a broad cross section of residents to this new neighborhood (**see page 9**). The housing itself must be innovative in design so as to reflect its urban waterfront setting and to distinguish itself from other housing initiatives in the tri-cities. Based on The Weitzman Group marketability and feasibility study, amenities that would set this development apart from others in the area include a first floor office area for those professionals who may desire to work at home, four fixture bathrooms in the more expensive units, a spiral staircase on the second floor of the townhouses, leading up to a rooftop garden, and floor-to-ceiling windows in the living area overlooking the water.



Bricktown - Oklahoma City, OK

REQUEST FOR PROPOSALS

Suggested Mix of Residential Condominiums

Section 1A			Unit Price		Sales Price
Unit Type	Unit Mix	Unit Size	Per Sq. Ft.	Per Sq. Ft.	
1 BR / 1 BA	25%	875	\$270		\$236,250
1 BR / D / 1.5 BA	35%	1,000	\$260		\$260,000
2 BR / 2 BA	25%	1,100	\$255		\$280,500
2 BR / D / 2 BA	10%	1,175	\$253		\$297,275
2 BR / D / 2.5 BA	5%	1,300	\$248		\$322,400
				Average:	\$266,035
Section 1B			Unit Price		Sales Price
Unit Type	Unit Mix	Unit Size	Per Sq. Ft.	Per Sq. Ft.	
2 BR / 2 BA	50%	1,250	\$250		\$312,500
2 BR / D / 2.5 BA	50%	1,450	\$235		\$340,750
				Average:	\$326,221

Source: Compiled by The Weitzman Group, Inc.

H. **Permitted Uses** — The site is located in the C-3, Central Business District. This is the most permissive of the City's four commercial zoning districts. As a true mixed-use district, the following uses are permitted: commercial, institutional office, marina and multi-family residential. All forms of residential housing are permitted with the exception of single family detached housing.



Glenwood Park
Atlanta, GA

REQUEST FOR PROPOSALS

Uses not permitted include industrial, warehousing, and drive-through restaurants. As the city's most urban and flexible district, set backs from property lines are not required, there are no lot coverage restrictions and buildings may be constructed to a height of 100 feet with no limitation on the number of floors.



Glenwood Park
Atlanta, GA

- I. **Mixed Use** — The development is expected to include one or more mixed use buildings at the north end of the Columbus Cove site as recommended by The Weitzman Group. Such building(s) should incorporate approximately 10,000-12,000 square feet of neighborhood support retail (i.e. dry cleaners, delicatessen, sundry store, small bank branch) with residential units located above.

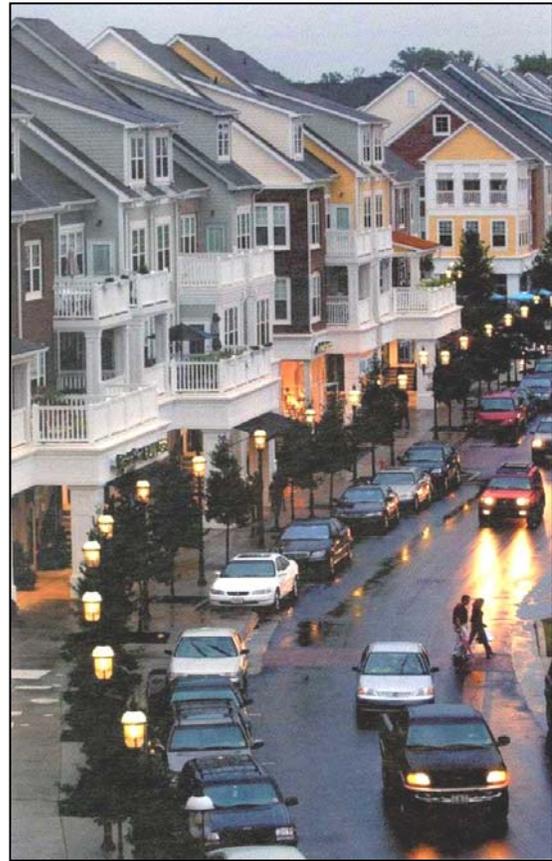


Santana Row
San Jose, CA

REQUEST FOR PROPOSALS

J. **On-site Parking** — Although the Central Business District (C-3) has no parking requirements, the developer will be required to provide a minimum of two off-street parking spaces per dwelling unit. The developer may choose to create off-street parking lots for guest parking. On-street parking may also be used for guest parking.

K. **Environmental Conditions** — Extensive environmental investigations have been completed at the Uptown at RiversEdge site and the property does meet the State of Michigan P.A. 381, Brownfield Redevelopment Financing Act definition of a “facility”. The City of Bay City is in the process of developing a Brownfield Plan that will address issues related to environmental remediation, infrastructure costs, as well as tax credits, which are available to developers of Brownfield sites. Environmental reports and documents indicating the site condition are accessible on the City’s web site (www.baycitymi.org) listed under the section entitled “Uptown at RiversEdge”. Updates on the adoption of the Brownfield Plan will be communicated to developers completing Attachment B on page 24.



Birkdale Village
Huntersville, NC

REQUEST FOR PROPOSALS

- L. **Design Considerations** — Units should be clustered in townhouses and/or buildings, two stories or more in height.



Ashley Mews
Ann Arbor, MI

Buildings should be clad in brick, stone, architectural precast concrete, or cementitious siding; vinyl siding is discouraged; EFIS may be used for decorative features such as building cornices. Brick veneer or cultured stone may be used. All chimneys should be clad in brick or stone. All wood features will be painted or stained.

Front yards including stoops or porches and private gardens are encouraged, as well as private yards and courtyards accessible to one or more dwelling unit.



Kentlands
Gaithersburg, MD

To the extent possible garages should be located to the rear of the dwelling, accessed from service drives. If this is not possible, garages should be set back a minimum of 10' from the front building line so as not to dominate the development. Townhouse units may be designed to provide first floor garages with the residence located above.

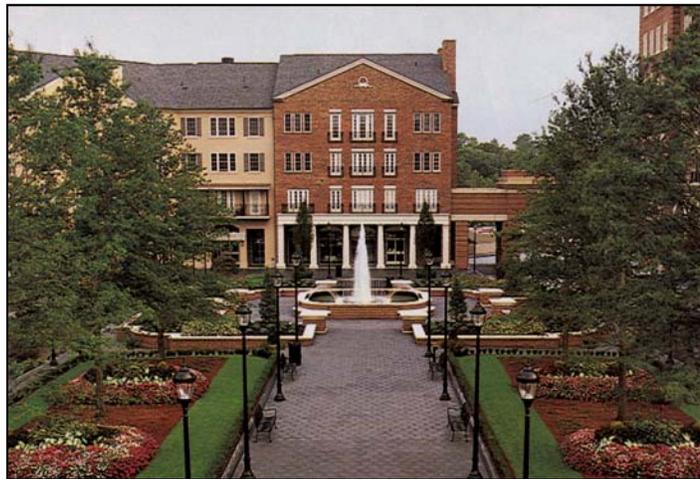
REQUEST FOR PROPOSALS

Styles should be in context with the historic character of the existing industrial buildings and adjacent neighborhood and downtown Bay City. Buildings should incorporate balconies, porches and stoops. Decorative features such as arbors, shutters, and flower boxes are encouraged. Most windows should be of double sash type with true divided lights. Muntins in patterns ranging from 6/6 to 10/10 that mimic windows elsewhere on the site are encouraged.



Harbor Front Plaza
Ludington, MI

The developer should provide a high degree of landscaping in both public and private areas. Landscaping shall include a mixture of plants including flowering shrubs, perennials, evergreen and deciduous trees to promote a park-like setting.



Easton Towne Center, Columbus, OH

All service areas, utilities, HVAC units, etc. will be screened from view. All utility protrusions from roofs including drainpipe, hot water heater and HVAC vents should be painted to blend in with roofing material.

Roofs may be covered in the following materials: tile, standing seam metal, slate or architectural grade asphalt shingles. Colors shall be complimentary to the design of the building.

- M. City of Bay City's Prevailing Wage** — The City's prevailing wage ordinance will apply to all construction on the Uptown at RiversEdge site, including the Columbus Cove project.

IV. RFP Process

1. Submission Deadline

Responses to this RFP are due at the address noted below, no later than **2:00 PM (local time) on Wednesday, December 15, 2004**. An original and ten (10) copies of the response should be submitted to:

Leslie Koscielecki
Purchasing Manager
City of Bay City
301 Washington Avenue
Bay City, MI 48708

If a submission contains a misrepresentation of information, either willful or inadvertent, it may be cause for immediate elimination of the developer from further consideration.

No fees or commissions will be paid to parties acting as agents, brokers, consultants, or contractors as part of this transaction.

2. Optional Site Tour & Site Updates

Site updates, including demolition updates, marina development progress reports, and any new incentives secured, will be provided via email to all developers who complete **Attachment B – Page 24**. Further, optional tours of the site will also be scheduled with developers that complete **Attachment B – Page 24**. During these site tours, developers will be given the opportunity to ask questions of the City of Bay City about the Site.

3. Questions About the RFP

All questions regarding this RFP or the Site must be submitted **via e-mail** to:

Ms. Leslie Koscielecki
Purchasing Manager
E-mail: LKoscielecki@baycitymi.org

E-mail is the preferred method for submitting questions. Developers who do not have access to e-mail may fax questions to 989-894-8222.

REQUEST FOR PROPOSALS

Telephone inquiries will not be accepted, nor will conversations be considered a modification to this RFP, absent a written question and response. All questions submitted to the City of Bay City and the corresponding responses will be distributed, on a rolling basis, to each of the developers who have completed **Attachment B – Page 24**.

The deadline for submitting questions to the City of Bay City will be **2:00 PM (local time) on Monday, November 29, 2004**. Questions submitted after this date will not receive a response.

4. Proposal Evaluation Criteria

The City of Bay City will evaluate the proposals as outlined below. We reserve the right to negotiate or not accept any or all proposals. The City will be strategic in its decision-making, reserving the right not to sell the parcels to the highest bidders. Developers representing the top three or four proposals may be invited to make a presentation of their proposed project in front of the entire Bay City Commission.

The review criteria for this RFP Process include, but are not limited to the following:

Criteria	Score
A. Vision, creativity and concept; residential component/density, parking solutions, and quality of the design and compatibility of the proposed development project with the City of Bay City's stated development objectives for the Site.	35
B. Commitment and capability; development team credentials demonstrating financial capacity, experience and successful performance in previous real estate developments of similar scale/scope.	25
C. Marketing strategy/business plan; timetable for construction, phasing and completion of project, and sales proforma.	20
D. Value proposition; financing structure, economic viability/sustainability, tangential benefits for neighboring properties and developments.	<u>20</u>
Total Scoring	<u>100</u>

5. Development Agreement

Once a developer has been selected to redevelop the property, the City of Bay City anticipates entering into a Development Agreement with the developer. A Memorandum of Understanding, Predevelopment Agreement or other such "early start" agreement may be negotiated as needed to enable the selected developer to complete all necessary pre-development activities. The Development Agreement, setting out the rights and responsibilities of the parties, will deal with the basic business arrangements between the developer and the City of Bay City, establishing the agreed-upon project schedule and the financial arrangements.

The Development Agreement will require the developer to obtain required regulatory approvals; indemnify the City of Bay City; provide a schedule of development, design, and construction; provide equity and debt financing for elements of the building and the site to be developed; and market the development.

- A. The proposal must include a letter executed by a principal of the entity which will enter into a Development Agreement for the Site documenting his or her authority to submit the offer to enter into a legally binding Development Agreement for the Site with the City of Bay City.
- B. Developers must include any conditions that must be satisfied prior to entering into a Development Agreement for the Site. It must include milestones for completing all due diligence activity, securing any government approvals required, and securing financing commitments.

V. Submission Requirements

Proposals must contain all of the following elements to be considered complete. The City of Bay City, in its sole discretion, reserves the right to reject, or not consider, all or any part of any proposal submitted in response to this RFP for any reason or for no reason whatsoever at any time prior to the full execution of a Development Agreement with the selected developer. The City of Bay City further reserves the right to request additional or clarifying information from any or all of the developers.

Proposals should be organized as set forth below. Developers may include additional relevant information in appendices as they may see fit.

1. Identification

- A. Name, address, and telephone number of developer and contact persons for this proposal.
- B. Organizational form of developer (individual, company, corporation, partnership, joint venture, other).
- C. Principals of the development organization (corporate officers, principal stockholders, general and limited partners).
- D. Relationships that the development organization has with a parent corporation, subsidiaries, affiliates, joint ventures, or other entities.
- E. Names and information about the architect, engineer, construction contractor, subcontractor(s), economic advisor, and other principal associates who would work with the developer on the project.

2. Development Experience

The developer should show experience in successfully developing the particular type and mix of development designated. The proposals should include the following information:

- A. Resume'(s) of developer and development projects in which the developer has participated. Project descriptions should include location, photographs, type, and dollar volume of the work.

REQUEST FOR PROPOSALS

- B. Resume' of contractor, if separate from developer. If the project(s) will be bid competitively, please indicate this in the proposal.
- C. Resume' of proposed architect, including graphic descriptions of the architect's work and a list of projects designed by the architect.

3. Proposed Development Project

The developer must submit a conceptual site plan and architectural design concepts for their proposal. The developer is also encouraged to submit photographs, model images and drawings that convey their proposed development concept. Any images submitted should also include written descriptions of how the image applies to a specific aspect of their development concept. The City of Bay City anticipates making the graphic materials available for public viewing and comment. As a result, the materials submitted should be appropriate for this purpose and become the property of the City for its use. Proposals shall also include:

- A. Estimated timeframe for development of plan, construction, and market absorption.
- B. Any information relative to desired partnership structure and transaction structure for transfer of City-owned land to the selected development team.
- C. Proposed development schedule, ownership information (identification of portions of development that may be sold).
- D. Detailed description of each component of the proposed development (i.e. project cost, architecture, use and location on the property).
- E. Proposed acreage required for the development.
- F. Other information that may be useful to the City in selecting the preferred developer.

4. Project Financial Summary – Please include the following elements when summarizing the financial components of the proposed development program:

- A. Evidence of financial capability to fund the total cost of the development project proposed. Developers must note whether they will fund the proposed development project through equity, debt or a mixture of the two. Acceptable forms of evidence include current financial statements demonstrating adequate equity resources to fund the development project, signed commitment letter(s),

REQUEST FOR PROPOSALS

or other written evidence of financial support from one or more lending institutions having the capability and demonstrating the commitment to provide the financing required to successfully completing the proposed development project.

- B. A detailed breakdown of the total estimated development costs of the project (e.g., detailed construction costs, architectural and engineering fees, construction interest, insurance, payment and performance bonds, and all other relevant expenses or fees).
- C. A 10-year projected pro forma cash flow analysis including a break-even analysis for all proposals. The analysis should be presented in current dollars and in sufficient detail for the City of Bay City to evaluate the financial viability of the proposed development. Projected rents and/or sales prices are required (by phase, if necessary) for each type of residential unit developed.
- D. Detailed assumptions for the projected pro forma cash flow analysis.
- E. A description of the nature and extent that the proposed project will require a commitment of public funds in order to be successfully completed.

5. Incentives

Certain state and local incentives may be available to the selected developer. The economic development staff of the City of Bay City can assist with securing and packaging these incentives. One significant tool currently under consideration is a Brownfield Plan that would provide tax increment financing and possible Michigan Single Business Tax (SBT) Credits for this project. In order to be kept up to date on this incentive, developers are encouraged to complete **Attachment B – Page 24**.

6. Purchase Price

Developer should state the amount offered for the land (no minimum price established) and any other considerations that would affect the price of the land.

7. Economic Opportunity Plan

The City of Bay City encourages the utilization of local businesses and lenders. Further, the City of Bay City desires workers on the project to be residents of Bay City to the maximum extent possible.

8. Certificates of Non-Indebtedness

Proposals must include a fully executed Certificate of Non-Indebtedness to the City of Bay City. A copy of this certificate is attached to this document as **Exhibit 2 – Page 22**. Each equity participant that is a member of the development entity must complete the Certificate of Non-Indebtedness. Submissions which do not contain this certificate, or which fail to provide certificates for each member of the development entity, may be disqualified.

Exhibit 1

Technical Documents

The following engineering reports, surveys, and other related materials are available for review at the City of Bay City, Community Development Division, Room 403, 301 Washington Avenue, Bay City, MI or online under "Uptown at RiversEdge" at:

www.baycitymi.org

- 1) Overhead of Site
- 2) Elevations
- 3) Environmental Summary
- 4) Baseline Environmental Assessment
- 5) Concrete Test Pad
- 6) Marketability and Feasibility Analysis and Proposed Development Plan for the Uptown at RiversEdge Site, prepared by The Weitzman Group, New York, NY
- 7) City of Bay City's Prevailing Wage Ordinance

Developers must contact Leslie Koscielecki at the City of Bay City at (989) 894-8115 to schedule an appointment to review these documents. Copies will be made at the developer's request and expense.

Exhibit 2
CERTIFICATE OF NON-INDEBTEDNESS
TO THE CITY OF BAY CITY

The individual or firm listed below hereby certifies and represents to the City of Bay City that the individual(s) or firm(s) and the firm's parent company(ies), subsidiary(ies), and affiliates are not currently indebted to the City, nor will be indebted to the City, for or on account of any delinquent taxes (including, but not limited to, taxes collected by the City), liens, judgments, fees or other debts for which no written agreement or payment plan satisfactory to the City has been established. In addition to any other rights or remedies available at law or in equity, individual(s) or firm(s) acknowledges that any breach of or failure to conform to this certification may, at the option and direction of the City result in disqualification from further consideration of the attached proposal.

Name of Individual or Development Firm

By: _____
Authorized Signatory

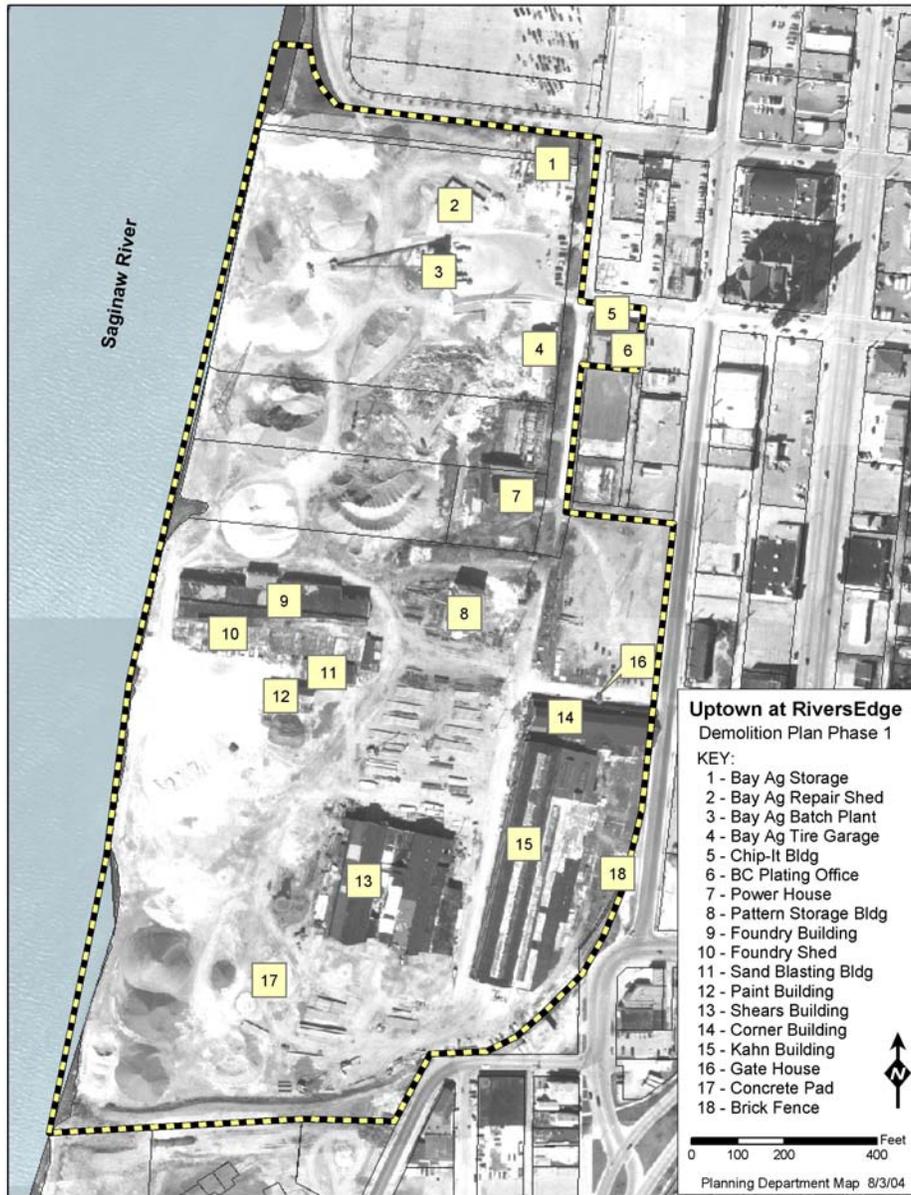
Title: _____
President or Vice President

Print Name

Attest: _____
Secretary or Treasurer

Print Name

Attachment A



- Please note:**
- 1) Buildings #1, 2, 3, 4, 5, 6, 10, 11, 12, and 13 are scheduled for demolition.
 - 2) Buildings/Structures #7, 8, 9, 14, 15, 16, 17, and 18 are to remain and be incorporated into the development of the Uptown at RiversEdge site.

Attachment B
Updates & Site Tour

Name: _____

Title: _____

Company Name: _____

Address: _____

City/State/Zip: _____

Phone No.: _____

Fax No.: _____

Email Address: **(required)** _____

_____ **Please send site updates, demolition updates, and any new incentive secured.**

_____ **Please contact me regarding the optional site tour of the site.**