



201 E. Main St, Midland MI
Request for Proposals
Michigan Baseball Foundation - Momentum Midland Initiative
12 September 2017

Background

The Michigan Baseball Foundation (MBF) was founded in 2006 to encourage and catalyze economic development in downtown Midland. From the investment in Dow Diamond to aiding in the development of the East End building, MBF has been focused on attracting new investments to downtown Midland for over a decade.

To continue to encourage, solicit, and incentivize downtown development, MBF leads a collaborative downtown investment initiative, Momentum Midland. This effort provides dedicated staff, time, and resources to a variety of public and private projects in downtown, including the Tridge restoration, the south riverfront restoration project, the Bike Midland bike share program, the Larkin Beer Garden, and more.

In August 2017, MBF's Momentum Midland team took on its next project: leasing 201 E. Main and working to attract a vibrant user for the space. MBF entered into a 10-year lease agreement with the 201 E. Main building owner, HLI Enterprises, on August 1, 2017. MBF hopes that by signing this long-term lease, it will be able to create a quality business partnership with a third entity that adds vibrancy and entrepreneurial activity in downtown Midland. With this goal in mind, MBF is requesting proposals for use of the space. The guidelines of the RFP are listed below.

MBF Objectives for 201 E. Main St

- Secure a quality tenant/partner with a track record of successful downtown investment
- Increase the vitality of downtown Midland's Main Street food and commerce culture
- Create sub-lease terms that maximize the opportunity for a successful, stable partnership

Request for Proposals (RFPs)

Submitted RFPs should include the following items:

1. Background information of business operators and investment partners (i.e., years of experience, qualifications, other operations etc.)
2. Proposed concept for the 201 E. Main St
3. Projected operational financial model
4. Projected capital investment and start-up costs
5. Projected timeline for space build-out and business opening
6. Any other relevant information

Due Date

All RFPs must be submitted for consideration by 1:00 pm on October 6, 2017. Late submissions will not be accepted.

Contact

For all other questions, comments, or concerns, please contact Daniel Rogers by email at drogers@momentum-midland.org or via telephone at (989)837-1223.