

REQUEST FOR DEVELOPER QUALIFICATIONS

DEVELOPMENT SITES

Developers are invited to express their interest in one or more of these sites. While you are not required to submit qualifications for all four opportunities, your response should clearly indicate which specific properties you are interested in pursuing. Please consolidate your submission into a single document for our review. This streamlined approach allows us to efficiently assess your qualifications and interest in these unique development opportunities.

RFQ Proposals Due Monday, September 2, 2024

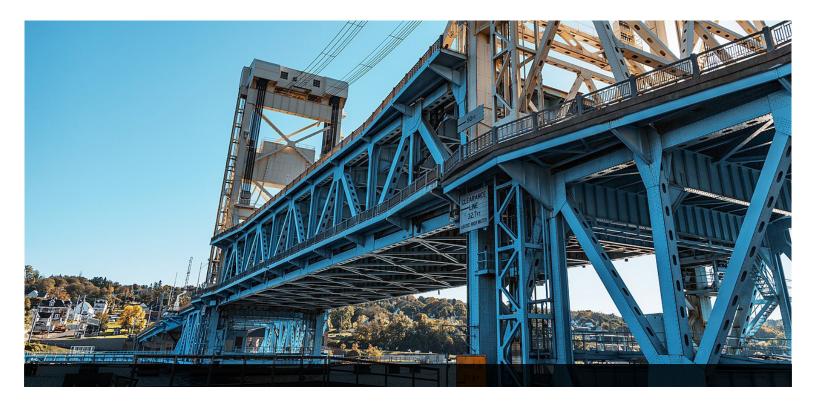


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Let the Adventure Begin..

An Introduction to Opportunity in the City of Hancock.

Welcome to the City of Hancock, gateway to the beautiful Keweenaw Peninsula. Follow US-41 North as you cross the Portage Lake Lift Bridge, and suddenly you discover you're in one of Michigan's most unique Cities. The City of Hancock, founded in the 1850s by early copper explorers, is a progressive and welcoming City of 4,500 residents on the North shore of Portage Lake, and is the northernmost City in Michigan. Because of the City's proximity to Lake Superior and abundance of natural forests, residents and visitors alike can enjoy a variety of outdoor recreational activities.

The City of Hancock and the Keweenaw Peninsula has experienced significant growth and change over the last few decades. As such, city leadership is excited to present a unique opportunity to develop within our future-forward thinking community! The City of Hancock is in search of a development partner(s) for the development of four sites at two locations within the City. Asking price for these properties are negotiable and the City is eager to work with interested respondents deemed qualified on negotiating a mutually beneficial arrangement.

Interested development teams are invited to submit qualifications in accordance with the attached schedule; please refer to pages 25-26 for submittal details.

section 1 Development Information

DEVELOPMENT INFORMATION Development History



Development History

A Look Into Our Past.



FRANKLIN STREET SITES

During the 1880s, a large number of Finnish people immigrated to Hancock, Michigan to labor in the copper and lumber

industries. With an influx of people came a desire for higher education in the area and in September of 1896 Finnish immigrant, J.K. Nikander, founded Suomi College, constructed in the heart of downtown Hancock. Throughout the next several decades Suomi College increased their degree offerings and campus reach throughout the City of Hancock and eventually changed it's name to Finlandia University in 2000.

Unfortunately, in 2023, the university's board of trustees voted to officially dissolve the university due to unforeseen circumstances. In addition to the several empty campus buildings, we as a community also felt a void. The university staff and students were a valued part of our community and added to our vibrant culture. That is the reason in December of 2023 the City of Hancock purchased Nikander Hall, Mannerheim Hall and Wargelin Hall from Finlandia University Receivership. We want to restore this vibrant culture with endless possibilities for education, living and working – and that could start with a new partnership with you!



QUINCY STREET SITE

The deteriorating building that now stands at 224 Quincy Street can be remembered fondly by locals as the old "Coast to Coast" hardware store. The site where people in the community would go to get their appliances, garden supplies, tools and even bicycles. In September 2022, the Downtown Development Authority purchased the 224 Quincy Street site.

Remember! While you are not required to submit qualifications for all four opportunities, your response should clearly indicate which specific properties you are interested in pursuing. Please consolidate your submission into a single document for our review.

Persevering the Past while Planning for the Future.

The Quincy Street Historic District covers the central portion of Hancock's business district consisting of the first three blocks of Quincy Street, plus two adjacent properties. In 1869, a major fire destroyed 75 percent of the buildings in Hancock, which were primarily made of wood. This made room for the construction of more substantial structures during the latter years of the 19th century.

HANCOCK

Development Opportunities

Unlocking Potential & Empowering Growth.



EERO SAARINEN

(1910 – 1961) was a Finnish-American architect and industrial designer who created a wide array of innovative designs for buildings and monuments, including the General Motors Technical Center in Warren, Michigan; the passenger terminal at Dulles International Airport outside Washington, D.C.; the TWA Flight Center (now TWA Hotel) at John F. Kennedy International Airport; and the Gateway Arch in St. Louis.

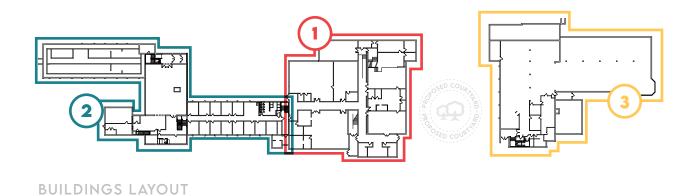
He was the son of Finnish architect Eliel Saarinen.

NIKKANDER BUILDING (SITE 1)

J. K. Nikander Hall was the second permanent building on the Suomi College (Finlandia University) campus. It was designed by Eero Saarinen in conjunction with his father, Eliel, and his father's assistant, J. R. F. Swanson, of Cranbrook Institute. Eliel Saarinen and Swanson also created the layout of a "long range building program" for future construction on the campus. Nikander Hall is named after the first president of Suomi College, J. K. Nikander. The cornerstone was laid on June 13, 1939, and building was completed in December of 1939. Nikander Hall contained the gymnasium/auditorium, a general library, a scientific laboratory, several classrooms, and a music room.

The Nikander Building is built into the side of the hill, with the main entrance placed at the top level of the building. The building's facade is asymmetrical; the entrance is set back into the structure, with the opening supported by brick columns. The Nikander Building is a rectangular brick building with a flat roof.

ADDRESS	601 W Franklin St., Hancock, MI 49930
FORMER OCCUPANCY	Instructional Space
YEAR BUILT	1939
SQ. FT	13,234
NO. OF STORIES	3



MANNERHEIM BUILDING (SITE 2)

The Mannheim Building formally housed administrative offices, Finlandia University mail center and student support services as well as traditional student center activities. This two story, 19,247 square foot center was built in 1965 with significant renovations in 2019.

ADDRESS	705 Franklin St., Hancock, MI 49930
FORMER OCCUPANCY	Administrative Offices
YEAR BUILT	1965
SQ. FT	19,247
NO. OF STORIES	2

WARGELIN BUILDING (SITE 3)

The Wargelin Building formally housed the University's campus library, classrooms, and faculty offices. This three story, 14,266 square foot building was built in 1965.

ADDRESS	535 W Franklin St., Hancock, MI 49930	
FORMER OCCUPANCY	Instructional Space/Library	
YEAR BUILT	1965	
SQ. FT	14,266	
NO. OF STORIES	3	
	•••••	

DEVELOPMENT INFORMATION Development Opportunities // Development Site Locations



QUINCY BUILDING (SITE 4)

The Quincy Building is located downtown Hancock at 224 Quincy Street and served an old hardware store, a historically significant retail space with an open floor plan, and is in a deteriorating condition. It requires demolition to pave the way for new development on the approximately 0.264-acre site. Adjacent parcels can be incorporated, adding an extra 2,800 square feet of space to the development site, which can be utilized for increased square footage and improved site circulation.

ADDRESS

224 Quincy St., Hancock, MI 49930

FORMER OCCUPANCY

.....

.....

RENDERING ABOVE DEVELOPED BY OHM ADVISORS

Retail

To schedule additional in-person site visits, please contact the City of Hancock City Manager, Mary Babcock, at (906) 482-1121 or via e-mail at manager@cityofhancock.net.

Development Site Locations

Getting Your Bearings.



601 FRANKLIN STREET **NIKKANDER BUILDING (SITE 1),** 705 FRANKLIN STREET **MANNERHEIM BUILDING (SITE 2),** 535 FRANKLIN STREET **WARGELIN BUILDING** (SITE 3), 224 QUINCY STREET QUINCY BUILDING (SITE 4)

The City of Hancock is further north than Montreal in Quebec, Canada. According to the United States Census Bureau, the City has an area of 2.97 square miles (7.69 km2), of which 2.60 square miles (6.73 km2) is land and 0.37 square miles (0.96 km2) is water. Hancock is connected to Houghton by the Portage Lake Lift Bridge, which crosses the dredged Keweenaw Waterway. The Keweenaw Waterway effectively slices the Keweenaw in two. Both Houghton and Hancock are on 500-foot bluffs.

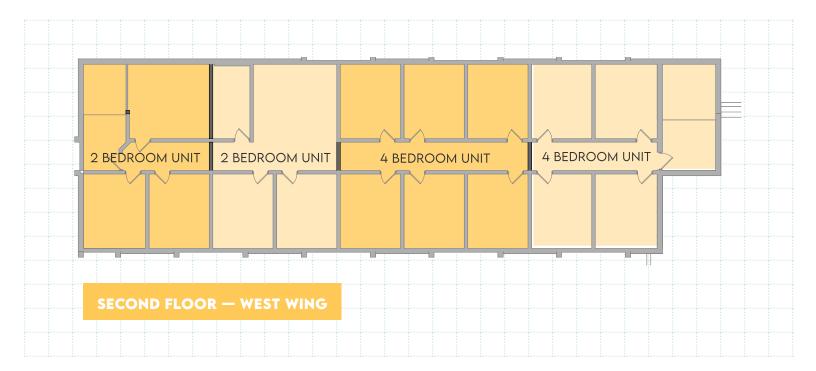
The City is bounded on the south by the Portage Canal, parts of Quincy, Hancock and Franklin Townships; on the east by West Ripley; and on the north by Quincy and Hancock Townships. Other communities that share a border with Hancock include Ripley and Arcadian Location.

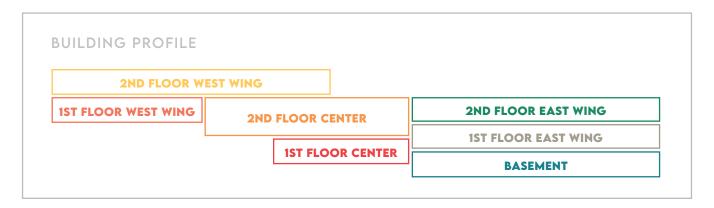
Concepts & Possibilities

The Possibilities Are Endless.

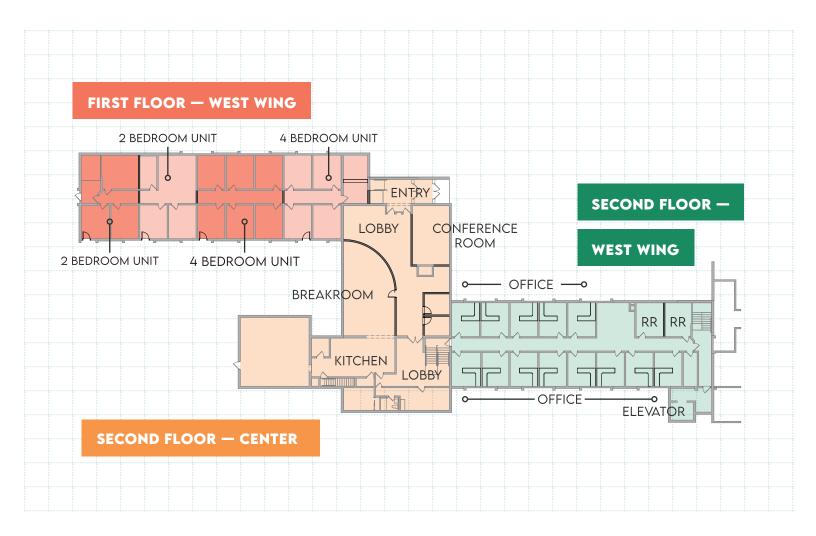
PROPOSED DEVELOPMENT SCENARIO

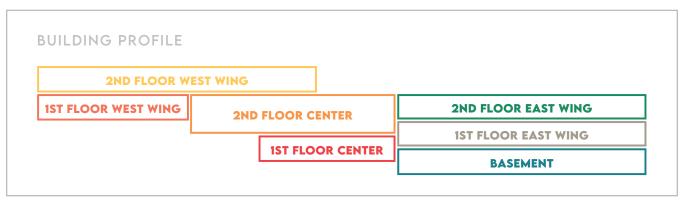
Our proposed development scenario for the Mannerheim Building (Site 2) is a mixed-use development that has the ability to offer our community quality living accommodations and high-end office space for new or existing businesses moving to the City of Hancock.



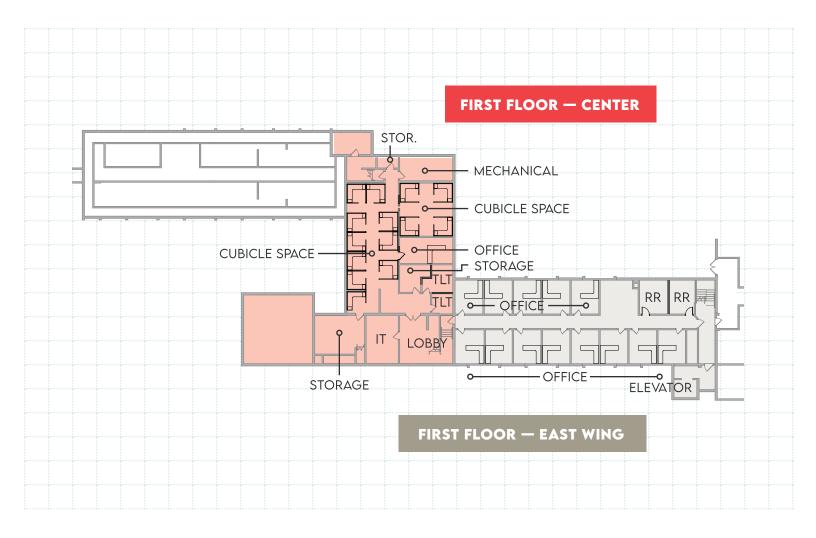


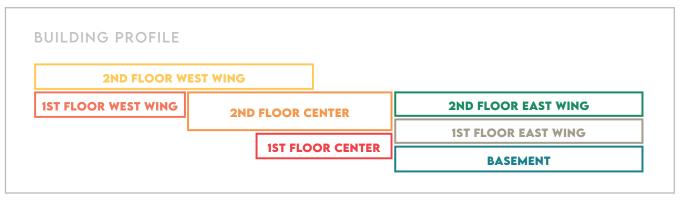
MANNERHEIM BUILDING (SITE 2) (CONTINUED)



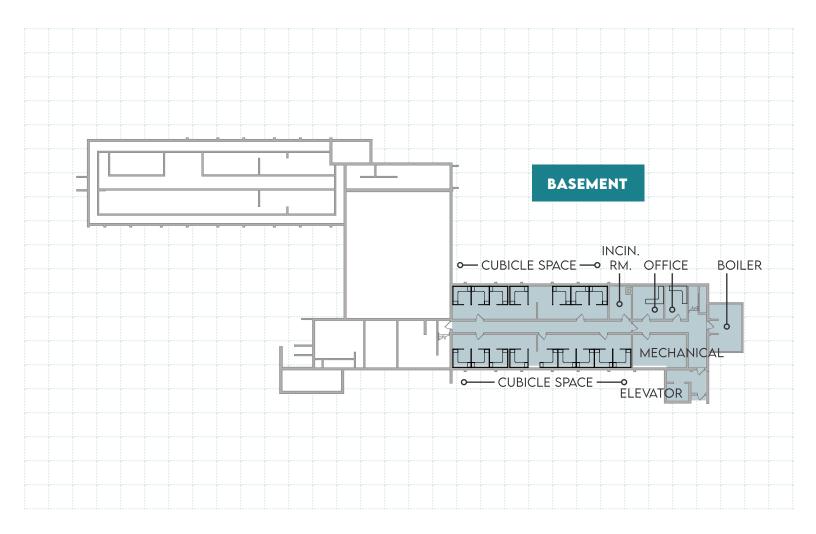


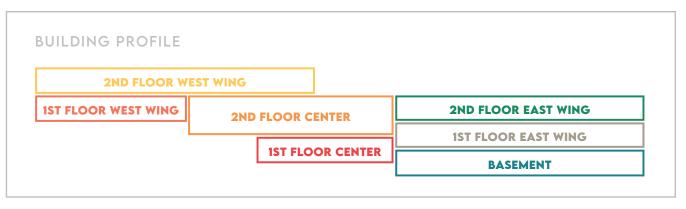
MANNERHEIM BUILDING (SITE 2) (CONTINUED)



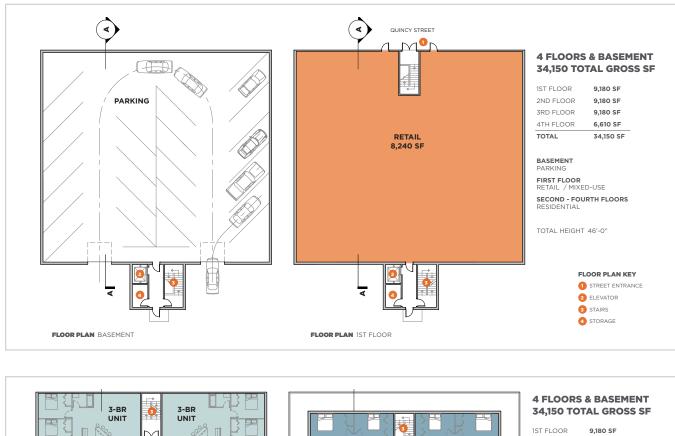


MANNERHEIM BUILDING (SITE 2) (CONTINUED)



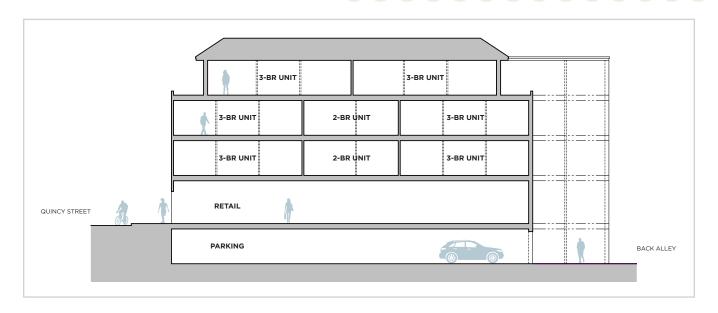


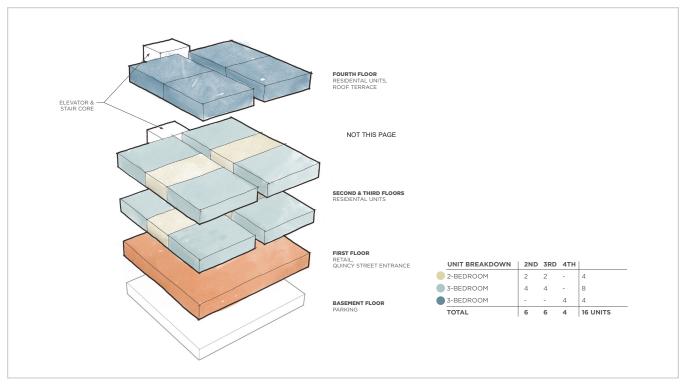
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DEVELOPMENT INFORMATION Additional Site Information



Additional Site Information

A Plug & Play Opportunity.

As stated previously, the buildings are a combination of offices and classrooms on the campus of the now closed Finlandia University. Prior to the future development of these buildings, the buildings were residential.



ZONING

The Nikkander Building (Site 1), Mannerheim Building (Site 2) and Wargelin Building (Site 3) are currently in the

process of becoming a Community Mixed-Use District (B-2). Site 4 is considered Downtown Mixed-Use District (DMU). Please refer to the Planning & Development page on the City of Hancock's website (www.cityofhancock.com).

PARKING

Currently Sites 1-3 include a total of 78 on-site parking spaces and a total of 00 off-site (street) parking spaces. Detailed assessment reports are available for each site and include information regarding detailed site specifications.

SAFETY & ACCESSIBILITY

Detailed assessment reports are available for sites 1-3 and include information regarding accessibility and safety. Continued...

UTILITIES

Hancock, Michigan, is served by a range of utilities that ensure the well-being and convenience of its residents. Here's a summary of the key utilities available in the City of Hancock:

ELECTRICITY

Upper Peninsula Power Company (UPPCO): UPPCO is the primary provider of electricity to Hancock. They offer various plans for residential and commercial customers and focus on reliable service and support for energy efficiency programs.

NATURAL GAS

Semco Energy Gas Company: This company supplies natural gas to Hancock. They provide services for both heating and cooking, with a focus on safety and customer service.

WATER & SEWER

City of Hancock Water Department: The city's water department manages the water supply and sewer services. They ensure the delivery of clean drinking water and the effective treatment and disposal of wastewater. The department is responsible for maintaining infrastructure and addressing any service issues.

WASTE MANAGEMENT

Waste Management of Michigan: Waste Management handles garbage collection and recycling services for Hancock. They offer regular pickup schedules and recycling programs to promote environmental sustainability.

INTERNET & TELECOMMUNICATIONS

<u>Spectrum</u>: Spectrum provides high-speed internet, cable television, and telephone services to residents and businesses in Hancock. They offer a variety of plans to meet different needs, including broadband and fiber-optic services. <u>AT&T, Verison, up.net, PFN, Merit & ShoreWaves</u>: These companies also offer internet and telephone services, providing residents with additional options for connectivity.

CELLULAR SERVICES

Major carriers like Verizon, AT&T, and Spectrum: These providers offer extensive cellular coverage in Hancock, ensuring residents have access to reliable mobile phone services.



Available Incentives

Looking Better & Better.



SECTION 2 Our Local Area

OUR LOCAL AREA Community Overview



Community Overview

A Progressive & Welcoming City.

Hancock, Michigan, is a small city located in Houghton County, in the Upper Peninsula of Michigan. It sits on the north shore of Portage Lake and the Keweenaw Waterway, directly across from the City of Houghton. Here's an overview of Hancock's community:

ECONOMY

Hancock's economy is diverse, with a combination of education, healthcare, retail, and tourism sectors. Michigan Technological University in Houghton is a significant employer. The healthcare sector is supported by the presence of Portage Health Hospital. Small businesses, shops, and restaurants also play a crucial role in the local economy, catering to both residents and tourists.

DEMOGRAPHICS & POPULATION

Hancock has a population of around 4,500 residents. The city is known for its rich Finnish heritage, which is reflected in various cultural events and community practices. The population is a mix of families, students, and retirees, creating a diverse and vibrant community atmosphere.

Continued...

Continued...

RECREATION & CULTURE

Hancock offers a variety of recreational activities, particularly for outdoor enthusiasts. The city is close to several natural attractions, including the Keweenaw National Historical Park and numerous hiking, biking, and snowmobiling trails. During winter, residents and visitors enjoy skiing, snowboarding, and snowshoeing.

The city hosts several annual events that celebrate its Finnish heritage, such as the Heikinpäivä festival, which features traditional Finnish food, music, and activities. The Copper Country Strawberry Festival is another popular event held in the area.

COMMUNITY & LIVING

Hancock boasts a strong sense of community with various local organizations, clubs, and volunteer opportunities. The city has several parks, including Porvoo Park and the Quincy Green, providing spaces for relaxation and community gatherings.

Housing in Hancock ranges from historic homes to modern apartments, catering to a variety of preferences and budgets. The cost of living is relatively low compared to national averages, making it an attractive place for those seeking a small-town atmosphere with access to educational and recreational amenities.

CLIMATE

The City experiences a typical Upper Peninsula climate with cold, snowy winters and mild summers. The heavy snowfall in winter is ideal for winter sports, while the moderate summer temperatures are perfect for outdoor activities and exploring the natural beauty of the region.

A Great Place For You Next Adventure.

The City of Hancock offers an opportunity to find your next adventure, both professionally and personally.

Market Conditions & Opportunities

Opportunity Is Right Around the Corner.

(☆) Population increasing: births exceeding deaths, lifestyle migrants, jobs. MTU is had 35% growth for the 23-24 school year. Master plan in place with plans (귰) for 10,000 students by 2035 and all of the faculty and staff that will require. MTU is one of only three Michigan public universities with growth in enrollments. Strong visitor economy and shifting demand trends have resulted in the conversion of at least 159 units of local housing stock from long term to short term housing in (귰) Calumet, Laurium, Houghton and Hancock between 2020 and 2023 reducing the availability of workforce housing. Strong documented demographic connection between the Keweenaw and (ഹ Wisconsin, Minnesota, and Illinois. No workforce housing has been built in years resulting in a segment of our (ഹ workforce living in substandard, inefficient old mine housing. 50% of Houghton County's housing stock was built prior to 1950 and 70% built prior to 1980. Few traditional real estate developers in the area with only focus on student, middle (\bigstar) market, high end or commercial development. Diverse, growing economy with lots of companies focused on growth: Calumet Electronics (working on second expansion in three years), REL (2019-20 and 2023 expansions), Nuevokas (ongoing expansion of production), Mohawk Technologies (2022 expansion), Royale, Inc. (2023 expansion), GLSV (2019 (☆) and 2023 expansions), Steelhead Technologies (new startup that is expanding), ThermoAnalyitics, Somero (at least four expansion in last nine years and another planned), Northern Hardwoods (expansion planned); Strong growing visitor economy growing 3% year over year for past five years supported by an organized and funded marketing and support program (Visit Keweenaw).

section 3 Submittal Package

Submittal Requirements

Responding to the Opportunity.

Qualified entities must provide the following information within their submission no later than **Monday, September 2, 2024 at 12:00 PM EST**. Any submittal received after this deadline shall not be considered. In order to facilitate evaluation of the proposals, the firm is instructed to be concise and to follow the outline required in this Request for Qualifications (RFQ).

□ Letter of Interest

Provide a letter (up to 3 pages) identifying the development team and providing a brief description of the team's vision for the site.

Background & Passion

Provide a brief overview of company/organization/firm/team and it's history.

Communication & Team

Provide a outline of communication (Organization Chart) and personnel resumes of lead team members outlining their specific roles and relevant qualifications.

Development Portfolio

Provide a short description of past experience of a similar nature completed by the development team (up to 10 pages). Include a description of the projects, cost, completion date, and references.

Attachments

- Evidence of development team's fiscal capacity to undertake the proposed project.
- Concept plans or renderings. (Extra Credit)

CLIENT CONTACT	Mary Babcock, City Manager
CONTACT INFORMATION	T (906) 482-1121 E manager@cityofhancock.net
SUBMITTAL ADDRESS	399 Quincy Street, Hancock, MI 49930
COPIES REQUESTED	Six (6) Printed, One (1) Electronic (.PDF — USB)
SUBMITTAL DEADLINE	Monday, September 2, 2024 at 12:00 PM EST

Additional Information

Responding to the Opportunity.

SELECTION PROCESS

A selection committee consisting of City representatives and key community members will read and review all the Qualifications and will interview (virtually or in-person, in a method and at a time mutually agreed by the City of Hancock and the consultant) up to three teams with the strongest submissions. The selection committee shall make a recommendation to Hancock City Council for selection of and contract approval with the City of Hancock. The selection committee will select the most highly qualified entity according to the following criteria (100 points total):

Letter of Interest (25 Points) Background & Passion (10 Points) Communication & Team (25 Points) Development Portfolio (30 Points) Attachments (10 Points) Concept Plans / Renderings (+10)

QUESTIONS

Contact the City of Hancock City Manager, Mary Babcock, at (906) 482-1121 or via e-mail at <u>manager@cityofhancock.net</u>.

DATES TO REMEMBER

RFQ Released	6/13/2024
Site Showcase Event	6/13/2024
RFQ/Submittal Due	9/2/2024
Evaluation Period	9/2024 - 10/2024
Finalists Teams Notified	10/7/2024
Finalists Interviews	Week of 10/21/2024
Finalize terms of a development and purchase agreement.	To Be Decided (TBD)

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CITY OF **HANCOCK**

