

## Rochester RFP - Proposal Submissions

Proposal	Contact Name	Company	Phone	Email	Attempt to Preserve?	Proposal Price?	Conditions?
1	David Gassen	Partners in Architecture	586-469-3600 x113	<a href="mailto:dgassen@partnersinarch.com">dgassen@partnersinarch.com</a>	Yes	\$100,000	The Park and Community Center would be gifted to the city; Purchase agreement largely the same; seller to provide existing tests, surveys, title report, inspections, etc.; can decide not to purchase for non-approval by governmental entities or any other matter discovered during due diligence which presents additional cost; additional escrow agent/release of deposit conditions
2	Elvis Logu	Elvis Investments LLC	248-289-2761	<a href="mailto:elvislogu@icloud.com">elvislogu@icloud.com</a>	Yes	\$1,300,000	Subject to phase 1 environmental assessment and a phase 2. \$5,000 EMO.
3	John Campbell	Oak Street Invest	248-672-4402	<a href="mailto:john@oakstinvest.com">john@oakstinvest.com</a>	Yes	None listed (N/A)	Public Private Partnership; Due diligence period of six (6) months to host community meetings; requesting six (6) months to consider an "engaged community solution and present and offer"
4	Greg Holman (Shelly Brinkmann is listed as primary contact)	Community Housing Network	Greg: 248-550-7436; Shelly: 586-484-1345	<a href="mailto:gholman@chninc.net">gholman@chninc.net</a>	Yes, but depends on placement on Historic Register	\$1,700,000, conditioned on National Historic Register placement; \$200,000 if not approved for Historic Register	If not on the Historic Register, CHN will demolish; option agreement to be used in lieu of purchase agreement; option effective through 03/31/2025; earnest deposit of \$34,000; due diligence may include utility investigation, zoning/code investigating, soil or other environmental/architectural tests, insurance of building permit, approval of PILOT Ordinance, receipt of tax credits, receipt of a commitment for mortgage loan, current appraisal, Historic Register determination, approval for transaction
5	Brendan Fox	Dymaxion Development	989-640-6682	<a href="mailto:b.fox@dymaxiondevelopment.com">b.fox@dymaxiondevelopment.com</a>	Yes	\$51,000	N/A (no purchase agreement included, limited details, only examples of current/past work)
6	Tim Loughrin	Robertson Brothers Homes	248-752-7402	<a href="mailto:tloughrin@robertsonhomes.com">tloughrin@robertsonhomes.com</a>	No	\$2,100,000	Contingent on entitlement approvals to permit 21 homes; 120-day due diligence period; 9 month approval contingency period; escrow \$50,000 refundable deposit with increase to \$100,000 after due diligence period; contingent on Brownfield Tax Increment Financing; Closing within 60 days; Robertson responsible for all 3rd party costs for municipal approvals for the site
7	Glenn Wilson and Michael Wright	Communities First	810-422-5358	Glenn: <a href="mailto:gwilson@communitiesfirstinc.org">gwilson@communitiesfirstinc.org</a> Michael: <a href="mailto:mwright@communitiesfirstinc.org">mwright@communitiesfirstinc.org</a>	Yes	\$700,000	Due diligence period of 180 days with refundable earnest deposit; closing within 180 days of due diligence period; purchaser has two (2) 6-month extensions of the closing period for \$10,000 per extension, which shall apply to purchase price at closing; seller to provide all reports and documents in possession that are reasonable (to include engineering, environmental, building schematics, specifications, site plans, surveys, utility costs, capital improvements, site access during business hours.